

ITC Cell,
M. H. & A. D. Authority
Inward No.: 1295
Date: 21.04.25



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| का. अ. / इपक (बु. ले.) |
| पश्चिम बंदरा-१, महाराष्ट्र प्रा. |
| जावक क्र. |
| E-5060423 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.)

PART OCCUPATION CERTIFICATE

No. **MH/EE/(BP)/GM/MHADA-103/1053/2025/OCC/1/New**

Date : 09 April, 2025

To

ANKIT M JOSHI
A414KAILASHPLAZAABOVERAYMONDSHOWROOM
VALLABH BAUGLANE GHATKOPER EAST MUMBAI 400077

Subject : Part O.C.C. for proposed Bldg. no. 1 on plot of existing bldg. no. 3 known as "Chaitanya CHSL." bearing C.T.S. No. 154, 154(A), & 154(C) of village Bandra-I, MHADA Layout, Chaitanya Nagar, Santacruz (East), Mumbai 400 055

- Ref :**
- 1] The concessions approved by Hon'ble VP & CEO /A dtd. 23.11.2022
 - 2] Zero FSI IOA dtd. 17.02.2022
 - 3] Plinth CC dtd. 20.06.2022
 - 4] Amended Plans was issued dtd. 02.02.2024
 - 5] Further CC was issued dtd. 28.02.2024
 - 6] Application for Part Occupation Certificate 27.03.2025.
 - 7] Mumbai Board vide no. CO/MB/REE/NOC/F-1338/653/2025 dated 25/03/2025

Gentleman,

The part development work of building **Proposed Bldg no 1 on plot of existing bldg no 3 known as Chaitanya CHSL bearing CTS no 154 154A and 154C of village Bandra I MHADA Layout Chaitanya Nagar Santacruz East** comprising of Part Occupation Certificate for completed proposed building No. 01 under reference for 60 no. of redeveloped existing tenements (Rehab t/s) with part basement level for Pump Room, Fire Tank & U. G. tank + Ground floor for Entrance lobby, society office, space for meter room & Mechanized pit + stack car parking system + 1st to 12th upper floors for residential (excluding 1 sale t/s on 1st to 7th & 9th to 11th floor i. e. 10 sale flats) user comprising of 70 flats with total building ht. upto 37.20 mts. AGL + OHT. is completed under the supervision of SALONI ARUN DEODHAR, Architect, Lic. No. CA/2011/53190, Juzer Ahmadali Tinwala RCC Consultant, Lic. No. STR/T/42 and Rohit Patil, Site supervisor, Lic. No. P/840000905/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-23256/2024/(C.T.S. NOS. 154 And Other)/H/E Ward/BANDRA-I/MHADA-CFO/1/New on 14 December, 2024. 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 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

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-1338/653/2025 dated 25/03/2025.

 Digitally signed by Rupesh Muralidhar Tolawar
Date: 09 Apr 2025 17:34:56
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 East 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 East Ward (MCGM)
- 8) A.E.W.W. H East Ward (MCGM)
- 9) Architect / LS - SALONI ARUN DEODHAR
- 10) Developer / Owner - UPTURN PROPERTIES LLP
- 11) Society - Chaitanya CHSL

For information please.