



**BRIHANMUMBAI MUNICIPAL CORPORATION  
ANNEXURE 20 & 22**

**OCCUPATION CUM BUILDING COMPLETION CERTIFICATE UNDER REG. 11(6) OF DCPR 2034 AND PART  
OCCUPATION UNDER REG. 11(7) /11(8) OF DCPR 2034**

[P-3893/2019/(353/30 AND OTHER)/N WARD/FP/OCC/1/NEW of 14 September 2023]

To,  
**M/s. ASHAR REALTORS, CA to Owner, Secretary of Mahavir Jyot CHS. LTD.  
ASHAR I.T. PARK, ROAD NO. 16Z,  
WAGHLE INDUSTRIAL ESTATE,  
NEAR AGRICULTURE BUS STOP,  
THANE (WEST)..**

Dear Applicant,

The **Part 1** development work of **Resi+comm** building comprising of **Wing A and Wing B of Service basement (Wing A) + Ground floor/Stilt floor + 1st podium floor** on plot bearing FP No. **353/30, 353/31, 353/32** of T.P.Scheme **TPS GHATKOPAR NO.III** at **ODEON CINEMA** is completed under the supervision of Shri. **Karan Manoj Daisaria**, Architect, Lic. No. **CA/2015/67292**, Shri. **Umesh M. Joshi**, Structural Engineer, Lic. No. **STR/J/26** and Shri. **Shri Sanjeeva I Yadahalli**, Site supervisor, Lic.No. **Sup/Grade I : 840007822** and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. **P-3893/2019/(353/30 And Other)/N Ward/FP** dated **02 September 2023**. The same may be occupied and completion certificates submitted as sighted above are hereby accepted.

The PART OC is approved subject to following conditions:

1. That the balance conditions as per this office IOD and amended plans under even no shall be complied with before requesting Full OC.
2. That the building for which Part OC is granted, as marked on accompanying plan shall be protected against any mishap and no FSI violations within the said portion shall be permitted by the Owner/Developer.
3. That the prospective occupants of building shall be made aware of the balance works & BMC shall be kept indemnified for any litigations, mishap, etc.
4. That the prospective occupiers of building shall be made aware of the ongoing construction activities/partially incomplete works & protective /safety measures to be adopted at their end & no FSI violation within the said portion shall be permitted by the Developer.
5. That the parking as per the approved plans for the portion for which part OCC is issued shall be maintained.
6. That all temporary provisions in regards to building services shall be maintained till full OCC.
7. That all the balance tenantable finishing civil work shall be duly completed in all respects before giving possession to the prospective buyers of the building.

Note :- This permission is issued without prejudice to actions under sections 305,353-A of Mumbai Municipal Corporation Act, 1888.

**Copy To :**

1. Asstt. Commissioner, N Ward
  2. A.A. & C. , N Ward
  3. EE (V), Eastern Suburb
  4. M.I. , N Ward
  5. A.E.W.W. , N Ward
  6. Architect, Karan Manoj Daisaria, 801 Skyline Epitome, Kirol Road, Near Jolly Gymkhana, Vidyavihar West
- For information please



Yours faithfully  
Executive Engineer (Building Proposal)  
Brihanmumbai Municipal Corporation  
N Ward

