

ITC Cell,
M. H. & A. D. Authority
Inward No.: 2778
Date: 13-10-2023



का. अ. / इपक (बृ क्षे) पश्चिम उपनगर व शहर/ प्रा.	
जावक क्र.	दिनांक
ET-2129	13 OCT 2023

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-53/1863/2023/OCC/1/New**

Date : 12 October, 2023

To

M/s. Jayraj Ratna CHSL
Jayraj Ratna CHSL, On Plot Bearing CTS no 217(pt), of
village Pahadi Goregaon (west), at Shastri Nagar,
Goregaon (west) MHADA Layout Mumbai:- 400104.

Subject : Redevelopment of existing building no.12, known Jayraj Ratna CHSL, On Plot Bearing CTS no 217(pt), of
village Pahadi Goregaon (west), at Shastri Nagar, Goregaon (west) MHADA Layout Mumbai:- 400104

- Ref :**
- 1] MCGM CHE/9418/BP/(WS)/APIOD Issued Dtd. 18.03.2008.
 - 2] MCGM CHE/9418/BP/(WS)/AP First C.C issuedDt.15.06. 2009
 - 3] MCGM CHE/9418/BP/(WS)/APLast Amended dtd.23.05.2017
 - 4] MCGM CHE/9418/BP/(WS)/AP latest FCC dtd.02.08.2017
 - 5] Letter for approval of Amended IOA from Shri Jitendra G. Dewoolkar of M/s. Ellora Project Consultants Pvt. Ltd Dated 14.08.2023
 - 6] NOC from Mumbai Board vide letter No. CO/MB/REE/NOC/F-846/161/2022 dtd. 16.01.2023

Gentleman,

The part development work of building **Proposed Redevelopment of existing building no.12, known Jayraj Ratna CHSL, On Plot Bearing CTS no 217(pt), of village Pahadi Goregaon (west), at Shastri Nagar, Goregaon (west) MHADA Layout Mumbai:- 400104.** comprising of two wing i.e. Wing-'A' & Wing-'B' comprising of Ground (pt.) for Conv. Shops + 'Stilt (pt.) for parking + 1st to 8th floors as a residential user, is completed under the supervision of Jitendra Govind Dewoolkar, License Surveyor, Lic. No. D/294/LS, Nitinkumar Hiralal Jain RCC Consultant, Lic. No. STR/J/75 and PUNDALIK ANKUSH MESTRY, Site supervisor, Lic. No. M/412/SS-III, and as per development completion certificate submitted by Licensed Surveyor and as per completion certificate issued by Chief Fire Officer, issued under no. P-13893/2022 on 03 August, 2023. 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 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. The operation of the hydropneumatics system, fire services, STP shall be maintained.
5. Terms and conditions of Fire NOC shall be strictly followed.

6. Terms and conditions mentioned in MOEF and MPCB shall be strictly followed.

7. Functioning of Lifts, DG sets, OWC, Rainwater harvesting system, substation shall be maintained.



Name : Rupesh
Muralidhar Totewar
Designation : Executive
Engineer
Organization : Personal
Date : 12-Oct-2023 14:

**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 and Email to Maha Rera at helpdesk@maharera.mahaonline.gov.in

Copy with plan to:

- 5) EE Bandra 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 - Jitendra Govind Dewoolkar
- 10) Developer / Owner - M/S. MUMBAI SHELTER HOUSING DEVELOPMENT PVT. LTD.
- 11) Society - Jayraj Ratna CHSL

For information please.