



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-115/556/2023/FCC/3/Amend

Date : 25 October, 2023

To

M/S Gagangiri Construction CA
to owner Sahara Tower CHS.

317 – 318, Kher Nagar Ninad
CHS Ltd, Bldg. No. 7, Kher
Nagar, Service road, Bandra (E),
Mumbai-400051.

Sub : Proposed Redevelopment Of Existing Bldg.No1, Known as Sahara Tower CHS on plot bearing CTS No.539/K/1/A1 Village Chakala, Parsiwada, Sahar Road Andheri (E), Mumbai-400069

Dear Applicant,

With reference to your application dated 15 March, 2023 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.No1, Known as Sahara Tower CHS on plot bearing CTS No.539/K/1/A1 Village Chakala, Parsiwada, Sahar Road Andheri (E), Mumbai-400069.**

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. 22 October, 2024

Issue On : 23 October, 2010

Valid Upto : 22 October, 2011

Application No. : MH/EE/(BP)/GM/MHADA-115/556/2010/CC/1/Old

Remark :

This Commencement Certificate is for carrying out the work upto the top of plinth as per approved plan dt.01.11.2008.

Issue On : 15 February, 2015

Valid Upto : 15 October, 2015

Application No. : MH/EE/(BP)/GM/MHADA-115/556/2015/FCC/1/Old

Remark :

C.C. is Re-endorse as per approved plan Wing A & B further C.C. is upto top of 1st floor of Wing-A & Wing -B with Height of + 6.09mt.with AGL and remaining portion of Wing-A & Wing-B top of basement to .90mt and plinth C.C. for Wing-C top of basement to .90mt AGL as per approved plan dt.05.06.2014.

Issue On : 26 September, 2016

Valid Upto : 15 October, 2016

Application No. : MH/EE/(BP)/GM/MHADA-115/556/2016/FCC/1/Old

Remark :

Further C.C.is top of 10th Floor Rahab wing for rehab comprising i.e. Wing A & B for 33.02 mt AGL as per Approved plan dt.05.06.2014.

Issue On : 23 January, 2021

Valid Upto : 22 October, 2021

Application No. : MH/EE/(BP)/GM/MHADA-115/556/2021/FCC/1/Old

Remark :

The C.C is re-endorsed & further extended Up to top of 13th floor for wing A & B (i.e. for height of 41.62 mt. AGL) and re-endorsed & further extended Up to top of 12th floor for wing C (i.e. for height of 39.05 mt. AGL) as per approved plan dated 11.11.2020.

Issue On : 13 April, 2023

Valid Upto : 22 October, 2023

Application No. : MH/EE/(BP)/GM/MHADA-115/556/2023/FCC/1/Amend

Remark :

This Further C.C is re- endorsed as per approved plan dated 03.03.2023 by restricting 13th floor of wing C .

Issue On : 05 July, 2023

Valid Upto : 22 October, 2023

Application No. : MH/EE/(BP)/GM/MHADA-115/556/2023/FCC/2/Amend

Remark :

This C.C is now re-endorsed. for Wing A and B upto LMR + OHT i.e. total height of building is 43.34 mts. from AGL and by restricting 13th floor of wing C as per last approved plan dated 03.03.2023.

Issue On : 25 October, 2023

Valid Upto : 22 October, 2024

Application No. : MH/EE/(BP)/GM/MHADA-115/556/2023/FCC/3/Amend

Remark :

Now, This Full CC is granted for entire work upto 13th floor i.e. height upto 42.66 mtr. + LMR + OHT as per approved plans dated 03/03/2023.

Copy submitted in favour of information please

1. Chief Officer Mumbai Board.
2. Deputy Chief Engineer /B.P. Cell/MHADA.
3. Asst. Commissioner K East Ward MCGM.
4. Chief ICT officer/MHADA for information & uploaded to MHADA website and email to Maha Rera at helpdesk@maharera.mahaonline.gov.in.

Copy to :-

5. EE Bandra Division / MB.
6. A.E.W.W K East Ward MCGM.
7. A.A. & C K East Ward MCGM
8. Architect / LS - Jitendra Govind Dewoolkar.
9. Secretary Sahara Tower CHS

