



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-68/046/2024

Date: **17 OCT 2024**

To,

✓ **Samata Nagar C.H.S. Union LTD.** (NOC Holder/Lessee)
Building No. 19D/ 304, Samata Nagar,
Kandivali (E), Mumbai-400101.

Sub:- Part Occupation Certificate of wing 'A, B & C' of proposed building No. 05, comprising wing 'A' to 'C' on plot bearing C.T.S. No. 837 to 840 of Village Poisar, in R/South Ward, situated at Samata Nagar, Kandivali (E), Mumbai – 400101.

- Ref :-** 1. MH/EE/(B.P.)/GM/MHADA-68/046/2018 IOD dt. 09.08.2018.
2. MH/EE/(B.P.)/GM/MHADA-68/046/2018 First CC dt. 05.11.2018
3. MH/EE/(B.P.)/GM/MHADA-68/046/2022 Amended IOD dt. 17.03.2023.
4. MH/EE/(B.P.)/GM/MHADA-68/046/2022 Last FCC issued dt. 09.12.2022
5. Letter from Architect M/s. Newtech Planners & Consultancy Services Pvt. Ltd. For part O.C. dt. 10.04.2024

Dear Applicant,

The Part 1 development work of **Building No. 05, wing 'A, B & C' comprising of 02 level Basement for services and parking + Ground floor for commercial shops only + 1st podium level partly for commercial shops only + 2nd to 5th podium partly for residential user + 1st to 17th upper floor for residential user with height 69.85 mt. (Excluding Stilt floor + 1st podium partly for parking + 2nd to 5th podium partly for parking + 1st floor level (E-deck level) for Amenity)**, on plot bearing CTS No. 837 to 840 of village Poisar, in R/South ward, at Santa Nagar Layout, Kandivali (East) is completed under the supervision of **Shri. Prashant Mayekar, Architect, Lic. No. CA/2010/47731, Shri. Achyut N. Watve, RCC Consultant, Lic. No. STR/W/10 and Shri. Aaba D. Borse, Site supervisor, Lic. No. Sup/Grade I:840025345** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **P-14189/2022/ (837 and others)/R/S Ward/POISAR/R/S/MHADA-CFO/1/New dated 28.04.2023.**

It can be occupied with the following conditions.

- 1) That all the objections of Intimation Of Approval under No. MH/EE/(B.P.)/GM/MHADA-68/046/2018 IOA dt. 09.08.2018 shall be

- applicable and should be complied with for the remaining work of the building.
- 2) That the extra water sewerage charges shall be paid subject to the situation cited in note of A.E.(Water Works) R/South Ward under No. AEWW/02/R/S dated 01.04.2017 i.e. more specifically subject to outcome of orders of Hon'ble High Court in O.O.C.J. W.P.(L) No.1146 of 2016.
 - 3) Letter to the office of Registrar (Stamps & Registration) informing them about the creation of lien /charge & disallowing them to register the 04 properties until receipt of further communication from B.P. Cell/GM/MHADA.
 - 4) That the part payments of development charges with interest of Rs. 6,96,07,000/- shall be paid within 16 weeks from issue date of part O.C. as per Hon'ble Vice President & CEO MHADA's approval dt. 11.10.2024.
 - 5) That all firefighting systems should be maintained in good working conditions.
 - 6) That this part OC is granted without prejudice to legal matters pending in Court of Law if any.
 - 7) Addition/alteration in the approved building plan shall not be allowed before approval.
 - 8) The operation of the hydropneumatics system, fire services, STP shall be maintained.
 - 9) Terms & Conditions of Fire NOC shall be strictly followed.
 - 10) Terms & Conditions mentioned in MOEF & MPCB shall be strictly followed.
 - 11) Functioning of Lifts, DG Sets, OWC, Rainwater harvesting system, Sub-station shall be maintained.
 - 12) That the conditions are binding on society has mentioned in consent letter issued for part O.C. by REE Mumbai Board dt. 17.05.2024.

D.A.:- 01 set of Plan.


(Rupesh Totewar)
Ex. Engineer/B.P./(GM)/
MHADA (W.S.)