



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-9/1324/2026/FCC/3/Amend

Date : 14 July, 2026

To

SHUBHAMKAROTI INFRATECH
LLP

B-28 A ,Shiv sai Society,
Patelwadi, Nari seva road, Near
maheshwari mandir, Asalpha
village, Ghatkopar(W)-Mumbai-
400084

का. अ. / इपक (बृ क्षे) पूर्व उपनगर / प्रा.	
जावक क्र.	दिनांक

Sub : Proposed redevelopment of bldg.no.100, known as K.N.Shatabdhi CHSL, CTS No. 356, Village Hariyali, Vikhroli (E), Mumbai

Dear Applicant,

With reference to your application dated 05 September, 2023 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 bldg.no.100, known as K.N.Shatabdhi CHSL, CTS No. 356, Village Hariyali, Vikhroli (E), 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. 04 September, 2026

Issue On : 05 September, 2023

Valid Upto : 04 September, 2024

Application No. : MH/EE/(BP)/GM/MHADA-9/1324/2023/CC/1/New

Remark :

This C.C. is granted for the work upto Plinth level (height 0.30 mt. AGL) as per Zero FSI IOA issued dtd.31st Jul. 2023 vide no.MH/EE/BP Cell/GM/MHADA-9/1324/2023.

Issue On : 12 November, 2024

Valid Upto : 04 September, 2025

Application No. : MH/EE/(BP)/GM/MHADA-9/1324/2024/FCC/1/New

Remark :

This C.C. is now Re-endorsed and Further extended from Ground floor (pt) for shops, meter room, Entrance lobby(double height),servant toilet and part for stilt floor with stack parking + 1st floor (pt)for Stack parking, society room part for residential floor - 2nd floor (pt)for Stack parking, fitness area and part for residential floor + 3rd to 6th upper floor for residential use as per last approved plans issued by MHADA vide u/no. MH/EE/B.P.Cell/GM/MHADA-9/1324/2024 dtd.26/08/2024 .

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.

Issue On : 22 July, 2025

Valid Upto : 04 September, 2025

Application No. : MH/EE/(BP)/GM/MHADA-9/1324/2025/FCC/1/Amend

Remark :

This C.C. is now Further extended from 7th to 14th upper floor for residential use as per last approved plans issued by MHADA vide u/no. MH/EE/B. P. Cell/GM/MHADA-9/1324/2024 dtd.26/08/2024 .

Note:-

That the Guidelines for reduction of Air Pollution 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.

Issue On : 04 March, 2026

Valid Upto : 04 September, 2026

Application No. : MH/EE/(BP)/GM/MHADA-9/1324/2026/FCC/2/Amend

Remark :

This CC is now Further extended form 15th floor to 17thupper floor for residential use as per last approved plans issued by MHADA vide u/no. MH/EE/B.P. Cell/GM/MHADA-9/1324/2024 dtd.26/08/2024 .

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 Submitted for approval please

Issue On : 14 July, 2026

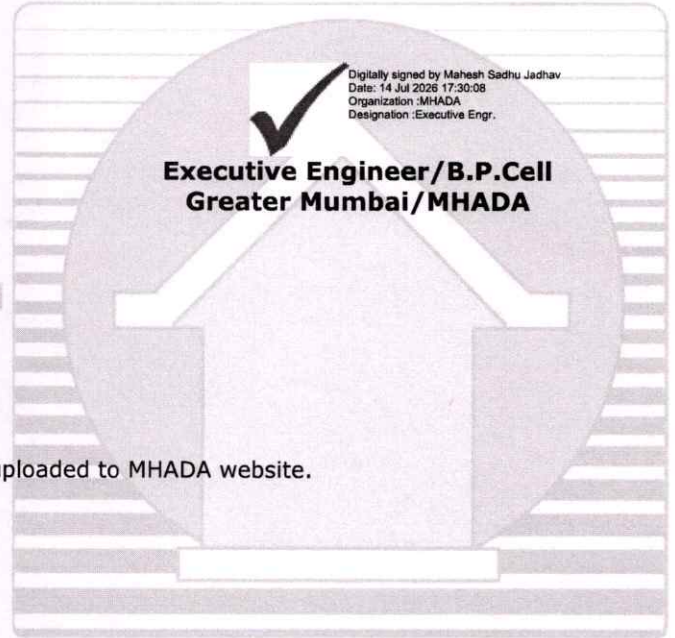
Valid Upto : 04 September, 2026

Application No. : MH/EE/(BP)/GM/MHADA-9/1324/2026/FCC/3/Amend

Remark :

This C.C. is Re-endorsed & Further extended (full C.C.) up to 23rd upper residential Floor with total building ht. 69.99 mt. + OHT +LMR as per approved amended plans dtd. 17-06-2026.

Note:- As per pollution guidelines, vide circulars issued by Hon'ble VP & CEO/MHADA dtd.25.10.2023 & Chief Engineer, Development plan (BMC) u.no.CHE/DP/14449, dtd. 15.09.2023, accordingly notices were issued to the Developers / Architect regarding control of air pollutions, the applicant has attached photographs showing the precautionary measures taken by him in respect of control of air pollution in the vicinity of the site.



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 Kurla Division / MB.
6. A.E.W.W S Ward MCGM.
7. A.A. & C S Ward MCGM
8. Architect / LS - Rohit Eshwar Parmar.
9. Secretary K.N.Shatabdhi CHSL