



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-9/1120/2025/FCC/1/Amend

Date : 01 September, 2025

To

M/s. Natasha Developers Pvt.Ltd.
C.A. to Kannamwar Nagar
Sangam Co.Op. Hsg. Soc. Ltd.

Bldg. No. 191 known as
"Kannamwar Nagar Sangam Co-
op. Hsg. Soc. Ltd." on the plot
bearing C.T.S. No. 356(pt) &
Survey No. 113 (pt) of Village
Hariyali, Kannamwar Nagar,
Vikhroli (E), Mumbai - 400 083.

Sub : Proposed Redevelopment of Bldg. No. 191 known as Kannamwar Nagar Sangam CHSL. on plot bearing C.T.S. 356(pt) & Survey No. 113(pt) of Village Hariyali, Kannamwar Nagar, Vikhroli (E), Mumbai - 400 083.

Dear Applicant,

With reference to your application dated 16 September, 2022 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. 191 known as Kannamwar Nagar Sangam CHSL. on plot bearing C.T.S. 356(pt) & Survey No. 113(pt) of Village Hariyali, Kannamwar Nagar, Vikhroli (E), Mumbai - 400 083..**

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. 15 September, 2025

Issue On : 16 September, 2022

Valid Upto : 15 September, 2023

Application No. : MH/EE/(BP)/GM/MHADA-9/1120/2022/CC/1/New

Remark :

This C.C is granted upto Plinth height i.e. 00.60 m. from AGL as per approved IOA plan dtd. 24.05.2022.

Issue On : 08 December, 2023

Valid Upto : -

Application No. : MH/EE/(BP)/GM/MHADA-9/1120/2023/FCC/1/New

Remark :

The Further C.C. extended from Ground floor to 7th(pt) upper residential floors with total building height 24.80 mt. and Car Parking Tower having height of 24.80 mt. as per last approved IOA plans issued by MHADA on dated - 24.05.2022 vide u/no. MH/EE/BP Cell/ GM/MHADA-9/1120/2022.

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 : 03 July, 2024

Valid Upto : 02 July, 2025

Application No. : MH/EE/(BP)/GM/MHADA-9/1120/2024/FCC/1/Old

Remark :

Further CC extended upto 7th (pt) to 16th floor for Residential users

Issue On : 17 February, 2025

Valid Upto : 15 September, 2025

Application No. : MH/EE/(BP)/GM/MHADA-9/1120/2025/FCC/1/Amend

Remark :

This C.C. is Further extended from 16th to 25th upper floor residential use i.e. building comprising of Ground (Pt.) for Shops, Space for DG Set, Meter Room, Electrical Substation, Fire control room, Pump room, Stilt (pt.), 22nd floor on Society Office & 1st floor for Commercial + 2nd to 25th upper floors for residential use having height 77.00 mt. along-with parking tower having height of 44.61mt. above AGL. In this regards, Architect has submitted NOC from Mumbai Board vide letter No. MHADA NOC

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 : 01 September, 2025

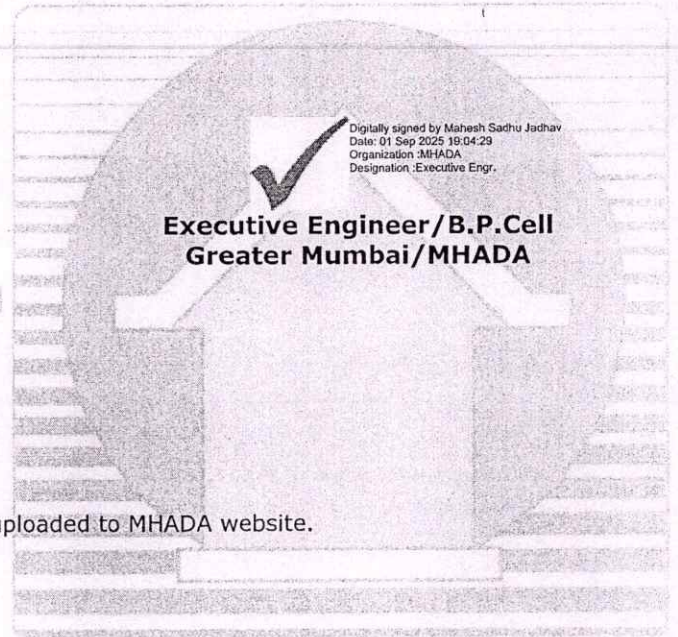
Valid Upto : 15 September, 2025

Application No. : MH/EE/(BP)/GM/MHADA-9/1120/2025/FCC/1/Amend

Remark :

"The C.C. is extended from vertical extension from 26th to 30th upper floor residential use i.e. building comprising of Ground (Pt.) for Shops, Space for DG Set, Pump room, Fire control room, Stilt (pt.), 2nd Floor on Electrical Substation & Meter Room, 8th floor on Society Office, 29th floor on Fitness Center & 1st floor for Commercial + 2nd to 30th upper floors for residential use having height 92.50mt. with parking tower having height of 53.50mt. above AGL.

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



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 - MILIND BALKRISHNA FULZELE.
9. Secretary Kannamwar Nagar Sangam CHSL