



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-9/1611/2026/FCC/2/Amend

Date : 21 August, 2025

To

M/s.Agastya Infra CA to Kripa
Sindhu CHS Ltd.

Shop 7 & 8, Bldg. No. 17 & 19,
Gajanan Chowk, Kannamwar
Nagar-1, Vikhroli (East),
Mumbai- 400083

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

Sub : Proposed Redevelopment of Existing Bldg.No-229 Known as "Kripa Sindhu CHS Ltd." On Plot bearing CTS No.356(Pt.) of Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai - 4000 83

Dear Applicant,

With reference to your application dated 01 October, 2024 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 Existing Bldg.No-229 Known as "Kripa Sindhu CHS Ltd." On Plot bearing CTS No.356(Pt.) of Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai - 4000 83.**

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

This Further C.C.is issued for work of building comprising of Basement for Pump Room + Ground (Part) for Shop & Utility, Stilt (Part) for Parking + 1st floor for Residential, Fitness Centre & Society Office + 2nd floor for Residential & Fitness Centre + 3rd to 19th upper floor for Residential use with parking tower as per the approved amended plans dated 20/03/2025

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.



Digitally signed by Mahesh Sadhu Jadhav
Date: 21 Aug 2026 14:58:14
Organization :MHADA
Designation Executive Engr.

**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

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 - VISHAL WAMAN PAWAR.
9. Secretary Kripa Sindhu CHS Ltd.