

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

(म्हाडाचा घटक)

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD
(A MHADA UNIT)



कार्यकारी अभियंताबोरीवली विभाग यांचे कार्यालय, कक्ष क्र. ४७५, ३ रा मजला, गृहनिर्माण भवन, कलानगर, वांद्रे [पूर्व], मुंबई - ४०००५९
दुरध्वनी क्र: ०२२-६६४०५३३५ ई मेल: eeborimbhada@gmail.com

No. EE/Borivali Division/MB/ 773 /2024

Date :- 22/03/2024

To,
Resident Executive Engineer,
Mumbai Board, Mumbai.

Sub : Consent for Part Occupation Certificate for Sale of **Wing-A, B & C of Bldg No.5** of proposed integrated redevelopment of Existing Bldg. of LIG big size (1 to 45), LIG small size (1 to 31), EWS (37), MIG (1 to 12 & 35 to 38 & 40 to 47) & Bldg No. 163, known as Samata Nagar, Co.Op. Hsg. Soc. Union Ltd Bearing CTS No. 837 (Pt.) to 840 (Pt), S.No. 55 & 56 at Samata Nagar, Kandivali (E.), Mumbai-400101.

- Ref :**
- 1) This office NOC to OC Letter No. EE/Borivali /MB/645/2018, dt. 05.05.2018.
 - 2) This office Letter No. EE/Borivali /MB/841/2023, dt. 16.03.2023.
 - 3) Architect Shri. Prashant Mayekar M/S New Tech Planner & Consultancy Services vide's letter dated 17.07.2023.
 - 4) Your office letter No. CO/MB/REE/NOC/F/3027/2023, dated 28.11.2023.
 - 5) Hon'ble High Court Order of Writ Petition No. 11690 of 2023 with interim application No.546 of 2024, dt. 23.01.2024.
 - 6) Architect Shri. Prashant Mayekar M/S New Tech Planner & Consultancy Services vide's letter dated 01.02.2024.
 - 7) This office Letter No. EE/Borivali /MB/381/2024, dt. 08.02.2024.
 - 8) This office Letter No. EE/Borivali /MB/480/2024, dt. 26.02.2024.

Sir,

With reference to above cited letter under reference No.4 the detailed report in respect of Consent for Part Occupation Certificate for sale **Wing-A, B & C of Bldg No.5** is called from your office.

Redevelopment of existing LIG big size tenement 45 building having building No. 48 to 92, LIG small size tenement 31 buildings having building No. 93 to 123, EWS size tenements 37 buildings having building No. 124 to 160 and MIG tenement having building No. 1 to 12 & 35 to 38, 40 to 47 and building No. 163 at Samata Nagar, Kandivali (East) bearing CTS No. 837 to 840 (Pt) S.No. 55 & 56 which is being redeveloped by Samata Nagar Co.Op. Housing Soc. Union Ltd. through Developer M/s. S.D. Corporation. Shri. Anil Kodkani/ Architect is the Architect appointed by the Samata Nagar Co.Op. Housing Society Union Ltd. for the redevelopment of the same. Said Architect Shri. Anil Kodkani has resigned from project & New Architect **M/s. New Tech Planners & Consultancy Services Pvt. Ltd. (Mr. Prashant Mayekar)** has prepared & submitted Plans of Prop. Bldg No.5 & same has approved by Executive Engineer (B.P. Cell) / MHADA vide their No. MH/EE/BP/EM/MHADA-68/046/2023, dt. 17.03.2023 also Architect Shri. Prashant Mayekar has submitted compliance for NOC for O.C. proposed to this office vide letter under reference No. 3.

The point wise explanation of your office letter under the reference No.4 are given as follows.

1.1 The Chief Officer/ Mumbai Board had issued No Objection for redevelopment vide letter No. CO/MB/ARCH/NOC/F-1163/2008 dt. 29.02.2008 for building No. 48 to 92, building No. 93 to 123 and building No. 124 to 160, which includes additional buildable area of 51172 Sq.mt. from balance area on the plot admeasuring 63944.82 Sq.mt. (i.e. 44692.50 Sq.mt. lease deed area, 10940.22 Sq.mt. (Relocation) layout R.G. and 8312.10 Sq.mt. Tit Bit land and constructing 135 T/s on plot No.56, area 1632 Sq.mt. on plot reserved for Public Housing.) The total existing built up area for bldg. No. 48 to 92 is 33542.38 Sq.mt., building No. 93 to 123, 124 to 160 is 51172.00 Sq.mt. which includes 36172.00 Residential + 15000 for commercial purpose. Thus, total built up area is 84714.50 Sq.mt.

All the old NOC issued by vide No. 7743/2007, dated 26.09.2007 NOC issued vide letter No. 93/06, dated 14.08.2006, NOC issued vide letter No 2627/2006, dated 25.08.2006, NOC issued vide No. 4241/06, dated 01.08.2006 and NOC issued vide No. 1195, dated 07.04.2006 were cancelled.

1.2 The Revised NOC was issued for total land of 90,666.48 Sq.mt plot area and total existing and additional built-up area allotted was 1,46,552.92 Sq.mt. vide letter No. CO/MB/REE/NOC/684/2014, dated 20.06.2014.

1.3 The Revised NOC was issued for total plot area of 90666.48 m2 and total built up area allotted is 3,00,411.88 sq.mt. vide letter No. CO/MB/REE/NOC/717, dated 01.07.2014 The prorata area under Offer letter dated 01.07.2014 is as follows :-

LIG – 1784 T/s x 61.94 = 1,10,500.96 Sq.mt.

MIG – 700 T/s x 61.94 = 43,358.00 Sq.mt.

Total = 1,53,858.96 Sq.mt.

It is seen that entire built up area of Samata Nagar, Kandivali (E.) for Bldg / Tenement are considered for given area. But actual lease agreement of 90 buildings i.e. bldg No. 69 to 92 & bldg. No. 93 to 160 with 22107.00 sq.mt. & for balance plot area under Tit Bit and other land to be attached wherein rectification lease deed is to be executed with the Samata Nagar Co.Op. Hsg. Soc. Union & M/s. S.D. Corporation. In respect of Bldg. No.5 Wing A, B, C of Sale building the land area in the building is as per actual statement.

Table 'A'

Proposed Plot No. / Building No.	Building No.	Leased Plot	Plot area (Lease correction as per MHADA Demarcation)	Land under neath & Appurtant to Bldg	Titbit area	Total plot area
Building No.5	69,70,71,72	2332.17	-	2332.17	-	2151.75
	73,74	1900.67	-	907.00	-	1900.67
	75,76		-	993.67	-	
	77,78,79,80	2614.14	-	2409.38	204.76	2614.14
	81,82,83,84	2052.34	-	1497.80	554.54	1913.56
	85,86	2668.13	-	990.22	921.02	2668.13
	87, 89		-	756.89		
	88	640.28	-	455.00	185.28	640.28
	90,91,92	1228.80	-	1096.30	132.60	1170.64
	Total	13,436.53	-	11,438.43	2319.47	13059.17

Table 'B'

Proposed Plot No. / Building No.	Existing Building No.	Scheme RG/ Open Space No.	Total Scheme RG Area	Scheme RG Area for Building No 03
Bldg No.5	69,70,71,72	R.G.-6	391.78	391.78
	73,74	R.G.-7	375.68	375.68
	75,76	R.G.-8	380.06	380.06
	77,78,79,80	B	1505.16	1084.72
	81,82,83,84	B1	297.50	124.36
	83,86	B2	175.54	175.54
	87, 89	B3	167.91	167.91
	90,91,92	B	1505.16	359.44
	88	B1	297.50	55.14
			Total	3154.63

Table 'C'

Road No.	Total Road Area	Road Area For Building No 03
15	228.59	201.14
16	138.72	129.72
Total Existing Internal Road Area For Building No 05		330.86
Total Plot Area For Building No 05 (Table A+B+C)		16544.66

1.4 According to the Amended approved layout plan dated 18.02.2021, it is seen that the total plot area considered is 222820.00 Sq.mt.

1.5 According to the NOC issued vide letter No. CO/MB/REE/NOC/717/2014, dated 01.07.2014 the area of the plot is considered as follows :-

A – Tit Bit area – 8312.10 m²
B – NTBNIB area - 7662.90 m²
C – R.G. Area - 10940.22 m²
(Relocation)
D – Transit camp - 1632.00 m²
E – Lease land - 62119.26 m²
90,666.48 m²

1.6 As per the Offer letter vide letter No. CO/MB/REE/NOC/F-173/17, dt.06.02.2017, the Total built up area allotted to The Samata Nagar Co.Op. Hsg. Soc. Union Ltd is 3,59,587.94 sq.mtrs. Till today this office has Consented for Part/full Occupation Certificate for total built-up area of 163002.62 Sq mt for Rehab building No.1, wing A,B,C,D,E,F & G, Building No. 2 (Alpine), Building

No. 3A & Commercial Building No.9 (Wing A to C) Eating House, Building No 3B as shown below.

As per MCGM approved plans dt. 14.01.2016, the details are as below.

Sr No.	Building No.1 Wing	Constructed Built up in Sq.mt.	Remarks
1.	A,B&C	32720.16	As per amended plan approved by MH/EE/B.P. Cell/(GM)/MHADA 68/180/2021 dt.05.10.2021
2.	D&E	19604.75	
3.	F	16869.32	
4.	G	12634.09	
5.	Bldg No.2 (Alpine)	41186.17	As per amended plan approved by MH/EE/B.P. Cell/(GM)/MHADA 68/196/2019 dt.08.02.2019
6	Bldg No.3A	19395.87	As per amended plan approved by MH/EE/B.P. Cell/(GM)/MHADA 68/013/2021 dt.30.09.2021
7	Commercial Bldg No. 9 (Wing A to C)	713.54	As per amended plan approved by MH/EE/B.P. Cell/(GM)/MHADA 68/405/2022 dt.12.05.2022
8	Bldg No.3B	19878.72	As per amended plan approved by MH/EE/B.P. Cell/(GM)/MHADA 68/013/2021 dt.30.09.2021
	Total	163002.62	

1.7. It is seen that the Built-up area proposed for "No Objection Certificate for Part Occupation Certificate" for sale wing-A,B & C of Building No.5 is (4755.52 + 4753.45 + 5494.11) **15003.08 sq.mtr.** Total Built up area now being proposed for Part Occupation is (163002.62+ 15003.08) = **178005.70 sq.mtr.** which is within the permissible limit of NOC issued vide letter dated 01.07.2014, which is 3,00,411.88 Sq.mt. The tenement constructed on site are as follows :-

The actual construction on site:-

Sr. No.	Wing	As per approval plan	As per actual construction	No. of Tenement	Remark
1	1-A	Basement (Pt.) + Ground Floor + 1st & 2nd Podium + 32 upper floor	Basement (Pt.) + Ground Floor + 2 Podium + Stilt + 32 upper floor	241 T/s	BSES office (Rehab) at ground floor of wing A

2	1-B	Basement (Pt.) + Ground Floor + 1st & 2nd Podium + 32 upper floor	Basement (Pt.) + Ground Floor + 2 Podium + Stilt + 32 upper floor	235 T/s	Site office (sale) at ground floor of Wing B & C
3	1-C	Basement (Pt.) + Ground Floor + 1st & 2nd Podium + 33 upper floor	Basement (Pt.) + Ground Floor + 2 Podium + Stilt + 33 upper floor	252 T/s	
4	1-D	Basement (Pt) + Ground Floor + Podium 2 No. + 33 upper floors	Basement (Pt) + Ground Floor + Podium 2 No. + 33 upper floors	249 T/s LIG small	08 shops at Ground Floor of wing D
5	1-E	Basement (Pt) + Ground Floor + Podium 2 No. + 32 upper floors	Basement (Pt) + Ground Floor + Podium 2 No. + 32 upper floors	241 T/s LIG small	11 shops at Ground Floor of wing E
6	1-F	Basement (Pt) + Ground Floor + Podium 2 No. + 32 upper floors	Basement (Pt) + Ground Floor + Podium 2 No. + 32 upper floors	420 T/s LIG small	29 shops at Ground Floor
7	1-G	Basement (Pt) + Ground Floor + Podium 2 No. + 30 upper floors	Basement (Pt) + Ground Floor + Podium 2 No. + 30 upper floors	317 T/s LIG small	29 shops at Ground Floor
8	Sale Bldg. No.2(Alpine)	Basement (Pt.) + Ground Floor + 1 to 5 Podium + R1 to R3 + 54 upper floors) 2wings A& B	Basement (Pt.) + Ground Floor + 1 to 5 Podium + R1 to R3 + 54 upper floors) 2wings A& B	400 T/s	-
9	Bldg -3 Wing A	Part Basement + Grd + 1st podium + R1 to R5 (part residential & part podium) + 1st to 37th floor + 1 fire check floor	Part Basement + Grd + 1st podium + R1 to R5 (part residential & part podium) + 1st to 37th floor + 1 fire check floor	232 T/s	2 fitness centre + 2 Gym trainer room
10	Commercial Bldg No. 9 (Wing A to C)	Wing A=Grd+1st Flr Wing B=Grd+ 1st Flr Wing C=Grd+2nd Flr	Wing A=Grd+1st Flr Wing B=Grd+ 1st Flr Wing C=Grd+2nd Flr		Eating House
11	Bldg -3 Wing B	Part Basement + Grd + 1st podium + R1 to R5 (part residential & part podium) + 1st to 37th floor + 1 fire check floor	Part Basement + Grd + 1st podium + R1 to R5 (part residential & part podium) + 1st to 37th floor + 1 fire check floor	232 T/s	2 fitness centre + 2 Gym trainer room

12	Bldg -5 Wing A, B & C	2Basement + Grd(part Commercial) +1st podium part commercial & part parking + 2nd to 5th part commercial & part commercial + 1st floor -E deck level + 2nd to 17th residential Floors	2Basement + Grd(part Commercial) +1st podium part commercial & part parking + 2nd to 5th part commercial & part commercial + 1st floor -E deck level + 2nd to 17th residential Floors	95 T/s +95 T/s+83T/s =273 T/s	2 service shop + 1 Bank & finance store
	Total			3092T/s	79 nos. shops + 3 nos. office +4 nos.fitness centre + 4nos. Gym + 1nos. Eating House

For all tenements in Bldg No. 1A, 1B, 1C ,1D, 1E, 1F,1G& sale bldg No.2 Bldg No. 3-A & Commercial Bldg No. 9 (wing A to C) Eating House, Building No 3B.
The Consent for Part Occupation Certificate is already proposed by this office.

1.8 Following existing old buildings were demolished for construction of Bldg No. 1- A,B,C,D,E, F,G & Sale Bldg, No.2 wings A & B & Bldg no. 3 wing A & B & Building No.5.

Table Showing existing buildings demolished for Constructing Bldg No. 1-wing A,B,C,D,E,F&G, Sale buildings No. 2 wing A & B & Bldg No.3, wing A & B. Bldg No. 5

Bldg No.	Exisging building demolished	No. of Tenement	Proposed building	New No. of Tenement	Remark
Bldg no. 1	93 to 108 110 to 115, 124 to 133, 134 to 142, 143 to 152, 161, 165,	816 T/s LIG small, 296 T/s EWS, 7 T/s	Bldg no. 1 Wing A,B,C,D,E,F&G	1955 nos. resi	77 nos. shop, 2nos. office
Sale Bldg no. 2	107,108,109,110, 111,112,113,114,115, 116,117, 118,119,120,121, 122	(shops)Bldg no. 165	Sale Bldg no.2 Wing A & B	400 nos.	
Sale Bldg no. 3	112, 113, 114, 115, 121, 122, 123, 134 to 160, 163		Sale Bldg no. 3 Wing A	232 nos.	2nos.fitness centre 2nos. Gym

wing A & B			Sale Bldg no. 3 Wing B	232 nos.	2nos.fitness centre 2nos. Gym
Bldg No. 5	69,70,71,72,73,74,75,76,77, 78,79, 80,81,82,83,84,85,86,87,88, 89,90,91,92	344 T/s	Sale Bldg No.5 using A, B & C	273 T/s	2 Service Shops & 1 Bank & finance store
			Total	3092 T/s	79 nos.shops + 3 nos. office +4nos.fitness centre + 4nos. Gym + 1nos. Eating House

1.9 The land leased for Bldg No. 69 to 123, bldg. No. 124 to 160, 161, 163 & 165 Samata Nagar, Kandivali is as follows :-

Sr. No.	Building No.	Leased plot (Sq.mtr.)	Tit Bit area (Sq.mtr.)	Total (Sq.mtr.)
1	69,70,71,72	2332.17	-	
2	73,74	1900.67	-	
3	75,76		-	
4	77,78,79,80	2614.14	204.76	
5	81,82,83,84	2052.34	554.54	
6	85,86	2668.13	921.02	
7	87, 89			
8	88	640.28	185.28	
9	90,91,92	1228.80	132.60	
10	93	706.04	-	
11	94 to 96	1583.94	403.79	
12	98	-	428.96	
13	97	558.20		
14	99 & 104	688.32	633.56	
15	103	479.56		
16	100	591.90	669.44	
17	101, 102	692.10		
18	105	419.00	291.72	
19	106	653.20	108.77	
20	107,108,110, 111	2341.08	733.61	
21	109	747.50	72.81	
22	112, 114, 115	1462.50	0.00	

23	113	584.20		
24	116	641.93	18.25	
25	117 to 119	1704.82	699.55	
26	120, 121	978.92	257.90	
27	122	668.20	449.19	
28	123	525.10	116.21	
29	124 to 133	1506.89	771.92	
30	134 to 142	1034.94	1379.91	
31	143 to 152	1345.79	803.87	
32	153 to 160	1021.23	607.37	
	Total	22107.00 Sq.mt.	10766.30 Sq.mt.	

1.10.The work such as tiling work, internal plaster, plumbing, electrification, door frame and shutters etc. is now completed for all floors in wing-A,B & C of Sale Bldg. No.5. But minor finishing works like fixing water taps &electric switches, internal painting, landscape, façade, cleaning work etc. is going on. External Painting is almost completed. The Authorised signatory had submitted Shri. Prashant Mayekar has submitted declaration cum Indemnity vide register No. BRL-2/4480 of 2024 in favour of Executive Engineer / Borivali Div. / Mumbai Board that the unfinished Internal finishing work, will be completed before handing over possession of the flats in the said building to the purchasers, as per the completion plan and there will not be any deviation from completion plan submitted on dated 17.03.2023. Xerox copy enclosed for favour of information please.

1.11 The land used for construction of Building No 05 Wing A, B & C is Given as lease area , RG / Open Space area and Road area.

2. The Developer M/s. S.D. Corporation and Samata Nagar Co.Op. Housing Soc. Union Ltd. have partly constructed compound wall around the Wing A, B & C of Sale Bldg. No.5 on all sides.
3. It is seen that the Development of Samata Nagar Kandivali (E) is under Integrated Redevelopment and therefore it is not possible to construct buildings as per Leased plot. Being Integrated Redevelopment, MHADA. has to give "Tit Bit" land beyond the lease plot to the M/s. S.D. Corporation and Samata Nagar Co.Op. Hsg. Society Union Ltd. or exchange the plot area to get project feasible. The Samata Nagar Co. Op. Hsg. Society Union Ltd. has to modify the Lease agreement with approval of MHADA and Sub-lease of the land in favour of Samata Nagar Co. Op.

Housing Society Union Ltd. is to be done. The Sub-lease issue is still pending. Now lease agreements are executed with separate Co.Op. Hsg. Societies. Revised lease agreement with Samata Nagar Co. Op. Housing Society Union Ltd. is still not executed. The Lease agreement for remaining area is also yet not executed.

4. All the RG plots are relocated as per approved layout plan. However rectification of Lease Deed is not done till date.
5. The buildings No. 1 A,B,C,D,E,F & G constructed for Residential 1955 T/s and 77 shops, 2 nos of Office and sale bldg No.2 (A & B wing) 400 T/s, Bldg No. 3-A 232 T/s & Commercial Bldg No. 9 (Wing A to C) Eating House, Bldg No. 3-B 232 T/s are already proposed for Occupation Certificate and now the Architect has applied for Part Occupation Certificate of Wing A, B & C of Sale Bldg.No.5. Accordingly Resident Executive Engineer / Mumbai Board has called for report of this office vide letter under reference No.4.

Sr. No.	Description	As per Approved Plan of MCGM	T/s.	Built up area	Remarks
1	Sale Bldg. No.5, Wing A, B & C	2Basement + Grd (part Commercial) +1st podium part commercial & part parking + 2nd to 5th part commercial & part commercial + 1st floor -E deck level + 2nd to 17th residential Floors	273 T/s	15003.38 Sq.mt.	2 Service Shops & 1 Bank & finance store

6. The Society / Developer has constructed separate Under Ground and Overhead water storage tanks to meet the requirement of existing + proposed development work. It is seen that there is Under Ground Water Tank at basement for each wing A, B & C of Sale Bldg. No.5 & One overhead water tanks is constructed for each wing A, B & C of Sale Bldg. No.5 on top of the staircase.
7. The applicant has not yet connected separate water meter. The applicant is taking 18" dia water main for proposed / constructed T/s from MCGM water main. This work is in progress.
8. The Applicant has constructed a Compact Advanced Mechanised S.T.P.'s Systems which includes one STP system for each wing of Sale Bldg. No.5. This Compact

Advanced Mechanised STP's Systems over flow will connect to 400 dia MCGM sewer line. The connection is yet to be done.

However developer hasn't submitted SWD NOC in this office, developer proposed to submit SWD Certificate before obtaining final NOC from Building Permission Cell. Accordingly to the condition No. 9 of Municipal Corporation Greater Mumbai Circular vide No. CHE/DP/9992/GEN, dt. 06.07.2017. In case where developer / owner intends to handover premises constructed as per approved plans. The concerned Architect / L.S. shall submit the drainage & water supply Completion Certificate from licensed plumber or consultant which shall ensured completion of all elements of external horizontal and vertical Sewerage and water supply network. Further, an undertaking shall be given by the developer / owner that location of toilet and kitchen shall not be modified at the time of internal finishing work & also indemnity is to be given by developer / owner with authorised signatory of S.D. Corporation to submit SWD Certificate before obtaining final NOC from Building Permission Cell.

9. The report may be called from CAO/MB and Estate Manager / Borivali Div. regarding dues pending in respect of entire premium and Lease Rent / Service charges.
10. The Samata Nagar Co Op Hsg Society Union had not executed revise/ Supplementary Lease agreement as per NOC condition for Tit Bit Area, R.G. area.
11. Developer M/s S D Corporation Ltd has submitted an undertaking for consent for part Occupation Certificate for sale of wing A of Bldg No.3 that they are undertake to pay the water charges when the dispute is resolved. REE/MB is requested to verify the payment of water charges as intimated by CE-II /A vide offer letter No. Co/M.B./Arch/NOC/F-59/4848/2009 dt .09.10.2009. In this regard this office has intimated to developer / Society vide letter reference No.1 & 2 to pay the water charges of Rs. 21,07,96,157/- to MHADA. The said above matter is in a court as per reference No.5 of order dt.23.01.2024, point 03 and this office office note EE/Bori/Div./ 19/2024, dt.02.02.2024. Processing of the pending OC is done. However they have not paid said water charges till date.

12. The work such as internal plaster, External Painting, plumbing, electrification, door frame and shutters etc. is now completed for all floors in Sale Bldg. No.5 wing A, B & C. However internal finishing works like flooring work, fixing water taps & electric switches, internal painting, landscape, façade, cleaning work etc. is to be completed in some floors as per approved plan by Building proposal vide letter No.MH/EE/BP/GM/MHADA-68/046/2023, dt.17.03.2023.

According to Condition No. 9 of Municipal Corporation of Greater Bombay Circular vide No. CHE/DP/9992/GEN Dated 06.07.2017, in cases where the Developer / Owner intends to handover the premises constructed has per approved plan but without internal finishing for individual premises then on the basis of declaration & indemnity to be given by the Developer / Owner accordingly Authorised signatory of S.D. Corporation, Shri. Prashant Mayekar had submitted declaration cum Indemnity vide register No. BRL-2/4480 of 2024 in favour of Executive Engineer / Borivali Div. / Mumbai Board that the unfinished Internal finishing work, will be completed before handing over possession of the flats in the said building to the purchasers, as per the completion plan and there will not be any deviation from completion plan submitted on dated 29th May 2023. Xerox copy enclosed for favour of information please.

In view of above it is recommended to issue "No Objection for Part Occupation Certificate" for the residential tenements of mentioned above for Sale wing A, B & C of Bldg. No.5 having 273 T/s for sale + 2 Service Shops & 1 Bank & finance store at Samata Nagar, Kandivali (East). Subjected to pay of all dues till date.

13. The terms & Condition of NOC / Offer Letter may be verified at REE/MB Office
14. It is observed that the Sale wing A, B & C of Bldg. No.5 is constructed on land having area of 16544.66 sq.mtr. as describing as follows :-

A) Area As per lease –	11438.43 Sqmt
B) Area Under Tit Bit –	2319.47 Sqmt
C) Area under Existing RG –	3154.63 Sqmt
D) Area Under Existing Road –	<u>330.86 Sqmt</u>
Total	16544.66 Sqmt

Copy of plan is enclosed herewith.

15. As per point No.2

16. As per point No. 3

17. As per point No.4

18. The society / developer has constructed building for residential & commercial purpose only.

19. As per point No. 06

20. As per point No. 07

21. As per point No. 08

22. As per point No. 09

23. As per record available in this office it is seen that developer has rehabilitated MHADA tenants of demolished buildings in Building No 01 Wing A to G. however there is no any record/ file available in this office regarding third party rights if any created by union / developer.

24. As per point No. 1.6

25. It is recommended to issue "No Objection for Part Occupation Certificate" for the residential tenements as mentioned above for Sale wing A, B & C of Bldg. No.5 having 273 T/s for 2 service shop & 1 bank & finance store at Samata Nagar, Kandivali (East).

26. As per point No. 02.

Your Faithfully,


21.03.2024
Executive Engineer,
Borivali Division,
Mumbai Board

Copy f.w.c. to the Deputy Engineer/ Borivali Div./ Mumbai Board for information.