



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-34/881/2025/FCC/1/Amend

Date : 12 December, 2025

To

Sugee Developers Pvt Ltd C.A.
to Shivaji Nagar Shivkiran Co.Op.
Hsg. Soc. Ltd

3rd floor, Nirlon House, opp.
Sasmira college, Dr. Annie
Besant Road, Worli, Mumbai
400030

Sub : Proposed redevelopment of existing building no. 6 & 7, owned by Shivaji Nagar Shivkiran C.H.S. Ltd. at Shivaji Nagar, worli, MHADA Layout on plot bearing C.S. No. 999 (pt) of village Worli, Shivaji nagar, worli, Mumbai.

Dear Applicant,

With reference to your application dated 04 June, 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 building no. 6 & 7, owned by Shivaji Nagar Shivkiran C.H.S. Ltd. at Shivaji Nagar, worli, MHADA Layout on plot bearing C.S. No. 999 (pt) of village Worli, Shivaji nagar, worli, 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. Rupesh M. Totewar, 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. 12 January, 2026

Issue On : 13 January, 2023 Valid Upto : 12 January, 2024
Application No. : MH/EE/(BP)/GM/MHADA-34/881/2022/CC/1/New
Remark :
This C.C. issue for work upto plinth Level as per IOA Plan dtd.26.08.2021

Issue On : 07 June, 2024 Valid Upto : 12 January, 2025
Application No. : MH/EE/(BP)/GM/MHADA-34/881/2024/FCC/1/New
Remark :
Now, This C.C. is Re-endorsed upto plinth level as per Approved Amended plans u/no. MH/EE/BP Cell/GM/MHADA-34/881/2024 dtd. 29.05.2024.

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 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.

Issue On : 25 July, 2024 Valid Upto : -
Application No. : MH/EE/(BP)/GM/MHADA-34/881/2024/FCC/1/Old
Remark :
This F.C.C. is now Further extended for Rehab wing having 02 level basement (-07.60 mtrs.) + ground floor part on stilt + 1st & 2nd podium floor for surface car parking by means of car lift + 3rd floor as service floor + 4th to 23rd upper residential floor with a total height of 69.55 mtrs. AGL. As per approved Amended plans issued vide/ no. MH/EE/ BP Cell/ GM/ MHADA -34/ 881/2024 dated: 29.05.2024.

Issue On : 12 December, 2025 Valid Upto : 12 January, 2026
Application No. : MH/EE/(BP)/GM/MHADA-34/881/2025/FCC/1/Amend
Remark :
This C.C. is now further extended for Sale wing up to top of 22nd upper residential floors {i.e. building comprising of 02 level basement (-07.60 mtrs.) + ground floor part on stilt + Mezzanine floor + 1st to 17th podium floor for

surface car parking by way of 06.00 mtrs. wide two-way ramp & 02 Nos. of lifts + service floor +18th floor for amenities + 19th to 22nd upper residential floor with a total having height of 90.55 mtrs from AGL, as per approved Amended IOA was issued vide no. MH/EE/BP Cell/MHADA-34/881/2024 dated 29/05/2024}.

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 and MHADA circular vide No. ET-321, dtd. 25.10.2023 shall be strictly followed on site.



Digitally signed by Rupesh Muralidhar Totewar
Date: 12 Dec 2025 17:43:34
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 G South Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website.

Copy to :-

5. EE Bandra Division / MB.
6. A.E.W.W G South Ward MCGM.
7. A.A. & C G South Ward MCGM
8. Architect / LS - VILAS VASANT DIKSHIT.
9. Secretary Shivaji Nagar Shivkiran C.H.S. Ltd.