

PRESIDENT
Domnic Romell

IMMEDIATE PAST PRESIDENT
Boman Irani

PRESIDENT-ELECT
Ajay Ashar

STRATEGIC ADVISOR
Abhishek Lodha

SENIOR VICE PRESIDENTS
Parag Shah
Jayesh Shah
Sukhraj Nahar
Sandeep Raheja
Rasesh Kanakia

VICE PRESIDENTS
Bandish Ajmera
Shailesh Puranik
Pritam Chivukula
Amit Thacker
Jackbastian Nazareth

SECRETARY
Dhaval Ajmera

TREASURER
Nikunj Sanghavi

JOINT SECRETARIES
Tejas Vyas
Pratik Patel
Sunny Bijlani
Rushi Mehta

JOINT TREASURER
Gurminder Singh Seera

COMMITTEE MEMBERS
Shahid Balwa
Subodh Runwal
Parag Munot
Nainesh Shah
Mukesh Patel
Munish Doshi
Raajesh Prajapati
Shailesh Sanghvi
Parth Mehta
Harmohan Sahni
Jayvardhan Goenka
Umang Kuwadia
Prashant Khandelwal
Binitha Dalal
Ayushi Ashar
Samyag Shah
Ricardo Romell

SPECIAL ADVISORS
Ar. Hafeez Contractor
Adv. Parimal Shroff
Anuj Puri

STATISTICS AND RESEARCH
Dr. Adv. Harshul Savla

INVITEE MEMBERS
Rahul Sagar
Ramkrishna Raheja
Nishant Agarwal
Harsh Hiranandani
Ajay Nahar
Azim F. Tapia
Cherag Ramakrishnan
Vijay Lakhani
Jayesh Chauhan
Aditya Shah
Shraddha Goradia
Sudhanshu Agarwal
Hussain Lalani
Sahil Parikh
Aditya Mirchandani
Rushi Ajmera

YOUTHWING CONVENOR
Naman Shah

PROCUREMENT CONVENOR
Nimish Ajmera

WOMEN'S WING CHAIRPERSON
Sejal Goradia

To,

Shri Sunil Rathod,

Chief Engineer [Development Plan] [I/C]
5th Floor, Annexe Bldg., BMC Head Office,
Mahapalika Marg, Fort,
Mumbai-400001



Sub: Queries regarding validity and effectiveness of Part Occupancy Certificate

Dear Sir,

We are writing to you pursuant to certain common queries raised by financial institutions with respect to the validity and effectiveness of Part Occupancy Certificates issued by you and other authorities, while deciding on loan requests made by developers. In order to effectively address these queries, which have also been raised in some pending court cases, we request you if you could oblige us with clarifications on the below mentioned queries:

1. Is a 'Part Occupancy Certificate' issued by the MCGM for a part of a building/ project which has been completed while the remaining of the building/ project is yet to be completed? If yes, under which provision of DCR/DCPR?
2. Is issuance of Part Occupancy Certificate for a part of a building/ project equivalent to issuance of an Occupancy Certificate (under Regulation 6(7) of the Development Control Regulations, 1991 and Regulation 11(7) of the Development Control and Promotion Regulations, 2034) for such part which entitles the builders to handover occupation of such part to the customer, while the remaining project is yet to be completed?
3. When is a 'Full' Occupancy Certificate issued by MCGM for a building/ project?
4. Does the reference to a 'Full' Occupancy Certificate in any Part Occupancy Certificate, or the issuance of a Full Occupancy Certificate for the last part of the building/project (in which Part Occupancy Certificate has been issued earlier for certain parts) reduce the effectiveness/ validity of the Part Occupancy Certificates issued earlier?
5. Can a Part/ Full Occupancy Certificate be issued without interior works of the flats in such building/ project being finished? In such a case, whether a Part/ Full Occupancy Certificate shall be sufficient to handover occupation of such unit(s) to the customer?

We are grateful and look forward to receiving your clarifications to the above queries.

Thanking you,

Yours sincerely,

For CREDAI-MCHI

Domnic Romell
President

Dhaval Ajmera
Hon. Secretary

PS: Contact Person Mr. Sanjay Phope - +91 9619345193

Maharashtra Chamber of Housing Industry

Maker Bhavan II, 4th Floor, 18, V. Thackersey Marg, New Marine Lines, Mumbai - 400 020.
Tel: 42121421, Fax: 4212 1411/407 Email: secretariat@mchi.net Website: www.mchi.net

CREDAI-MCHI CHAPTERS : THANE | KALYAN-DOMBIVLI | MIRA BHAYANDAR | RAIGAD | NAVI MUMBAI |
BHIWANDI | PALGHAR BOISAR | SHAHAPUR-MURBAD | URAN-DRONAGIRI |
VASAI VIRAR | ALIBAG | KARJAT-KHALAPUR-KHOPOLI | YOUTH NMR