



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SROT/MCP-03/L.D.P.L./OC-II/CI-2017/107 /2015

Date: 6 NOV 2015.

OCCUPANCY CERTIFICATE

To,
Mr. Rajendra Lodha,
Director, M/s. Lodha Dwellers Pvt. Ltd.
216, Shah & Nahar Industrial Estate,
Dr. E. Moses Road, Worli, Mumbai - 400 018

Sub : Issuance of Occupancy Certificate for the Buildings in Cluster 20 (Wing A,B,C,D,E,F,G & H) in Sector II on land bearing Survey Nos. 64/1Pt,64/2Pt,65/Pt,67/Pt & 73/Pt of village Ghesar in the proposed Mega City Project at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan Dist, Thane.

Ref : 1) MMRDA's amended Commencement Certificate under No. SROT/MCP-02/L.D.P.L./ CC-II/1451/2015, dt. 28/07/2015.
2) Your application dt. 31/08/2015.

Sir,

The Occupancy Certificate is hereby granted for the buildings in Cluster 20 (Wing A,B,C,D,E,F,G & H) in Sector II on land bearing Survey Nos. 64/1Pt,64/2Pt,65/Pt,67/Pt & 73/Pt of village Ghesar, Taluka, Kalyan, Dist. Thane to the applicant **Mr. Rajendra Lodha, Director, M/s. Lodha Dwellers Pvt. Ltd.** as mentioned in the table below :

Cluster no	Wing	Storeys	Total BUA sq.mt.
20	A	Stilt + 8 Floors.	3230.92
	B	Stilt + 8 Floors.	3175.70
	C	Stilt + 8 Floors.	3202.67
	D	Stilt + 8 Floors.	3208.41
	E	Stilt + 8 Floors.	3180.79
	F	Stilt + 8 Floors.	3258.86
	G	Stilt + 8 Floors.	3246.13
	H	Stilt + 8 Floors.	3230.92
Total BUA for buildings in Cluster 20 (Wing A,B,C,D,E,F,G & H)			25734.40

The total built-up area of **25734.40 sq.m.** for buildings in Cluster 20 (Wing A,B,C,D,E,F,G & H) completed under the supervision of Architect Mr. Piyush Tak, M/s. Concept Design Cell (Reg no. CA/2001/28272) and Structural Engineer Mr. Anand Kulkarni, M/s. Epicons Consultants Pvt. Ltd. are permitted to be occupied on the following conditions:-

1. This permission is issued without prejudice to action, if any, under M.R. & T.P. Act, 1966;
2. That any addition / alteration or change of user in future carried out without prior approval of MMRDA is liable to be treated as unauthorized and may be processed against under Section 53 or other Sections, as the case may be, of the M.R. & T.P. Act, 1966. Carrying out unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine;
3. That adequate arrangement for disposing the Solid Waste shall be made on regular basis;
4. That all the conditions of NOC's, approvals and permissions such as EIA Clearance dt. 03/11/2012, Fire NOC dt. 20/02/2015 & 14/09/2015, Highway NOC dt. 07/04/2011, N.A. permission dt. 14/10/2014, Railway NOC dt. 28/08/2012, Irrigation NOC dt. 07/05/2010, Forest NOC dt. 30/09/2010, Consent to establish dt. 19/01/2013 & Consent to operate dt. 10/12/2013 from MPCB, Water permission from MIDC dt. 22/12/2010 & 02/04/2013 etc. issued by various Competent Authorities will be binding on the applicant;
5. The applicant shall fully comply with the condition no. 11 of amended Commencement Certificate dated 28/07/2015 prior to issuance of Occupancy Certificate to all the buildings in Sector II of the proposed Mega City Project;

P.T.O.

Sub Regional Office, 1st Floor, Balkum Fire Brigade Station Building, Thane - Bhiwandi Road, Balkum, Thane (W) - 400 608.

Tel. No.: (022) 2544 2640, 2538 8122 • Fax : (022) 2541 8265 • Email :

sro.thane@mailmmrda.maharashtra.gov.in

6. The decision of Government regarding norms, development and handing over of public amenities/utilities & R.G. will be binding on the applicant;
7. That the acceptance to Development Completion Certificate will be issued only after satisfactory compliance of all the conditions of Occupancy Certificate and development of entire Sector II along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc.

Sanjay Sethi
Additional Metropolitan Commissioner,
MMRDA

Encl: 1 Set of Plans (namely drg. No. 1 to 6, i.e. 6 Nos. of drawings)

Copy to:

- 1) **Mr.Piyush Tak, -----(with enclosure)**
Concept Design Cell,
G-19, Neighbourhood Shopping Complex,
Sector 4, Nerul,
Navi Mumbai – 400706.
- 2) **The Collector, Thane District----- (without enclosure)**

