



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.)

FULL OCCUPATION CERTIFICATE CUM B.C.C.

No.MH/EE/(B.P.)/GM/MHADA-1/913/2024



Date- 29 FEB 2024

ITC Cell, M. H. & A. D. Authority

Inward No.: 1006
Date: 11-03-2024

1622201

To,
M/s. Avvad Icons LLP.
C.A. to society Shubham Avenue CHSL
(Bldg. no. 19 & 21).
Office No. 1 & 2, Building no. 130,
Shubham Aura CHSL, Pant Nagar,
Ghatkopar (E.), Mumbai- 400 075.

का. अ. / इपक (वृ. क्षे)
पूर्व उपनगर प्रा.
जावक क्र.
ET-497 11 MAR 2024

Sub: Full Occupation Certificate cum B.C.C for proposed redevelopment of the existing building No. 19 & 21 known as "Shubham Avenue CHS LTD" on Final plot no. 351 (pt.), TPS- III on plot bearing C.T.S. No. 5681(Pt.), S. no. 236A of Village Kirol- Ghatkopar at Pant nagar, MHADA Layout, Ghatkopar (East), Mumbai- 400 075.

- Ref:** 1) Zero FSI IOA issued by MHADA vide no.MH/EE/(B.P.)/GM/MHADA-1/913/2021 dt. 13/10/2021.
2) Plinth C.C. for Phase-I issued by MHADA vide no. MH/EE/(B.P.)/ GM/ MHADA-1/913/2021 dt. 17/12/2021
3) Plinth C.C. for Phase-II issued by MHADA vide no. MH/EE/(B.P.)/ GM/ MHADA-01/913/2022 dt. 09/06/2022.
4) Last Amended plan approval issued by MHADA vide no.MH/EE/(B.P.)/ GM /MHADA-01/913/2022 dt. 17/11/2022.
5) Full C.C. issued vide no. MH/EE/(B.P.)/GM/MHADA- /913/2022/ FCC /2/Amened on Dated 21/12/2022.
6) Application of Architect for Full O.C.C. cum B.C.C. vide no. ET-3507 dated 19/12/2023.

Dear Applicant,

The full development work of proposed Residential cum Commercial building comprising of three wings as Wing – A, B, & C. Wing A, B is having basement for services + stilt + 1st to 16th upper floors for residential use having height of 49.60 Mt. from AGL and Wing C is having basement for shops + Ground floor for shops + 1st to 16th upper floors for commercial user having height of 50.45

Mt. from AGL along with building 3 Nos. of Mechanical car parking tower + O. H. tank having height of 52.00 Mt. from AGL on Final plot no. 351 (pt.), TPS- III on plot bearing C.T.S. No. 5681(Pt.), S. no. 236A of Village Kiroli- Ghatkopar at Pantnagar, MHADA Layout, Ghatkopar (East), Mumbai- 400 075 is completed under the supervision of Architect Shri. R. P. Asundaria, Lic. No. CA/98/23287, Shri. Dilip P. Parekh, RCC Consultant, Lic. No. STR/P/59 and Shri. Raju K. Nareja, Site supervisor, Lic. No. Regn. no. N/14/SS-I, and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer, no. P-19032/2023/(351)/N/FP/MHADA-CFO/1/New dt. 02.02.2024. 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 this Full OCC without prejudice to legal matters pending in Court of Law if any.
3. Addition/alteration in the approved building plan shall not be allowed.
4. The operation of the fire pump and fire services etc. shall be maintained.
5. Terms and conditions of final Fire NOC shall be strictly followed.
6. Functioning of Lifts, Rainwater tank etc. shall be maintained.
7. That the all conditions are binding on society as mentioned in consent letter issued by Mumbai Board.

D.A.:- Plan.

--Sd--

(Prashant D. Dhatriak)

Executive Eng./B.P. Cell (E.S.)

Greater Mumbai/MHADA

Copy to:

- 1) Chief Officer (Mumbai Board)
- 2) Dy. Chief Engineer/B.P. Cell/GM/MHADA
- 3) Chief ICT Officer/A for information & upload on MHADA website
- 4) Ex. Engineer (Kurla Division)
- 5) Asst. Commissioner 'N' Ward (MCGM)
- 6) A.A. & C. 'N' Ward (MCGM)
- 7) A.E.W.W. 'N' Ward (MCGM)
- 8) The Secretary Shubham Avenue CHSL
- 9) Architect R. P. Asundaria of M/s. R. P. Asundaria Architect.

(Prashant D. Dhatriak)

Executive Eng./B.P. Cell (E.S.)

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