



## Building Permission Cell, Greater Mumbai/MHADA

(A designated Planning Authority 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/(B.P.)/GM/MHADA22/1000/2024

DATE

29 FEB 2024

1636269

ITC Cell,

M. H. & A. D. Authority

Inward No.: 1063

Date: 12.03.2024

का. अ. / इपक (बु धो)	
पुर्ण पत्र / फा. पत्र	
जावक	
ET-509	12 MAR 2024

To,

Shri Jitendra G. Dewoolkar of

M/s Gagangiri Construction

C.A to Owner Nehru Nagar Sarita Vidya Mahal CHS Ltd

**Sub: Part Occupation Certificate for Proposed redevelopment of Existing building No. 138 known as Nehru Nagar Sarita Vidya Mahal CHS Ltd. on plot bearing C.T.S. No. 2 (pt), S. No. 229, of village Kurla III, at Nehru Nagar, Kurla (East), Mumbai – 400024.**

**Ref: 1. MHADA FILE No. MHADA-22/1000/2023.**

2. 1<sup>st</sup> Concession approved on dt. 07.12.2021.

3. Zero FSI IOA Issued on dt.11.01.2022.

4. Plinth C.C. Issued on dt.25.02.2022.

5.F.C.C. issued on dt.20.01.2023.

6. 2<sup>nd</sup> Amended plans was issued on dt.21.02.2023.

7. Full C.C. issued on dt.01.03.2023.

8. Architect Application for Full OCC on dt.14.12.2023 (ET No.3459)

9. Architect application for Occupation dt. 15.01.2024

**Dear Applicant,**

The Part development work for *the building comprising of, Stilt (pt) stack parking (pt) for Entrance lobby & Ground floor(pt) shops + 1st (pt) for Residential user (pt) for Fitness center (pt) for Society office & (pt) shops connected by internal staircase + 2nd to 17th floor for Residential user + LMR+ OHT. having max. ht. 55.69 mts. for Residential user* accommodating 131 nos. tenants (existing 40 tenants + sale 91 tenants) situated on plot bearing C.T.S. 2 (Pt.), S.No.229 of Village Kurla- III, Nehru Nagar, Kurla East having Plot area 1038.80 Sq.mt. considering maximum FSI of 3.00 on notionally subdivided plot for in lieu of Plot potential + Additional FSI granted by MHADA + Fungible FSI and by claiming area of staircase, lift, lift lobby free of FSI as per approved plan dt. 21.02.2023. Under no: EE/BP/CELL/GM/MHADA-22/1000/2021, is completed under the supervision of Architect Smt. Sonal Arekar of M/s Sonal Arekar and Associates, Lic. No. CA/2011/52631, Shri. Nitinkumar Jain of M/s Sihayat

Consultancy Services for R.C.C & Structural Engineers Lic. No. STR/J/75 and Shri. Pundalik Ankush Mestry (M/412/SS-III), and as per development completion certificate submitted by Architect. and as per completion certificate issued by Chief Fire Officer Under No. P-20175/2024/(2)/L Ward/KURLA-3/MHADA-CFO/1/New. The same may be occupied and completion certificate submitted by you is hereby accepted.

It can be occupied with the following conditions.

1. That all firefighting systems shall be maintained in good working conditions.
2. That the Full OCC without prejudice to legal matter pending in Court of Law if any.
3. That the addition/ alteration in the approved building plans shall not be allowed without prior approval of this office.
4. That the all conditions are binding on society as mentioned in consent letter issued by Mumbai Board.
5. The operation of the fire services shall be maintained.
6. That the terms and conditions of Final Fire NOC shall be strictly followed.
7. That the functioning of Lifts & Rainwater harvesting tank shall be maintained.


D.A.:- Plans.

--Sd--

**(Prashant D. Dhatrak)**  
**Executive Engineer B.P. Cell (E.S)**  
**Greater Mumbai/ MHADA**

Copy submitted for information please.

- 1) The Hon'ble Chief Officer / M.B.
- 2) Dy. Chief Engineer/BP Cell/MB
- 3) Chief ICT Officer/A for information & Upload on Mhada Website.
- 4) The Architect/ Layout Cell/ M.B.
- 5) Executive Engineer, Kurla Division, Mumbai Board
- 6) Asst. Commissioner 'L' Ward (MCGM)
- 7) A.A. & C. 'L' Ward (MCGM)
- 8) A.E.W.W. 'L' Ward (MCGM)
- 9) Ar. Sonal Arekar of M/s Sonal Arekar and Associates
- 10) The Secretary of Society "Nehru Nagar Sarita Vidya Mahal CHS Ltd

  
**(Prashant D. Dhatrak)**  
**Executive Engineer B.P. Cell (E.S)**  
**Greater Mumbai/ MHADA**