



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-25/416/2026/OCC/1/New**

Date : 05 February, 2026

To

Shri. R.S. Karnik Architect, M/s Architect Collaboration,
101, 1st floor, Tara Darshan Bldg. Chafekar Bandhu
Marg, Opp. Union Bank, Mulund (E), Mumbai 400081.

Subject : Full Occupation cum Building Completion Certificate for Redevelopment of existing Bldg.no. (23) known as "Tilak Nagar Union CHS. Ltd." on land bearing C.T.S. No.17(pt) of Village-Chembur, situated at Tilak Nagar MHADA Colony, Mumbai-400 089.

Ref : 1] MHADA Consent approved by REE/MB/NOC/F-883/2233/2025 dtd. 13.12.2025

Gentleman,

The full development work of building **Proposed Redevelopment of Existing building No. (23), building known as Tilak Nagar Union CHSL. on plot bearing CTS No. 17(pt), of Village Chembur, situated at Tilak Nagar, MHADA colony, Chembur, Mumbai 400089.** comprising of Wing 'A' - Pit type stack Parking + (pt) Stilt + 1st to 15th upper floors for Residential use + (pt) 16th Common Fitness Centre for Wing-A & B + OHT & LMR & Wing 'B' - (pt) Basement for Gymnasium + Pit type stack Parking + (pt) Stilt + (pt) Commercial Offices & (pt) Residential user on 1st floor + 2nd to 15th upper Residential floors + (pt) 16th Common Fitness Centre for wing-A & B + OHT & LMR is completed under the supervision of Rajendra Shashikant Karnik, Architect, Lic. No. CA/82/6986, Kirtikumar H. SHAH RCC Consultant, Lic. No. STR/S/33 and Pundalik Ankush Mistry, 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. P-22184/2024/(17 (pt)/M/WWard/Chembur-W/MHADA-CFO/1/New on 15 November, 2024. The same may be occupied on following condition(s) :

1. That this OCC is issued without prejudice to legal matter pending in Court of Law if any.
2. That all firefighting systems and fire services shall be maintained in good working conditions.
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. That the functioning of Lifts, DG sets, OWC, Rainwater harvesting system, substation, if applicable shall be maintained.
6. That all the conditions are binding on society as mentioned in Consent letter issued by Mumbai Board U/No. U/No. CO/MB/ REE/MB/NOC/F-883/2233/2025 dtd. 13.12.2025.

**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 M West Ward (MCGM)
- 4) Chief ICT officer/MHADA for information & uploaded to MHADA website

Copy with plan to:

- 5) EE Kurla Division / MB.
- 6) Architect / Layout Cell (SPA MHADA)
- 7) A.A. & C. M West Ward (MCGM)
- 8) A.E.W.W. M West Ward (MCGM)
- 9) Architect / LS - Rajendra Shashikant Karnik
- 10) Developer / Owner - Om Sai Enterprises
- 11) Society - Tilak Nagar Union CHSL.

For information please.