

का. अ. / इपक (बृ क्षेत्र) पश्चिम उपनगर व शहर/ प्रा.	
आवक क्र.	दिनांक



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-89/817/2026/OCC/1/Amend**

Date : 17 July, 2026

To

NEW BOMBAY EDUCATION SOCIETY
B15 DYANESHWAR NAGAR CHS Ltd. MAHAJAN ROAD
SEWREE WADALA MUMBAI 400031

Subject : Part Occupation Certificate for Residential Hostel building for New Bombay Educational Society on plot bearing C.T.S. No. A/791(pt), Bandra Reclamation, Bandra (W), Mumbai.

Ref : 1] CFO issued U/No. P-17906/2023/(C.T.S. No. A/791)/H/W Ward/BANDRA-A/MHADA/CFO/1/New dtd. 14. 04.2026.

Gentleman,

The part development work of building **Proposed Residential Hostel building for New Bombay Educational Society on plot bearing C.T.S. No. A/791(Pt.) Bandra Reclamation, Bandra (W), Mumbai** comprising of 2 level Basement for parking + Gr floor for Administration office + 1 floor for Multipurpose room and Store room, + 2nd floor for library and Store room + 3rd floor for reading hall and Store room + 4th floor for Gymnasium and Store room (excluding lift). is completed under the supervision of VIKAS VITHAL DATE, Architect, Lic. No. CA/837639, Dipak D Kulkarni RCC Consultant, Lic. No. STR/K/70 and PUNDALIK ANKUSH MESTRY, Site supervisor, Lic. No. M/412/SS-III, and as per development completion certificate submitted by Architect/LS and as per completion certificate issued by Chief Fire Officer, issued under no. FB/HR/R-III/200 on 02 February, 2022. The same may be occupied on following condition(s) :

1. That this PART OC is issued without prejudice to legal matter pending in Court of Law if any.
2. That the Addition/alteration in the approved building plan shall not be allowed, without approval of competent authority.
3. That the terms and conditions of Fire NOC shall be strictly followed.
4. That the building shall not be occupied till 270-A certificate shall be obtained and submitted to MHADA.



Digitally signed by Rupesh Muralidhar Totewar
Date: 17 Jul 2026 14:10:46
Organization :MHADA
Designation :Executive Engr.

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

Copy submitted for information please.

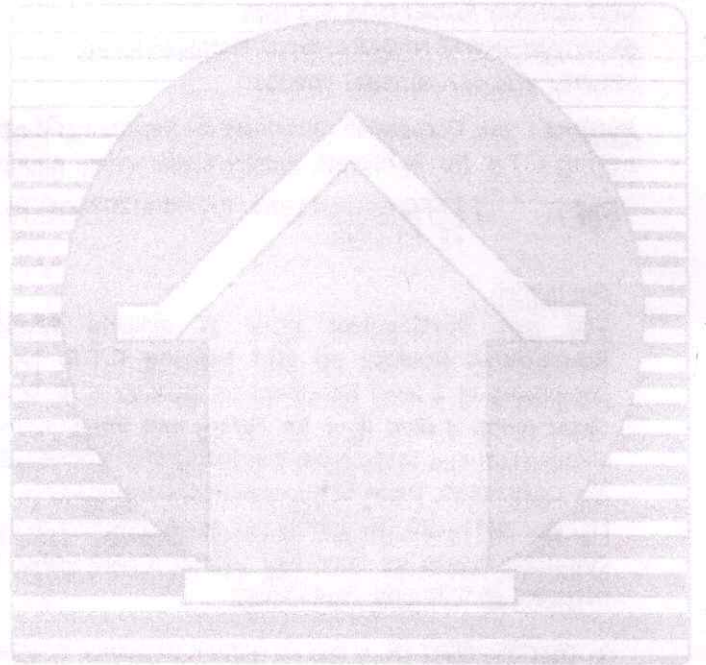
- 1) Chief Officer/Mumbai Board.
- 2) Deputy Chief Engineer B.P.Cell /MHADA
- 3) Asst. Commissioner H West Ward (MCGM)
- 4) Chief ICT officer/MHADA for information & uploaded to MHADA website

Copy with plan to:

- 5) EE Bandra Division / MB.
- 6) Architect / Layout Cell (SPA MHADA)
- 7) A.A. & C. H West Ward (MCGM)
- 8) A.E.W.W. H West Ward (MCGM)
- 9) Architect / LS - VIKAS VITHAL DATE
- 10) Developer / Owner - Nehru Nagar Shivalaya Co-op Hsg. Soc. Ltd.
- 11) Society - NEW BOMBAY EDUCATION SOCIETY

For information please.

म्हाडा
MHADA





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.)

COMMENCEMENT CERTIFICATE

No. MH/EE/(BP)/GM/MHADA-113/2271/2026/CC/1/New

Date : 17 July, 2026

To

Nitin Khushalchand Madhani

401 & 402A, 4th Floor, Gitanjali
Arcade CHSL, Nehru Road, Opp.
Campus Hotel, Vile Parle (East),
Mumbai 400057, Maharashtra,
India.

का. अ. / इपक (बु क्षे) पश्चिम उपनगर व शहर/ प्रा.	
आवक क्र.	दिनांक

Sub : PROPOSED REDEVELOPMENT OF BUILDING KNOWN AS 'OSHIWARA SAHYADRI CHSL' ON PLOT BEARING CTS NO. 26(A), 27(pt.), 55 and 96(pt.) OF OSHIWARA VILLAGE IN K/W WARD, MUMBAI.

Dear Applicant,

With reference to your application dated 10 June, 2025 for development permission and grant of Plinth 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 BUILDING KNOWN AS 'OSHIWARA SAHYADRI CHSL' ON PLOT BEARING CTS NO. 26(A), 27(pt.), 55 and 96(pt.) OF OSHIWARA VILLAGE IN K/W WARD, MUMBAI.**

The Commencement Certificate/Building Permit is granted subject to compliance as mentioned in I.O.A. u/ref. No. MH/EE/(BP)/GM/MHADA-113/2271/2025/IOA/1/New dt. 22 August, 2025 and 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. 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.
6. This Certificate liable to be revoked by the VP & CEO, MHADA if:
 - 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 16 July, 2027

Issue On : 17 July, 2026

Valid Upto : 16 July, 2027

Application No. : MH/EE/(BP)/GM/MHADA-113/2271/2026/CC/1/New

Remark :

This C.C. upto plinth is issued for as per IOA plans issued on dtd. 22.08.2025.

Note:- That the guidelines for reduction of Air Pollution issued by Chief Engineer (D.P.) BMC/ vide No. 214 & 14449 dt.15/09/2023 Hon'ble Municipal Commissioner (BMC) vide No. 1102 dt. 25/10/2023 and MHADA circular vide No. ET-321, dtd. 25.10.2023 and Municipal Commissioner (BMC) vide No. 6526 dtd. 13.05.2025 shall be strictly followed on site.


Digitally signed by Rupesh Muralidhar Totewar
Date: 17 Jul 2026 18:07:52
Organization: MHADA
Designation: Executive Engr.
**Executive Engineer/B.P.Cell
Greater Mumbai/MHADA**

Copy submitted in favour of information please

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

Copy to :-

5. EE Goregaon Division / MB.
6. A.E.W.W K West Ward MCGM.
7. A.A. & C K West Ward MCGM
8. Architect / LS - Ketan Prabhakar Vaidya.
9. Secretary 'OSHIWARA SAHYADRI CHSL'