

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/MHADA-68/013/2023

Date: 14 SEP 2023

FCC Cell,
M. H. & A. D. Authority
Inward No.: 2710
Date: 09.10.2023



To,

Samata Nagar C.H.S. Union LTD. (NOC Holder/Lessee)
Building No. 19D/ 304, Samata Nagar,
Kandivali (E), Mumbai-400101.

Sub:- Part Occupation Certificate for proposed wing 'B' building No. 03 comprising wing A to C on plot bearing C.T.S. No. 837 to 840 of Village Poisar in R/South Ward situated at Samata Nagar, Kandivali (E), Mumbai – 400101.

- Ref :-** 1. MCGM/ CHE/WS II/0757/R/S 337 (NEW) IOD dt. 17/03/2016.
2. MCGM/ CHE/WS II/0757/R/S 337 (NEW) First CC dt. 19/12/2016
3. MH/EE//(B.P.)/GM/MHADA-68/013/2021 Amended IOD dt. 30/09/2021.
4. MH/EE//(B.P.)/GM/MHADA-68/013/2018 Last FCC issued dt. 23/12/2021
5. MH/EE//(B.P.)/GM/MHADA-68/013/2022 Part O.C. issued dt. 21/09/2022
6. Letter from Shri Prashant Mayekar of M/s. Newtech Planners & Consultancy Services Pvt. Ltd. dt. 29/05/2023

Dear Applicants,

The Part 1 development work of Residential Bldg. No. 03, wing 'B' comprising of Basement + R1 to R5 part residential floor + 1st to 34th upper floors + LMR & OHT (Excluding Stilt floor + 1st Podium level + R1 to R5 part podium level), on plot bearing CTS No. 837 to 840 of village Poisar, in R/South ward, at

1/3

Samta Nagar Layout, Kandivali (East) is completed under the supervision of **Shri. Prashant Mayekar**, Architect, Lic. No. **CA/2010/47731**, **Shri. Achyut N. Watve**, RCC Consultant, Lic. No. **STR/W/10** and **Shri. Kiran Kamble**, Site supervisor, Lic.No. **K/496/SS-I** and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. **P-14189/2022/ (837 and others)/R/S Ward/POISAR/R/S/MHADA-CFO/1/New dated 28.04.2023.**

It can be occupied with the following condition/s.

- 1) That all the objections of MCGM Intimation of Disapproval under No. CHE/WS II/0757/R/S 337 (NEW) IOD dt. 17/03/2016 shall be applicable and should be complied with for the remaining work of the building.
- 2) That the extra water sewerage charges shall be paid subject to the situation cited in note of A.E.(Water Works) R/South Ward under No. AEWV/02/R/S dated 01.04.2017 i.e. more specifically subject to outcome of orders of Hon'ble High Court in O.O.C.J. W.P.(L) No.1146 of 2016.
- 3) Letter to the office of Registrar (Stamps & Registration) informing them about the creation of lien /charge & disallowing them to registered the 21 flats until receipt of further communication from B.P. Cell/GM/MHADA.
- 4) That the payments of development charges with interest shall be paid within 6 weeks from issue date of part O.C. as per Hon'ble Vice President & CEO MHADA approved dt. 30.08.2023
- 5) That all firefighting systems should be maintained in good working conditions.
- 6) That this part OC without prejudice to legal matter pending in Court of Law if any.
- 7) Addition/alteration in the approved building plan shall not be allowed before approval.

- 8) The operation of the hydropneumatics system, fire services, STP shall be maintained.
- 9) Terms & Conditions of Fire NOC shall be strictly followed.
- 10) Terms & Conditions mentioned in MOEF & MPCB shall be strictly followed.
- 11) Functioning of Lifts, DG Sets, OWC, Rainwater harvesting system, Sub-station shall be maintained.


D.A.:- 01 set of Plan.

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(Rupesh M. Totewar)
Executive Eng./B.P. Cell (W.S.)
Greater Mumbai/MHADA

Copy submitted in favor of information.

- 1) Dy Ch. Eng. (BP Cell/GM/MHADA)
- 2) Chief ICT Officer/A for info, upload on MHADA web site
- 3) Resident Ex. Engineer/Mumbai Board.
- 4) Architect /Layout Cell (SPA MHADA)
- 5) Ex. Engineer (Borivali Div.) M.B.
- 6) Shri. Prashant Mayekar of M/s. Newtech Planners & Consultancy Services Pvt. Ltd.
- 7) Asst. Commissioner R/S Ward (MCGM)
- 8) A.A. & C. R/S Ward (MCGM)
- 9) A.E.W.W. R/S Ward (MCGM)


(Rupesh M. Totewar)
Executive Eng./B.P. Cell (W.S.)
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