



SLUM REHABILITATION AUTHORITY

SRA/ENG/2793/FS/PL/AP

Date **2** JAN 2019

To,  
Shri. Shashikant L. Jadhav  
Of M/s. Spaceage Consultants  
B-106, Natraj Building, Shiv Shrushti Complex,  
Mulund-Goregaon Link Road,  
Mulund(W) Mumbai - 80.

**Sub:** Full O.C.C. for wing "B" (West Tower) of sale building in proposed S. R. Scheme on plot bearing C. S. Nos. 11/124 (pt.) & 12/124 (pt.) along with contiguous non-slum plot bearing C. S. Nos. 12/124 (pt.), 13/124 & 14/124 of parel Sewree Division, Kalachowky at G. D. Ambekar Road in F/S Ward of MCGM, Mumbai for "Yashodhan Co-op Housing Society (Ltd.)"

The full development work of wing "B" (West Tower) of sale building from 48<sup>th</sup> floor to 64<sup>th</sup> floor in S. R. scheme on plot bearing C. S. Nos. 11/124 (pt.) & 12/124 (pt.) along with contiguous non-slum plot bearing C. S. Nos. 12/124 (pt.), 13/124 & 14/124 of parel Sewree Division, Kalachowky at G. D. Ambekar Road in F/S Ward of MCGM, Mumbai is completed under supervision of Licensed Surveyor Shri. Shashikant L. Jadhav of M/s. Spaceage Consultants vide license No. J/167/LS and Structural Engineer Shri. Girish Dravid of M/s. Sterling Engineering Consultancy Services Pvt. Ltd. vide License No. STR-D59 and Site Supervisor Shri. Vaibhav Bhave vide License No. B/282/SS-1 with plan submitted by you may be occupied on the following conditions:

1. Earlier part occupation permission was granted for wing "B" (West Tower) from 6<sup>th</sup> floor to 47<sup>th</sup> floor level of sale building for 150 Nos. of sale Residential tenements on 25/07/2017.



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2. Full occupation permission is hereby granted for wing "B" (West Tower) from 48<sup>th</sup> floor to 64<sup>th</sup> floor level of sale building for 58 Nos. of sale Residential tenements.
3. That the certificate u/s. 270A of BMC Act shall be obtained from A. E. W.W.(F/S) and a certified copy of the same shall be submitted this office before B.C.C. to the bldg. u/ref.
4. That you shall submit completion certificate from E.E.(SWD) before granting B.C.C. to the sale bldg. under reference.
5. That you shall submit the drainage completion certificate from E.E. (S.P.) (P. & D.) for provision of septic tank/soak pit before granting B.C.C. to the sale bldg. under reference.
6. That you shall comply balance conditions of IOA & revised LOI before granting full O.C.C. to the sale bldg.
7. That you shall develop layout R. G. as per DCR 1991.
8. That you shall submit handing over of setback area to MCGM free of cost, free of encumbrance by changing ownership in the name of M.C.G.M. duly developed as per municipal specification & certificate to that effect shall be obtained and submitted before full O.C.C. to the sale bldg.
9. That you shall submit completion certificate from Consultant for construction of S.T.P. as per M.O.E.& F. NOC and also other compliances before full O.C.C. of sale building in the S. R. Scheme.
10. That you shall comply as per the remarks/conditions of FC (SRA), if any, before full O.C.C. of sale bldg. under reference.
11. That the compound shall be constructed, after getting the plot demarcated from the concerned authority, on all sides of the plot clear of the road side drain without obstructing the flow of rain water from the adjoining holding, to prove possession of holding before starting the work as per D.C. Regulation No. 38(27).
12. That the regular/sanctioned/ proposed lines of 27.45 mtr. wide G. D. Ambekar road shall be got demarcated at site through A.E. Survey/E.E. (T & C)/E.E. (D.P.) of M.C.G.M. /D.I.L.R. before applying for C.C.

3. That you shall submit completion certificate from E.E.(SWD) before granting B.C.C. to the sale bldg. under reference.
4. That you shall submit the drainage completion certificate from E.E. (S.P.) (P. & D.) for provision of septic tank/soak pit before granting B.C.C. to the sale bldg. under reference.
5. That you shall comply balance conditions of IOA & revised LOI before granting full O.C.C. to the sale bldg.
6. That you shall develop layout R. G. as per DCR 1991.
7. That you shall submit handing over of setback area to MCGM free of cost, free of encumbrance by changing ownership in the name of M.C.G.M. duly developed as per municipal specification & certificate to that effect shall be obtained and submitted before full O.C.C. to the sale bldg.
8. That you shall submit completion certificate from Consultant for construction of S.T.P. as per M.O.E.& F. NOC and also other compliances before full O.C.C. of sale building in the S. R. Scheme.
9. That you shall comply as per the remarks/conditions of FC (SRA), if any, before full OCC of sale bldg. under reference.
10. That you shall registered this scheme under Maha-RERA Act.

A set of certified plan is returned herewith please.

Yours faithfully



Executive Engineer-I.  
Slum Rehabilitation Authority

Copy to:

- 1] Developers: M/s. Esque Finmark Pvt. Ltd.
- 2] Society: "Yashodhan Co-op Housing Society (Ltd.)"
- 3] Asst. Commissioner F/S Ward.
- 4] A.E.W.W. (F/S) Ward.
- 5] A.A. & C. (F/S) Ward.

Yours faithfully,



Executive Engineer-I.  
Slum Rehabilitation Authority

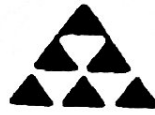
**Certified True Copy**



Pradip Garach  
Advocate, High Court, Bombay,  
6, Roz-a-Rio Apt,  
LBS Road, Kamani,  
Mumbai - 400 070.

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SLUM REHABILITATION AUTHORITY

SRA/ENG/2793/FS/PL/AP

Date: **25 JUL 2017.**

To,  
Shri. Shashikant L. Jadhav  
Of M/s. Spaceage Consultants  
B-106, Natraj Building, Shiv Shrushti Complex,  
Mulund-Goregaon Link Road,  
Mulund(W) Mumbai - 80.

**Sub:** Amended plans for Sale /PPL bldg & Part O.C.C. for wing "B" (West Tower) of sale building in proposed S. R. Scheme on plot bearing C. S. Nos. 11/124 (pt.) & 12/124 (pt.) along with contiguous non-slum plot bearing C. S. Nos. 12/124 (pt.), 13(124) & 14/124 of parel Sewree Division, Kalachowky at G. D. Ambekar Road in F/S Ward of MCGM, Mumbai for "Yashodhan Co-op Housing Society (Ltd.)"

The full development work of wing "B" (West Tower) of sale building from 6<sup>th</sup> floor to 47<sup>th</sup> floor on plot bearing C. S. Nos. 11/124 (pt.) & 12/124 (pt.) along with contiguous non-slum plot bearing C. S. Nos. 12/124 (pt.) & 14/124 of parel Sewree Division, Kalachowky at G. D. Ambekar Road in F/S Ward of MCGM, Mumbai is completed under supervision of Licensed Surveyor Shri. Shashikant L. Jadhav of M/s. Spaceage Consultants vide license No. J/167/LS and Structural Engineer Shri. Girish Dravid of M/s. Sterling Engineering Consultancy Services Pvt. Ltd. vide License No. STR-D59 and Site Supervisor Shri. Vaibhav Bhave vide License No. B/282/SS-1 with plan submitted by you may be occupied on the following conditions:

1. Part occupation permission is granted for wing "B" (West Tower) from 6<sup>th</sup> floor to 47<sup>th</sup> floor level of sale building **and also for 150 Nos.** of sale Residential tenements.
2. That the certificate u/s. 270A of BMC Act shall be obtained from A. E. W.W.(F/S) and a certified copy of the same shall be submitted this office before B.C.C. to the bldg. u/ref.

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Administrative Building, Prof. Anant, Kanekar Marg, Bandra (East), Mumbai - 400 051.  
Tel. : 2656 5800, 2659 0405 / 1879, Fax : 022-2659 0457, E-mail : info@sra.gov.in

13. That you shall submit registered Tri-Partite agreement before O.C.C. executed among Developers, Slum Societies & Lift supply Co./firm for comprehensive maintenance of the electro mechanical system such as pumps, lifts etc. and for obtaining renewal/clearance from competent authority as per rule for a period of 10 years from the date of issue of occupation certificate to the rehabilitation/Composite building. Entire cost shall be borne by developer

14. That you shall install fire fighting system as per requirement of CFO and to the satisfaction of CFO & you shall submit registered Tri-Partite agreement before O.C.C. executed among Developers, Slum Societies & Firefighting Equipment Co./firm for comprehensive maintenance and for obtaining renewal/clearance from CFO time to time, as per rule for a period of 10 years from the date of issue of occupation certificate to the rehabilitation/Composite building. Entire cost shall be borne by developer.

A set of certified plan is returned herewith please.

Yours faithfully

- sd -

Executive Engineer-I.  
Slum Rehabilitation Authority

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- 1] Developers: M/s. Esque Finmark Pvt. Ltd.
- 2] Asst. Commissioner F/S Ward.
- 3] A.E.W.W. (F/S) Ward.
- 4] A.A. & C. (F/S) Ward.



**Certified True Copy**

*Pradip Garach*

**Pradip Garach**  
Advocate, High Court, Bombay,  
6, Roz-J-Rio Apt,  
LBS Road, Kamapi,  
Mumbai - 400 070.

Yours faithfully,

*R. Amin*  
2/1/19  
Executive Engineer-I.

Slum Rehabilitation Authority