

Building Permission Cell, Greater Mumbai/ MHADA

(A designed planning authority for redevelopment of B.D.D chawls as per
Resolution U/No. TPB 4315/167/P.NO.51/2015/Navi -11 Date 19/10/2016
published in GOM. Gazette on 27/12/2016.)

PART OCCUPATION CERTIFICATE

U/S 45 (1) (ii) of MRTTP Act 1966, as amended up to date

Layout Name: BDD Chawl, N.M. Joshi Marg.

No. MH/EE/(B.P)/GM/MHADA- 32 / BDD-NMJ /2026

To,

**The Executive Engineer/ BDD-NMJ
Bombay Development Division (BDD)
Mumbai Board.**

Sub: Part OCC for Rehab Building no. 1 (i. e., Full O.C.C. to Wing no. 'E' & 'G') on property bearing CTS no. 101, 102, 2A/102, 4/102, 103, 3/104 & 105 of Lower Parel Division, situated at N. M. Joshi Marg Known as BDD Chawls in G/ South Ward, Lower Parel, Mumbai – 400 013

Ref: 1. Representation of Architect Mr. Laxman Thite dtd. 08.09.2026
forwarded by Ex. Engineer/BDD-NMJ/MB on 09.09.2026.
2. Amended IOA for Rehab Bldg. no. 1 on dtd. 22.07.2025.
3. Full C. C. for Rehab Bldg. no. 1 on dtd. 12.12.2025.

Dear Applicant/Owners,

With reference to above, it is to inform you that the Part O.C.C. to Rehab Building no. 1 (i. e., Full O.C.C. for Wing no. E & G) has been completed on site as per approved amended plan dated 22.07.2025 i. e. proposed high-rise residential building comprising for Rehab bldg. no. 1 comprising of Wing 'E' of 3-level basement for surface car parking and services + Ground floor (part stilt for parking/ part for rehab Commercial use / part for services) accessible by 7.50 mt. wide two-way ramp + One level of podium for surface car parking accessible by 7.50 mt. wide two-way ramp + 1st to 22nd upper floor for residential user with total building height of 69.98 mt. from AGL (i.e., total building height up to 75.98 mt. inclusive of LMR/OHT) and Wing 'G' comprising of part 4th Level basement for services + 3-level basements for surface car parking and services accessible by 7.50 mt. wide two-way ramp + Ground floor (part stilt for surface car parking/ part for rehab commercial use / part for services) + One level of podium for surface car parking accessible by 7.50 mt. wide two-way ramp + 1st to 22nd upper floor for residential user with total building height of 69.98 mt. from AGL (i.e., total building height up to 75.98 mt. inclusive of LMR/OHT) as per approved Amended plan dated 22.07.2025 is hereby granted.

The part development work of above-mentioned work is completed under the supervision of Architect Mr. Laxman Thite of M/s. Laxman Thite Consultant Pvt. Ltd. Lic. No. CA/79/4894, Consulting Structural Engineer Shri Achyut Watve of M/s. J. W. Consultant LLP (Reg. no. BMC/STR/W/10), under the departmental supervision of Executive Engineer (BDD/MB) MHADA, may be occupied up to part 4th basement + 3-level basements + Ground/Stilt + One level of podium + 1st to 22nd upper floors of wing no. 2 only i. e. Wing no. E & G.

The same may be occupied and completion certificate submitted by you is hereby accepted subject to the compliance of the condition mentioned below:

1. That the land under set back area of sanctioned RL/DP road, if any, shall be handed over to MCGM before asking for Full OCC of Rehab bldg.no. – 1.
2. Addition/ alteration in the approved building plan shall not be allowed.
3. Terms and conditions mentioned in MOEF and MPCB shall be strictly followed and fresh MOEF NOC shall be submitted as prescribed.
4. That the balance compliances shall be submitted as per undertaking given by EE(BDD/MB) MHADA vide No. EE/NMJ/BDD/MB/96/2026, dt. 10.09.2026.
5. That the terms & conditions mentioned in CFO NOC shall be strictly followed.
6. That temporary drainage connection from BMC shall be obtained.
7. Certificate u/s 270/A from BMC shall be obtained.

D.A.: Plans.

Yours faithfully,

Prasad
Ganpatrao
Kadam
Digitally signed by
Prasad Ganpatrao
Kadam
Date: 2026.09.11
17:32:53 +05'30'

S.E./B.P./(GM)

Amit Anil
Kadam
Digitally signed by
Amit Anil Kadam
Date: 2026.09.11
17:44:26 +05'30'

Dy. Engr./B.P./(GM)

Rupesh
Muralidhar
Totewar
Digitally signed by
Rupesh Muralidhar
Totewar
Date: 2026.09.11
19:49:09 +05'30'

Executive. Eng. /B.P./(GM)

Copy to:

1. The Hon'ble Chief Officer/ MB.
2. The Architect/ Layout Cell/MB.
3. Asst. Commissioner. 'G/South Ward.
4. A.E.W.W. 'G/South Ward.
5. A.A. & C. 'G/South Ward.
6. Architect Laxman Thite of M/s. Laxman Thite Consultant Pvt. Ltd.
7. M/s. SP-NMJ Project Pvt. Ltd.
8. Architect/Mumbai Board.
9. Chief I.C.T. officer/Mhada, for information & to be uploaded on Mhada's Official website.