

ITC Cell,
M. H. & A. D. Authority
Inward No.: 1299
Date: 21.04.25

का. अ. / शा.क (न. अ.)
पश्चिम नगर विकास प्रा.
जाचक नं.
E-5061448 21 APR 2025



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.)

FULL OCCUPATION CERTIFICATE

No. **MH/EE/(BP)/GM/MHADA-52/1155/2025/OCC/1/New**

Date : 09 April, 2025

To

M/s. Modirealty Developers Pvt.Ltd.
Premsagar.PlotNo.-57SwastikCHSL,N.S.RoadNo.3,
Juhu Scheme, , Vile Parle (W) Mumbai 400056

Subject : Redevelopment of existing Chawl No.28 known as Unnat Nagar Ashtabhuja CHSL, Situated at Unnat nagar-2 Goregaon (W), Mumbai 400 062.

- Ref :**
- 1] Concessions were Approved by Hon'ble V.P. & CEO/A dtd. 31.12.2021 .
 - 2] IOA is issued dtd. 28.07.2022.
 - 3] Revised concession were Approved by Hon'ble V.P. & CEO/A dtd. 22.03.2023.
 - 4] Amended IOA dtd. 29.03.2023.
 - 5] Full C.C. dtd.13.12.2023
 - 6] Architect application for O.C.C. dtd. 17.03.2025
 - 7] Consent to OC from Mumbai Board vide letter No. CO/MB/REE/NOC/F-1380/774/2025 dtd. 09.04.2025.


Gentleman,

The full development work of building **Proposed Redevelopment of existing Chawl No.28 known as Unnat Nagar Ashtabhuja CHSL, Situated at Unnat nagar-2 Goregaon (W), Mumbai 400 062.** comprising of Stilt floor with stack parking and tower parking + pump room and UG tank (at - 3.15 mt.) located below surrounding ground level with 3 level Mechanized stack parking (1 in pit level (at - 2.15 mt.) + 1st to 22nd upper residential floors with a total height of 69.95 mtrs. AGL. + OHT + LMR is completed under the supervision of VILAS VASANT DIKSHIT, Architect, Lic. No. MHADA/Reg/Cons/ 0104 2019, Rupesh R. Chowdhary RCC Consultant, Lic. No. STR/C/40 and Mr. Viraj Vartak , Site supervisor, Lic. No. V/156/SS-II, and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer, issued under no. P-12686/2022/ (57)/P/S Ward/ PAHADI GOREGAON-W/CFO/1/Amend. on 30 March, 2025. The same may be occupied following condition(s) :

The same may be occupied with following conditions wherever applicable. :

1. That all firefighting systems shall be maintained in good working conditions.
2. That this Full 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
4. Terms and conditions of Fire NOC shall be strictly followed.
5. Functioning of Lifts, DG sets, Rainwater harvesting system shall be maintained.

6. That all the conditions are binding on society as mentioned in consent letter issued by Mumbai Board u/No. consent letter issued by Mumbai Board under No. u/No. CO/MB/REE/NOC/F-1380/774/2025 dtd. 09.04.2025.

 Digitally signed by Ramesh Muralidhar Totewar
Date: 09 Apr 2025 15:10:11
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 P South Ward (MCGM)
- ✓ 4) Chief ICT officer/MHADA for information & uploaded to MHADA website

Copy with plan to:

- 5) EE Goregaon Division / MB.
- 6) Architect / Layout Cell (SPA MHADA)
- 7) A.A. & C. P South Ward (MCGM)
- 8) A.E.W.W. P South Ward (MCGM)
- 9) Architect / LS - VILAS VASANT DIKSHIT
- 10) Developer / Owner - MODIREALTY DEVELOPERS PVT. LTD.
- 11) Society - Ashtabhuja CHSL

For information please.