

No. TCP/WTT/Block-C/CC/Part OC/Vol-XVI/ /2019
1373

Date: 24 SEP 2019

PART OCCUPANCY CERTIFICATE

[For Resi. Bldg. D-Wing 8 for Ground Floor (part) + First Floor(part) + 2nd to 38th upper floors, for Resi. Bldg. B-Wing 4 for 41 floor & 42 floor, for Resi. Bldg. C-Wing 5 for 41 floor and Resi. Bldg. C-Wing 6 for 41 floor on Plot bearing Block-C, CS No.8(pt) of Wadala Truck Terminal, Village- Salt Pan, Mumbai City District].

To,
M/s. Lodha Developer Limited. (Licensee)
 412/ Floor -4, 17G Vardhaman Chamber,
 Cawasji Road, Hornimal Circle,
 Fort, Mumbai – 400 001.

Sir,

In the development work of Residential Building D-Wing 8 of “**M/s.Lodha Developer Limited**” on Plot bearing Block- C, CS No. 8(pt) of Village –Salt Pan, situated at Wadala Truck Terminal, Mumbai City District, Ground Floor(part) + First Floor (part) + 2nd floor to 38th upper floors, Residential Building B-Wing 4 (41 and 42 floor), Residential Building C-Wing 5 (41 floor), Residential Building C-Wing 6 (41 floor), are completed.

Till date, the Built Up Area (BUA) consumed for which Occupation Certificate(OC)/ Part OC is issued on plot under reference, is as given in table below:

Sr. No.	Building/s	Built Up Area (in Sq.M.)	Date of issuance of OC/Part OC
1	Resi. Building (B3, B4, C5 & C6) upto 40 upper floors	116216.111 Sq.M.	Part OC dt. 8/06/2017 (read with addl. alt permission dt.29/05/2019)
2	Resi. Building (D7) upto 40 floors	27422.407 Sq.M	Part OC dt. 16/08/2018 & 04/12/2018 (read with addl. alt permission dt.29/05/2019)
3	Resi. Building (F11) (Ground (part) + First (part))	625.581 Sq.M.	Part OC 04/12/2018 (read with addl. alt permission dt.29/05/2019)
4	Commercial (H)	50251.010 Sq.M.	OC 04/12/2018 (read with addl. alt permission dt.29/05/2019)
5	BUA consumed uptill now	194515.109 Sq.M.	

P.T.O.

Mumbai Metropolitan Region Development Authority

The Built-Up Area which will be occupied for the Residential Building D-Wing 8 and Residential Building B-Wing 4, Residential Building C-Wing 5, Residential Building C- Wing 6, are as show in the following table:

Building/s	BUA as per CC (for Superstructure dt.19/08/2019)	BUA for which Part OC issued on 8/06/2019 (read with addl. alt permission dt.29/05/2019)	BUA for which part OC is now issued	BUA for which OC is balanced to be issued
Residential Building D-Wing 8	24428.558 Sq.M. [4B+G+38 floors]	-	25456.560 Sq. M. [Ground Floor (part) +First Floor(part)+ 2 nd to 38 th upper floors]	-
Residential Building B-Wing 4	28143.772 Sq.M. [G+43 floors]	26273.298 Sq.M.	1216.832 Sq.M. [41 & 42 floor]	653.642 Sq.M.
Residential Building C-Wing 5	28222.053 Sq.M. [G+43 floors]	26343.599 Sq.M.	655.085 Sq.M. [41 floor]	1223.369 Sq.M.
Residential Building C-Wing 6	27605.053 Sq.M. [G+43 floors]	25726.599 Sq.M.	655.085 Sq.M. [41 floor]	1223.369 Sq.M.

The development work is completed under the supervision of Architect, Miss Devyani Khadilkar from '**M/s. Spaceage Consultant**', (Architect's Registration No.CA/90/13184) and Structural Engineer Mr. Girish Dravid of '**M/s. Sterling Engineering Consultancy Services Pvt. Ltd.**' (License No. BMC Reg. No. STR-D/59), which may be occupied on compliance of all the following conditions:

1. That the provisions in the proposal which are not confirming to applicable Development Control Regulations and other Acts are deemed to be not approved;
2. That the certificates under Section 270-A of B.M.C. Act shall be obtained from Hydraulic Engineer, MCGM and a certified copy of the same shall be submitted to this office;
3. That any change in the user in future would require prior approval of MMRDA;
4. That if any user mentioned in completion/as built plans is found changed at any time without prior permission of MMRDA, then this part occupation certificate granted to your premises will be treated as canceled and appropriate action will be taken against you;

P.T.O.

Special Conditions:

5. The buildings u/r shall be painted by owner/holders once in five years to maintain outer beauty of these building as per Regulation 16.3 of WTT's DCR-2010;
6. The applicant shall obtain and submit license for remaining 04 lifts (i.e. Lift No. 5, 6, 7,8) for Resi. Bldg. D-Wing 8 before requesting for grant of full OC of building u/r OR before giving physical possession to the flat buyers whichever is earlier as ensured by applicant in their undertaking dt.11/09/2019;
7. The applicant shall pay the delay payment for extension in time period for completion of building till November, 2019 as ensured by applicant in their undertaking dt.19/09/2019;
8. The applicant shall pay the outstanding lease premium by November 2019 as ensured by their undertaking dt.19/09/2019, till then MMRDA shall issue permissions only for proportionate area for which lease premium paid by the applicant;
9. The applicant shall complete the unfinished internal works before applying for grant of full Occupation Certificate of the Resi. Bldg. D-Wing8, Resi. Bldg. B- Wing 4, Resi. Bldg. B-Wing 5, Resi. Bldg.-Wing 5 and Resi. Bldg. C-Wing 6 OR before handing over physical possession of premises for habitation whichever is earlier, as ensured by the applicant in their undertaking dt.11/09/2019 and indemnify MMRDA from any agreement compliance between applicant and third party;
10. The applicant shall abide with the decision of Competent Authority regarding NA Order;
11. The applicant shall comply the conditions mentioned in Commencement Certificate No. T&CP/WTT/Block-C/CC/Vol-XVII/923/2019 dt.19/08/2019;
12. The applicant shall abide with all conditions mentioned in earlier letters from all Statutory Authorities;
13. This Part Occupation Certificate is based on the documents submitted by architect and architect shall be responsible regarding authenticity of the same;
14. The applicant shall ensure that detection systems are strictly adhering to the IS Code as mentioned in the Maharashtra Fire Service Office's Circular no. MFS/10/2012/1099 dt.19/07/2012;

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15. The applicant shall comply with the conditions mentioned in the MCGM's Circular No. CHE/27921/DP/Gen; dt.6/01/2014 (in respect of preservation of documents mentioned at sr.no. (a to k) therein) and applicant shall submit undertaking and Indemnity bond mentioned therein before requesting for Occupation Certificate.
16. The applicant shall comply the conditions mentioned in CFO's NOC dt.30/08/2019.

A set of certified Part Completion plans (As-Built Drawings No.1/17 to 17/17) is enclosed herewith.

This Part-Occupation Certificate is issued with the approval of Metropolitan Commissioner.



Planner

Town & Country Planning Division

Copy (for information w.r.t MMRDA's D.O. Letter dt.30/01/2009), with set of certified Part completion plans bearing nos. 1/17 to 17/17 to:

1)The Executive Engineer,
Bldg. Proposals-City-I,
New Municipal Building,
Bhagwan Walmiki Chowk,
Vidyalankar Marg, Opp. Hanuman
Mandir, Antop Hill, Wadala (E),
Mumbai – 400 037.

2) M/s. Spaceage Consultants (Architect)
Shop No.15,B-106,
Natraj Building, Sristi Complex,
Mulund Link Road,
Mulund (W), Mumbai – 400 080.