



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-9/1038/2026/FCC/2/Amend

Date : 21 September, 2026

To

M/s. OM Sai SSS Developers
Thane. C.A. to society
Kannamwar Nagar Manas CHSL
(Bldg. no. 238)

1/9 Sai Tirth Tower, Sidharth
nagar, Kopari Colony, Thane- 400
603.

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

Sub : Proposed redevelopment of the existing building No. 238 known as "Kannamwar Nagar Manas CHS LTD" on plot bearing S. no. 113 (pt.) & C.T.S. No. 356 (Pt.) of Village Hariyali at Kannamwar nagar, MHADA Layout, Vikhroli (East), Mumbai- 400 083.

Dear Applicant,

With reference to your application dated 17 March, 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 the existing building No. 238 known as "Kannamwar Nagar Manas CHS LTD" on plot bearing S. no. 113 (pt.) & C.T.S. No. 356 (Pt.) of Village Hariyali at Kannamwar nagar, MHADA Layout, Vikhroli (East), 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. 29 March, 2027

Issue On : 30 March, 2022

Valid Upto : 29 March, 2023

Application No. : MH/EE/(BP)/GM/MHADA-9/1038/2022/CC/1/New

Remark :

This Plinth C.C. is now issued for 0.15 mt. AGL, for plinth of Stilt & 0.30 mt. AGL of plinth for Entrance lobby as per approved Zero FSI IOA plans dated 27/01/2022.

Issue On : 04 January, 2024

Valid Upto : 29 March, 2024

Application No. : MH/EE/(BP)/GM/MHADA-9/1038/2023/FCC/1/New

Remark :

This C.C. is now further extended upto top of 9th upper floors {i. e. building comprising of Ground floor part on Stilt for 3 level stack parking & partly used for 9 nos. of shops + 1st floor is partly used for Commercial office & partly used for Residential + 2nd floor is partly used for Society office, Fitness center area & partly used for Residential flats + 3rd to 9th upper residential floor with total building ht. 31.70 mt. from AGL & proposed automated mechanized car parking tower with height 22.85 mt. from AGL as per last approved Amended plans issued by MHADA on dated- 31.07.2023 videu/no.MH/EE/(B.P.)Cell/GM/MHADA-9/1038/2023}.

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 : 20 January, 2026

Valid Upto : 29 March, 2026

Application No. : MH/EE/(BP)/GM/MHADA-9/1038/2025/FCC/1/Amend

Remark :

"This C.C. is now further extended up to top of 18th upper floors { i. e. building comprising of Ground floor part on Stilt for 3 level stack parking & partly used for 9 nos. of shops + 1st floor is partly used for Commercial office & partly used for Residential + 2nd floor is partly used for Society office, Fitness center area & partly used for residential flats + 3rd to 18th upper residential floor with total building ht. 57.80 mt. from AGL & proposed automated mechanized car parking tower with height 22.83 mt. from AGL as per last approved Amended plans issued by MHADA on dated- 31.07.2023 vide u/no.MH/EE/(B.P.)Cell/GM/MHADA-9/1038/2023}.

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 : 21 September, 2026

Valid Upto : 29 March, 2027

Application No. : MH/EE/(BP)/GM/MHADA-9/1038/2026/FCC/2/Amend

•Remark :

This C.C. is now further extended upto top of 22th part upper residential floors with total building ht. 69.40 mt. from AGL & mechanized car parking tower with ht. 22.85 mt. AGL + LMR & OHT asper last approved Amended plan issued by MHADA on dated- 31.07.2023.

Note: -

1. The guidelines regarding Tree within the plot issued vide GR No. TRS-11/25/255/F-6 dtd.16.11.2025 shall be followed/comply, if applicable.
2. That the guidelines for reduction of Air Pollution issued by MHADA circular vide No. MMH/CE-1/EE-1/A/3179095/26 dtd. 28.04.2026 and BMC circular No. CHE/DP/14598 dtd. 02.09.2026 shall be strictly followed on site.
3. SOP issued by BMC for SWM vide Circular No. DMC/SWM/1658 dtd. 11.08.2026 shall be strictly followed and complied.

Digitally signed by Mahesh Sadhu Jadhav
Date: 21 Sep 2026 13:51:54
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 - Yogesh C Dhaigude.
9. Secretary Kannamwar Nagar Manas CHSL (Bldg. no. 238)