



## 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-37/530/2024/FCC/2/Amend

Date : 10 January, 2024

To

M/s. Sugee Developers Pvt. Ltd

3rd floor, Nirion House, Opp.  
Sasmaira collage, Dr. Annie  
Besant Road, Worli, Mumbai- 400  
030.

ITC Cell,  
M. H. & A. D. Authority  
Inward No.: 194  
Date: 11.01.2024

का. अ. / इपक (बृक्षे)	
पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-104	11 JAN 2024

**Sub :** Proposed redevelopment of existing building.No.11 known as "Swa- Griha CHS Ltd." on plot bearing C.T.S. No. 1303 (pt.) FP No. 580 of TPS - IV of mahim division Lokmanya Nagar, At the junction of senapati bapat marg, dadar (W), Mumbai.

Dear Applicant,

With reference to your application dated 24 November, 2020 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.11 known as "Swa- Griha CHS Ltd." on plot bearing C.T.S. No. 1303 (pt.) FP No. 580 of TPS - IV of mahim division Lokmanya Nagar, At the junction of senapati bapat marg, dadar (W), 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. 01 December, 2024

Issue On : 02 December, 2020

Valid Upto : 01 December, 2021

Application No. : MH/EE/(BP)/GM/MHADA-37/530/2020/CC/1/New

Remark :

This C.C. is issued upto plinth level as per approved IOA dtd. 25.09.2020.

NOTE: Applicant / Owner/ Architect must follow all the GR s/ Circulars/ Guidelines issued by GoM/ Mhada/ MCGM for the Pandemic period of Covid-19

Issue On : 13 April, 2022

Valid Upto : 01 December, 2022

Application No. : MH/EE/(BP)/GM/MHADA-37/530/2022/FCC/1/New

Remark :

This Further C.C. is granted up to top of 20th floor of Wing A, B, C & D & CC up to top of 10th floor for podium for horizontal car parking ( i.e. building comprising Wing A, B, C & D Consisting of stilt (for parking) + 1st to 20th upper residential floor along with podium floors for separate car parking comprising of ground + 1st to 10th upper podium floors as per approved amended plan date 17.02.2022.

Issue On : 05 January, 2023

Valid Upto : 01 December, 2023

Application No. : MH/EE/(BP)/GM/MHADA-37/530/2023/FCC/1/Amend

Remark :

This C.C. is further extended upto top of 23rd floor of Wing A, B, C & D. & CC up to top of 10th floor for podium for horizontal car parking (i.e. Wing A, B, C & D Consisting of stilt (for parking) + 1st to 23rd upper residential floor with a total height 69.95 Mt. AGL OHT + LMR along with podium floors for separate car parking comprising of ground + 1st to 10th upper podium floors as per approved amended plans dated 17.02.2022.

Issue On : 10 January, 2024


Valid Upto : 01 December, 2024

Application No. : MH/EE/(BP)/GM/MHADA-37/530/2024/FCC/2/Amend

Remark :

This C.C. is now Re-endorsed as per approved Amended plans dated 01.01.2024.

Note:- That the Guidelines issued by Chief Engineer(D.P.) BMC dtd. 15/09/2023 & Hon'ble Municipal commissioner (BMC) dtd. 25/10/2023 shall be strictly followed on Site in respect of control of Air Pollution.



Name : Rupesh  
Muralidhar Totewar  
Designation : Executive  
Engineer  
Organization : Personal  
Date : 10-Jan-2024 17:

**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 City Division / MB.
6. A.E.W.W G South Ward MCGM.
7. A.A. & C G South Ward MCGM
8. Architect / LS - Nitin Dattatray Gunjal.
9. Secretary Swa- Griha CHS Ltd

