Building Permission Cell, PMAY cell/A
(A designated Planning Authority for PMAY constituted as per government regulation no. TPB4315/167/CR-51/2015/UD-11 dtd. 23.05.2018)
U/S 45 (1) (ii) of MRTP Act 1966, as amended upto date

No. EE/BP / PMAY/A/MHADA/62 /2026

To,
M/s Chadha developers and promoters,
Kanika House,Ward No.116,
Near water tank,Pashan road,
Wangani,Tal.Ambarnath,
Dist.Thane.

Sub :- Part Occupation Certificate of Proposed Construction Proposed Affordable Housing Project under AHP –PPP of PMAY for on Land Bearing G.No.136/1,2 ,138/6,141/P ,of Village Karav & 26/2,3,4, G.No.28/1B, 1C,1D,1E, 2A2B, 2C, 2D, 4, G.No.32/4, G.No.34/3,G.No.37/1,2,G.No.38/1,2,3,G.No.121/P Village Shil, Tal. Ambarnath, Dist.Thane for Bldg No. A-93,A-94,A-108 comprising 186 EWS T/s

Ref :- Your application letter dtd.18/10/2024, dtd.02/12/202
dtd.09/09/2025, dtd.18/06/2026, dtd.15/09/2026 .

Sir,

With reference to above letter, this is to inform you that there is No Objection to occupy the Bldg No. A-93,A-94,A-108 comprising 186 EWS T/s comprising 186 EWS T/s on plot bearing G.No.136/1,2 ,138/6,141/P ,of Village Karav & 26/2,3,4, G.No.28/1B, 1C,1D,1E, 2A2B, 2C, 2D, 4, G.No.32/4, G.No.34/3,G.No.37/1,2,G.No.38/1,2,3,G.No.121/P Area Village Shil, Tal. Ambarnath, Dist.Thane under Affordable Housing Project on PPP Model of Pradhan Mantri Awas Yojana, which is constructed & completed under the supervision of Developer M/s Chadha developers and promoters , Arch. Raisingh Ahuja (Regn. Lic. No. CA/96/20264) and Structural Engineer Shri A.K.Consultants (Regn.No. STATE/R/2024/APL/10266) subject to following conditions.

1. That this Part OC is without prejudice to legal matters pending in Court of Law if any.
2. Addition / alteration in the approved building plan shall not be allowed & permitted.

3. Functioning of Lifts, DG sets, Rainwater Harvesting system, substation shall be maintained.
4. The periodic maintenance of Common amenities such as Water Supply, Electrical, Drainage Mechanical & Civil shall be maintained.
5. All the conditions mentioned in the EC are binding on you & shall be strictly followed.
6. That the revised layout approval and accordingly amended plan approval shall be obtained before asking for O.C. for remaining building.
7. That the solar Assisted water heating (SWH) System / Roof top Photo (RTPV) system as per UDCPR Reg.No.13.2 shall be provided and completion certificate for the same shall be submitted before asking for Part O.C. for remaining building
8. That the water Pipeline from Ulhas river shall be provided & completion certificate from concerned consultant for the same before asking for O.C. for remaining building.
9. That the internal road, approach road shall be constructed & completed before asking for O.C. for remaining building
10. As per Hon'ble VP & CEO approval dated.18/11/2026 interest on due development charge & Ancillary Premium as per demand letter no.322 dtd.22/10/2026 shall be paid within 90 days of issue of this Part OC .
11. As per Hon'ble VP & CEO approval dated.18/11/2026 due Labour cess with interest shall be paid building wise before asking for OC of the respective remaining building & the interest on the due labour cess of the above 3 building shall be paid within 90 days of issue of this Part OC & receipt of same shall be submitted to this office.
12. It is the responsibility of the developer to provide sufficient & safe Electrical Power Supply & sufficient Water Supply to the above mentioned building. If any dispute/complaints arises regarding the said issue you should resolve it at your own risk & cost, planning Authority by PMAY/MHADA is not responsible for the same.
13. That the drainage arrangement plumbing work & S.W. Drain shall be provided & well maintained.
14. That the 7/12 for road affected area in the name of Concern Local Authority Shall be submitted to this office before Full O.C.
15. The construction work of STP shall be completed & consent to operate NOC from Environmental Department shall be obtained before asking for remaining O.C as per undertaking given by you.
16. That the applicant / Developer shall not be allowed to enclose or to sale the common space such as refuge area, common parking, top terrace (common terrace), open Balcony, open terrace etc. The refuge area, common parking, top terrace (common terrace) shall be open to all.
17. All conditions mentioned in the provisional & Final CFO NOC are binding on you & should be strictly followed.
18. That the unencumbered 7/12 shall be submitted to this office before Full OCC.
19. A set of certified completion building plans is returned herewith please.

20. That the no dues certificate/NOC from CO/Konkan Board shall be submitted before asking for OC of remaining bldg.

SHANKAR BHIKAN SURYAVANSHI
Digitally signed by SHANKAR BHIKAN SURYAVANSHI
Date: 2026.11.25 17:33:22 +05'30'

Rupesh Muralidhar Totewar
Digitally signed by Rupesh Muralidhar Totewar
Date: 2026.11.25 19:02:03 +05'30'

Junior Engineer	Deputy Engineer	Executive Engineer
Building permission cell	Building permission cell	Building permission cell
PMAY/MHADA	PMAY/MHADA	PMAY/MHADA

Copy forwarded for favour of information :

1. Arch. Raisingh M Ahuja, Shop no 10 , New Ajanta CHS, Near Aman Talkies, Ulhas Nagar -2, For Information
2. Chief Officer, Konkan Board, MHADA.
3. Asst. Director of Town Planning, Thane
4. Asst. Director of Town Planning, MMRDA.
5. Chief Officer, Ambernath Municipal Council
6. Chief I.C.T. Officer, MHADA for information & to be uploaded on official MHADA website.
7. Executive Engineer-II/PMAY/MHADA/A, for information

Rupesh Muralidhar Totewar
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Date: 2026.11.25 19:01:10 +05'30'

Executive Engineer/B.P.Cell
PMAY/ MHADA