



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.)

PART OCCUPATION CERTIFICATE

No. **MH/EE/(BP)/GM/MHADA-74/1229/2025/OCC/1/New**

Date : 05 August, 2025

To

M/s. DEM DEVELOPERS LLP C.A. to Charkop Ramya CHSL.,
Unit no.85 to 89, 4th floor, Aditya Industrial Estate,
Behind Evershine Banquet, Chincholi Bunder, Malad
West, Mumbai-400 064

Subject : Part Occupation (i.e. Ground floor shop only) for Proposed redevelopment scheme under regulation 33(5) of DCPR 2034 on plot bearing Plot no.104 of land bearing CTS No. 1C/2/27, RSC-11, Sector No.2, Charkop, Kandivali West, Mumbai-400067. For- Charkop Ramya CHS Ltd.

- Ref :**
- 1] Amended IOA - u/no. MH/EE/B.P. Cell/GM/MHADA-74/1229/2023 dtd. 05/12/2023.
 - 2] FCC (Full CC) -u/no. MH/EE/B.P. Cell/GM/MHADA-74/1229/2024 dtd. 31/10/2024.
 - 3] Application Letter for approval of Part O.C.C. from Licensed Surveyor vide dtd. 10/07/2025.

Gentleman,

The part development work of building **Proposed redevelopment of existing Plot No.104, known as Charkop Ramya CHSL, plot bearing C.T.S No. 1C/2/27,RSC-11, Sector -02, Charkop, Kandivali (W), Mumbai - 67 under 33(5) of DCPR 2034.** comprising of Shops on Ground floor only is completed under the supervision of Arun Vishram Gurav, License Surveyor, Lic. No. MHADA/Reg/Cons/ 0090 2021, HARESH L PATEL RCC Consultant, Lic. No. STR/P/107 and Sachin S. Ayyangar, Site supervisor, Lic. No. 840007025, and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer, issued under no. SEF/03/2025-26 on 08 July, 2025. The same may be occupied on following condition(s) :

The same may be occupied with following conditions:

1. That all firefighting systems shall be maintained in good working conditions.
2. That this Part OC is issued without prejudice to legal matter pending in Court of Law if any.
3. Addition/alteration in the approved building plan shall not be allowed, before approval competent authority.
4. Terms and conditions of Fire NOC shall be strictly followed.
5. Functioning of DG sets, Rainwater harvesting system shall be maintained, if applicale.

**Executive Engineer / BP Cell
Greater Mumbai / MHADA**

Copy submitted for information please.

- 1) Chief Officer/Mumbai Board.
- 2) Deputy Chief Engineer B.P.Cell /MHADA
- 3) Asst. Commissioner R South Ward (MCGM)
- 4) Chief ICT officer/MHADA for information & uploaded to MHADA website

Copy with plan to:

- 5) EE Borivali Division / MB.
- 6) Architect / Layout Cell (SPA MHADA)
- 7) A.A. & C. R South Ward (MCGM)
- 8) A.E.W.W. R South Ward (MCGM)
- 9) Architect / LS - Arun Vishram Gurav
- 10) Developer / Owner - DEM DEVELOPERS LLP
- 11) Society - Charkop Ramya CHSL

For information please.