



Building Permission Cell, Greater Mumbai / MHADA
(A designated Planning Authority for MHADA layouts constituted as per government regulation no. TPB4315/167/CR-51/2015/UD-11 dt.23 May, 2018.)

PART OCCUPATION CERTIFICATE

No.MH/EE/(B.P.)/GM/MHADA-48 / 12-69/2023

DATE- **10 APR 2023**

To,
EXECUTIVE ENGINEER /
GOREGAON DIVISION,
MUMBAI HOUSING & AREA
DEVELOPMENT BOARD (Owner).
GRIHA NIRMAN BHAVAN,
KALANAGR, BANDRA (EAST),
MUMBAI.

To,
KIYANA VENTURES LLP (POA
Holder),101,KALPATARU SYNERGY,
OPP. GRAND HYATT,
SANTACRUZ (EAST), MUMBAI -
400055.

Sub:- Part Occupation (i.e., Full O.C. for Wing A, C and D and Part OC for Wing B) for proposed building No. 1 on Sector No. R-8 in the Siddharth Nagar, MHADA layout, on plot bearing CTS No. 260/5A of Village Pahadi Goregaon at Goregaon (W), Mumbai.

Ref :- 1) MCGM file no. CHE/283/BP (WS) Govt. /AP dt. And latest plans approved dtd. 29th July, 2017.
2) Order dtd. 21.03.2023 and dtd. 27.03.2023 passed by the Hon'ble Bombay High Court in Writ Petition No. 513 of 2023.
3) Representation of M/s. Space Moulders on dtd 03.04.2023.
4) Concurrence received from CO/Mumbai Board u/no. ET- 38 dtd. 06/04/2023.



Dear Applicant,

With reference to Architect's application dated 03.04.2023 for Proposed Resi. Bldg. No. 1 on Sector No. R-8 in the Siddharth Nagar, MHADA layout, on plot bearing CTS No. 260/5A of Village Pahadi Goregaon at Goregaon (W), Mumbai, the part development work of residential cum commercial building- **Wing A, C and D** with basement (for parking and services) + Ground(pt.) (for shops) + stilt (pt.) (for parking)+ 1st and 2nd Podium level + 3rd level podium(E-deck Floor) + 1st to 17th floor (for residential units) + Fire-Check Floor above 17th Floor + 18th to 31st upper floor (for residential units)& **Wing B** with 2 nos. of basements (for parking and Services) + Ground(pt.) (for shops) + stilt (pt.) (for parking)+ 1st and 2nd Podium level+ 3rd level podium(E-deck Floor) + 1st floor (for residential units) + 2 level Fitness Center and 2 level Club house both at 3rd podium level, is completed under the supervision of Shri. Chandan Kelekar, Architect, Lic. No. CA/87/11009, Shri Pravin T. Gala, Structural Engineer, Lic. No. STR/G/11 and Shri. Ashok Dangle, Site supervisor, Lic.No. Regn.no. D/233/SS-I, and as per part development completion certificate submitted by Architect and as per part completion certificate issued by Chief Fire Officer, on 03/01/2019. The same may be occupied and completion certificate submitted by you is hereby accepted as per the Order dtd. 21.03.2023 and dtd. 27.03.2023 passed by the Hon'ble Bombay High Court in Writ Petition No. 513 of 2023.

The same may be occupied with the following conditions:

1. That all fire fighting systems shall be maintained in good working conditions.

2. That this Part OC without prejudice to legal matter pending in court of Law if Any.
3. Addition / alteration in the approved building plan shall not be allowed.
4. The operation of the hydropneumatic system, fire services, STP shall be Maintained.
5. Terms and conditions of Fire NOC shall be strictly followed.
6. Terms and Conditions mentioned in MOEF shall be strictly followed.
7. Functioning of Lifts, DG sets, OWC, Rainwater harvesting system, substation Shall be maintained.

Subject to conditions:

1. That the certificate u/s 270 A shall be obtained before giving possession of the flats to the buyers for which OC is being hereby granted.
2. That all the future premiums or any pending dues will be paid by Developer before Full OC.

D.A.:-Plan.



(Rupesh M. Totewar)
Executive Engineer B.P. Cell(W.S)
Greater Mumbai/ MHADA