



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-83/228/2022

Date- 07 JUL 2022

To,

M/s. "Magathane Parijat CHSL."

New Magathane MHADA Layout, Gulmohar Colony,
Magathane, Borivali (E), Mumbai.

Sub:- Part Occupation Certificate for proposed redevelopment of existing building No. "Magathane Parijat CHSL" (Chawl no,48 to 53) under EWS. on S.No-47 on Plot bearing CTS No.219,259 & 260 at New Magathane MHADA Layout, Gulmohar Colony, Behind TATA Power House, Magathane, Borivali (East), Mumbai.

- Ref.:** 1. Zero FSI IOA was issued u/no. EE/BP/Cell/G.M./MHADA-83/228/2019 dt 08-03-2019.
2. C.C. upto plinth level issued u/no. EE/BP/Cell/G.M./MHADA-83/228/2019 dt. 17-05-2019.
3. Concession approved on 04-10-2019.
4. Amended Plan issued u/no. EE/BP/Cell/G.M./MHADA-83/228/2020 on 31-08-2020.
5. Further C.C. issued u/no. EE/BP/Cell/G.M./MHADA-83/228/2020 dt 25/09/2020.
6. Amended Plan issued u/no. EE/BP/Cell/G.M./MHADA-83/228/2021 dt. 24-03-2021.
7. Full C.C. issued u/no. EE/BP/Cell/G.M./MHADA-83/228/2020 dt 11/05/2021.
8. Application Letter for OCC of Architect dated 04/05/2022

Dear Applicant/Owners,

With reference to your Architect application dated 04/05/2022 to grant Approval for Occupation Certificate for proposed redevelopment of existing building No "Magathane Parijat CHSL" (Chawl no,48 to 53) under EWS. on S.No-47 on Plot bearing CTS No.219,259 & 260 at New Magathane MHADA Layout, Gulmohar colony, Behind TATA

1/4

Power House, Magathane, Borivali (East), Mumbai. for building consisting of wing A & B comprising of - Wing 'A' Ground (pt.) Shops + D.G Set room, Meter room, Driver Toilet, Amenity Space / Fitness Centre and underground water tanks for drinking, flushing and firefighting purpose + Stilt having height 4.50mt. for 2 level stack parking, + Amenity spaces / Fitness Centre at 1st floor level & 1st to 22nd upper floors for residential users having height 68.45 mt. and OHT & LMR. & Wing 'B' Ground (pt.) shops + Pump room, Meter room, Amenity Space / Fitness Centre + Society office and underground water tanks for drinking, flushing and firefighting purpose + Stilt having height 4.50mt. for 2 level stack parking, + 1st to 21st + 22nd (pt.) upper floors for residential use having height 68.45 mt. and OHT & LMR with 3.00 Nos. of mechanical tower parking system is completed under the supervision of Shri. Hemant Kankariya, Architect, Lic. No. CA/99/25011, Mr. Satish Dhupelia, RCC Consultant, Lic. No. STR/D/4 and Mr. Jayprakash Halse., Site supervisor, Lic.No. Regn.no. H/60/SS-I, and as per development completion certificate submitted by Architect and as per the completion certificate issued by Chief fire officer u/no. FB/HR/R-4/04 dt. 29/04/2022.

Since the work of the Parking Tower unit No. 1 & 2 is not completed on site, the full Occupation Certificate cannot be granted. However, 79 nos. of parking are completed. Hence, the Part Occupation permission is considered proportionate to the completed parking spaces provided. Hence, the part Occupation permission for the proposed floors/tenements as tabulated below shall be granted. The same is hereby accepted and may be occupied as per the completion certificate submitted by you.

A Wing. (Total 128 Flats)

1st Floor Flat No. 101, 102, 103, 104 105, 106 (Total 6 Nos.) 2nd Floor Flat No. 201,202, 203, 204, 205, 206, (Total 6 Nos.) 3rd Floor Flat No. 301, 302, 303, 304, 305, 306, (Total 6 Nos.) 4th Floor Flat No. 401, 402, 403, 404, 405, 406, (Total 6 Nos.) 5th Floor Flat No. 501, 502, 503, 504, 505, 506, (Total 6 Nos.) 6th Floor Flat No. 601, 602, 603, 604, 605, 606, (Total 6 Nos.) 7th Floor Flat No. 701, 702, 703, 704, 705, 706, (Total 6 Nos.) 8th Floor Flat No. 801, 802, 803, 804 (Total 4 Nos.) 9th Floor Flat No. 901, 902,

903, 904, 905, 906, (Total 6 Nos.), 10th Floor Flat No. 1001, 1002, 1003, 1004, 1005, 1006, (Total 6 Nos.), 11th Floor Flat No. 1101, 1102, 1103, 1104, 1105, 1106, (Total 6 Nos.), 12th Floor Flat No. 1201, 1202, 1203, 1204, 1205, 1206, (Total 6 Nos.), 13th Floor Flat No. 1301, 1302, 1303, 1304, 1305, 1306, (Total 6 Nos.), 14th Floor Flat No. 1401, 1402, 1403, 1404, 1405, 1406, (Total 6 Nos.), 15th Floor Flat No. 1501, 1502, 1503, 1504, (Total 4 Nos.), 16th Floor Flat No. 1601, 1602, 1603, 1604, 1605, 1606, (Total 6 Nos.), 17th Floor Flat No. 1701, 1702, 1703, 1704, 1705, 1706, (Total 6 Nos.), 18th Floor Flat No. 1801, 1802, 1803, 1804, 1805, 1806, (Total 6 Nos.), 19th Floor Flat No. 1901, 1902, 1903, 1904, 1905, 1906, (Total 6 Nos.), 20th Floor Flat No. 2001, 2002, 2003, 2004, 2005, 2006, (Total 6 Nos.), 21st Floor Flat No. 2101, 2102, 2103, 2104, 2105, 2106, (Total 6 Nos.), 22nd Floor Flat No. 2201, 2202, 2203, 2204, 2205, 2206, (Total 6 Nos.) with OHT & LMR.

B Wing. (Total 76 Flats)

1st Floor Flat No. 101, 102, 103, 104, 105, (Total 5 Nos.), 2nd Floor Flat No. 201, 202, 203, 204, 205, (Total 5 Nos.), 3rd Floor Flat No. 301, 302, 303, 304, 305, (Total 5 Nos.), 4th Floor Flat No. 401, 402, 403, 404, 405, (Total 5 Nos.), 5th Floor Flat No. 501, 502, 503, 504, 505, (Total 5 Nos.), 6th Floor Flat No. 601, 602, 603, 604, 605, (Total 5 Nos.), 7th Floor Flat No. 701, 702, 703, 704, 705, (Total 5 Nos.), 8th Floor Flat No. 801, 802, 803, (Total 3 Nos.), 9th Floor Flat No. 901, 902, 903, 904, 905, (Total 5 Nos.), 10th Floor Flat No. 1001, 1002, 1003, 1004, 1005, (Total 5 Nos.), 11th Floor Flat No. 1101, 1102, 1103, 1104, 1105, (Total 5 Nos.), 12th Floor Flat No. 1201, 1202, 1203, 1204, 1205, (Total 5 Nos.), 13th Floor Flat No. 1301, 1302, 1303, 1304, 1305, (Total 5 Nos.), 14th Floor Flat No. 1401, 1402, 1403, 1404, 1405, (Total 5 Nos.), 15th Floor Flat No. 1501, 1502, 1503, (Total 3 Nos.), 16th Floor Flat No. 1601, 1602, 1603, 1604, 1605, (Total 5 Nos.) with OHT & LMR.

1. That all firefighting systems shall be maintained in good working conditions.
2. That this Part 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 without prior permission of this office.
 4. Terms and conditions of Final Fire NOC shall be strictly followed.
 5. Functioning of Lifts, OHT, Parking Towers etc. shall be maintained.
- D.A.:- Plan.

--Sd--
(Dinesh Mahajan)
Ex.Engineer/B.P.Cell (WS)
Greater Mumbai / MHADA

Copy submitted for information please.

- 1) Chief Officer/Mumbai Board.
 - 2) Dy. Ch.E. (B.P.) Cell MHADA
- Copy with plan to: 3) Asst. Commissioner 'R/Central' Ward (MCGM)
- 4) A.A. & C. 'R/Central' Ward (MCGM)
 - 5) A.E.W.W. 'R/Central' Ward (MCGM)
 - 6) Architect Shri. Hemant Kankariya M/s. Deeksha City Scape.

(Dinesh Mahajan)
Ex.Engineer/B.P.Cell (WS)
Greater Mumbai / MHADA