



Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning for MHADA layouts constituted as per government regulation No.TPB4315/167/CR-51/2015/UD-11 DT. 23 May, 2018.)

FURTHER COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-9/0216/2025/FCC/4/Amend

Date : 26 November, 2025

To

M/s. Vaibhav Laxmi Builders and Developers C.A. to Kannamawar Nagar Rang Rekha CHS Ltd.

101/102, MarutiKrupa,
Kannamawar Nagar-1,
Vikhroli(E), Mumbai: - 400 083.

का. अ. / इमार (त्रुटी)	
पूर्व उन्नार / दाल	
जागरूक क्र.	०२
०२ DEC 2025	

Sub : Proposed redevelopment of the existing building No.17 & 19, known as "Kannamawar Nagar Rang Rekha CHS Ltd.", along with OB-5 & 6 on plot bearing C.T.S.No.356 (Pt.), of Village Hariyali, situated at Kannamawar Nagar MHADA Layout, at Vikhroli (East), Mumbai.

Dear Applicant,

With reference to your application dated 04 November, 2025 for development permission and grant of Further Commencement Certificate under section 44 & 69 of Maharashtra Regional Town Planning Act, 1966 to carry out development and building permission under section 45 of Maharashtra Regional and Town Planning Act, 1966 to **Proposed redevelopment of the existing building No.17 & 19, known as "Kannamawar Nagar Rang Rekha CHS Ltd.", along with OB-5 & 6 on plot bearing C.T.S.No.356 (Pt.), of Village Hariyali, situated at Kannamawar Nagar MHADA Layout, at Vikhroli (East), Mumbai..**

The Commencement Certificate/Building permission is granted on following conditions.

1. The land vacated in consequence of endorsement of the setback line / road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any reason until occupancy permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid for one year from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you or in contravention of the provision of coastal zone management plan.
5. This Certificate liable to be revoked by the VP & CEO, MHADA if:
6. If construction is not commenced this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such laps shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.
 - a. The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b. Any of the condition subject to which the same is granted or any of the restrictions imposed by the VP & CEO, MHADA is contravened or not complied with.
 - c. The VP & CEO, MHADA is satisfied that the same is obtained by the applicant through fraud or

misrepresentation and the appellant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 and 45 of the Maharashtra Regional Town Planning Act, 1966

7. This CC shall be re-endorsed after obtaining IOA for work beyond plinth.
8. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

VP & CEO / MHADA has appointed Shri. Mr. Mahesh Jadhav, Executive Engineer to exercise his powers and function of the Planning Authority under section 45 of the said Act.

This CC is valid upto dt. 06 June, 2026

Issue On : 07 June, 2019

Valid Upto : 06 June, 2020

Application No. : MH/EE/(BP)/GM/MHADA-9/0216CC/1/Old

Remark :

This C.C. is issued for work upto plinth for phase -I and as per approved IOA plans dated 22/02/2019.

Issue On : 20 September, 2019

Valid Upto : 06 June, 2020

Application No. : MH/EE/(BP)/GM/MHADA-9/0216FCC/1/Old

Remark :

Plinth C.C. for Phase -II, and as per approved IOA plans dated 22/02/2019

Issue On : 08 July, 2020

Valid Upto : 06 June, 2022

Application No. :

Remark :

This C.C. further extended for Wing 'A', comprising of Stilt (Part) for utility service and Ground (Part) for shops +1st floor for Commercial +2nd to 23rd upper floor for residential use with height 69.96 mt. (including OHT & LMT) & Wing 'B', comprising of Stilt (Part) for utility service and Ground (Part) for shops + 1st floor for Commercial & Residential + 2nd to 23rd upper floor for residential use with height 69.96 mt. (including OHT & LMT) with two nos. of Parking Tower as per approved amended plan dated 29/12/2021.

Issue On : 08 October, 2020

Valid Upto : 06 June, 2021

Application No. : MH/EE/(BP)/GM/MHADA-9/0216/2020/FCC/1/Amend

Remark :

This Full C.C. is issued for building Wing 'A' & 'B'. comprising of Stilt for Stack parking and utility service + 1st floor for residential & Commercial use + 2nd to 5th upper floor for residential use, as per amended plans issued dated 28/08/2020

Issue On : 08 June, 2021

Valid Upto : 06 June, 2022

Application No. : MH/EE/(BP)/GM/MHADA-9/0216/2021/FCC/2/Amend

Remark :

This C.C. is issued for building wing 'A' comprising of Stilt (Part) for utility service and Ground (Part) for shops + 1st floor Commercial + 2nd to 17th upper floor for residential use & Wing 'B', comprising of Stilt (Part) for utility service and Ground (Part) for shops + 1st floor for commercial + 2nd to 17th upper floor for residential use with two nos. of Parking Tower as per approved amended plan dated 28/04/2021.

Issue On : 23 February, 2022

Valid Upto : 06 June, 2022

Application No. : MH/EE/(BP)/GM/MHADA-9/0216/2022/FCC/3/Amend

Remark :

This C.C. further extended for Wing 'A', comprising of Stilt (Part) for utility service and Ground (Part) for shops + 1st floor for Commercial + 2nd to 23rd upper floor for residential use with height 69.96 mt.(including OHT & LMT) & Wing 'B', comprising of Stilt (Part) for utility service and Ground (Part) for shops + 1st floor for Commercial & Residential + 2nd to 23rd upper floor for residential use with height 69.96 mt. (including OHT & LMT) with two nos. of Parking Tower as per approved amended plan dated 29/12/2021.

Issue On : 26 November, 2025

Valid Upto : 06 June, 2026

Application No. : MH/EE/(BP)/GM/MHADA-9/0216/2025/FCC/4/Amend

Remark :

This C.C. is issued upto top of Plinth level of Wing C as per approved Amended plans dtd. 29.12.2021.

Note:- That the Guidelines issued by Chief Engineer (D.P.) BMC dt. 15/09/2023 & Hon'ble Municipal commissioner (BMC) dt. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.

महाराष्ट्र
महादा



Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner S Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE _____ Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - SACHIN ANIL RAJE.
9. Secretary Kannamwar Nagar Rang Rekha CHS Ltd