

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

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HEAD OFFICE:

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Ref. No.

CIDCO/NAINA/PANVEL/Kon/BP-94/OC/2019/385/SAP/SP(BP)/120

Date : 30/03/2019

To,

 M/s Lucina Land Development Limited,
 CS No 612,613,14th floor, India bull Finance Centre,
 Elphiston Mills compound, Senapati Bapat Marg,
 Elphiston Road, Mumbai 400013.

Sub: - Part Occupancy Certificate for sale building no. 14G1, 15B & 16A (sector 5) of proposed Rental Housing Scheme on land bearing S.No 80/A, 83/2A, 83/3, 83/7+4B+5B, 85/0, 86/1, 90/1A, 90/1B, 90/3B, 90/4, 90/7, 90/8, 90/9, 90/10, 90/11, 91/5 of Village-Kon, Taluka-Panvel, Dist-Raigad.

Ref:	1.	CC granted by District Collector office, Raigad vide letter no. मशा/एल.एन.ए. १(ब)/प्र.क्र. ५९/२०१२ दि. १६/०२/२०१३.
	2.	This office letter vide No. CIDCO/NAINA/Panvel/Kon/BP-94/OC/2018/2490 dated 07/12/2018.
	3.	This office letter vide No. CIDCO/NAINA/Panvel/Kon/BP-94/OC/2018/NIL dated 18/12/2018.
	4.	This office letter vide No. CIDCO/NAINA/Panvel/Kon/BP-94/OC/2019/353/SAP/SP(BP)/67 dated 28/03/2019.
	5.	MMRDA's letter no. MMRDA/RHD/RHS-49 (II)/2016/07 dated 09.01.2017.
	6.	MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/196/2017 dated 27.10.2017.
	7.	MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/133/2018 dated 21.09.2018.
	8.	MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/129/2018 dated 12.09.2018.
	9.	MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/39/2019 dated 29.03.2019.
	10.	Environment clearance dated 22/11/2010 and 09/08/2012.
	11.	Chief Fire officer, CIDCO has granted Final Fire NOC for sale building No.14G1, 15B & 16A (sector 5) vide no. जा.क्र./सिडको/अग्नि/मुख्यालय/६९०/२०१९ दि. २०.०२.२०१९.
	12.	Completion certificate for Fire Station submitted by appointed architect to this office on 29.03.2019.
	13.	Consent to Operate from MPCB vide no. Format I.0/BO/CAC-cell/UAN No. 0000056837/CO(Part-VI)/CAC-1903000768 dated 14.03.2019.
	14.	Part Occupancy Certificate for sale building No 1E, 2G, 3C (sector 2) and building No 4D, 5C, 6G (sector 3) granted on 30.06.2017 and for sale building no. 20C1 (sector 3) and building no. 8G1, 9C1 & 10G1 (sector 4) granted on 11.05.2018 and and building no. 11F, 17G1, 18E & 19C1 (sector 4) granted on 01.10.2018.

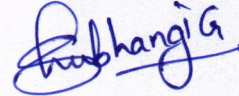
15.	M/s Lucina Land Development Limited's application dated 30.11.2018, 27.12.2018, 28.03.2019 & 29.03.2019
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Sir/ Madam,

Please find enclosed herewith necessary Occupancy Certificate along with as-built drawings for sale building No 14G1, 15B & 16A (sector 5). (Details mentioned therein with conditions).

Thanking you.

Yours faithfully,



(Shubhangi Bishnurkar)
Associate Planner (NAINA), CIDCO

Encl : As above

Cc to:

1. M/s Octave Consultant,
04, Joelyn, Sherly Rajan Road,
Off Carter Road, Bandra (W),
Mumbai 400050
2. The District Collector,
Office of the Collector, Revenue Dept,
Near Hira Kot Lake, Alibag,
Dist-Raigad 402201
3. Dy. Executive Engineer,
MSED Co. Ltd,
Panvel-II Sub-Division
4. Dy Superintendent of Land Records,
Agri Samaj Hall, 1st floor,
Panvel, 410206
5. Maharashtra Industrial Development
Corporation,
Udyog Sarathi, Mahakali Caves Road,
Andheri (E), Mumbai, 400093
6. The Sarpanch,
Grampanchayat at Kon,
Tal-Panvel, Dist-Raigad
7. The Chief Planner, Rental Housing Division,
MMRDA, 7th floor, M.M.R.D.A. office building,
Bandra-Kurla Complex, C-14 & 15, E Block Bandra (E),
MUMBAI - 400 051
8. The CCUC, CIDCO
9. AO, NAINA

With a request to give permanent power supply connection to the project proponent, subject to fulfillment and compliance of requisite norms at your end.

With a request to give permanent water supply connection to the project proponent, subject to fulfillment and compliance of requisite norms at your end

PART OCCUPANCY CERTIFICATE

I hereby certify after site inspection on 11/12/2018 and 27/03/2019 that, the construction of sale building no. 14G1, 15B & 16A (Sector 5) of Rental Housing Scheme on land bearing S. No 80/A, 83/2A, 83/3, 83/7+4B+5B, 85/0, 86/1, 90/1A, 90/1B, 90/3B, 90/4, 90/7, 90/8, 90/9, 90/10, 90/11, 91/5 of Village-Kon, Taluka-Panvel, Dist-Raigad has been completed under the supervision of M/s Octave Consultant, Architect Shri Vaibhav Borkar (License/ Registration No. CA/2003/30717) and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. मशा/एल.एन.ए.१(ब)/प्र.क्र. ५९/२०१२ दि. १६/०२/२०१३, issued by the District Collector, Raigad and permitted to be occupied subject to the following conditions :-

1. This certificate of occupancy is issued only in respect of following buildings:

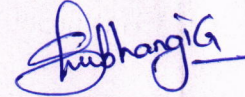
	Bldg. No. & Height	Units	Built up area (Sq.Mt.)
Sector 5	Building No. 14 (Type G1) 2 Basements + Gr. + Stilt/podium/Part Resi. + 1 st to 37 th upper resi. floor, (115.30 M)	Residential Units- 212 No	16183.91
	Building No. 15 (Type B) 2 Basement + Gr. + Stilt/podium + 1 st to 37 th upper resi. floor, (115.30 M)	Residential Units- 276 No.	16241.18
	Building No. 16 (Type A) 2 Basement + Gr. + Stilt/podium + 36 th & 37 th (duplex) upper resi. floor, (115.30 M)	Residential Units- 277 No	13789.24
	Total	Residential Units- 765 No.	46214.33
<p>1. There is centrally located Recreational space provided at 3.30 M height above podium level, which is not directly accessible through residential units and there is driveway of 6.0 m between podium recreational space and habitable rooms.</p> <p>2. Free of FSI servant's toilet units- 6 nos. (52.15 Sq.Mt.) in sector 5 (14G1, 15B & 16A) provided in Ground, Stilt, Basement-1.</p> <p>3. One Society office (20.0 sq.m) and one garbage room (13.17 sq.m) is provided at Ground level. (For entire sector 5)</p>			

2. This permission is issued without prejudice to action, if any under MR&TP Act, 1966.

3. This part Occupancy Certificate is to be read along with the accompanying as-built drawings bearing No.CIDCO/NAINA/PANVEL/Kon/BP-94/OC/2019/385/SAP/SP(BP)/120
4. All the conditions mentioned in the location clearance and layout approvals granted by MMRDA from time to time and agreement executed with MMRDA shall be binding on applicant.
5. All the conditions mentioned in the permission granted by District Collector Office, Raigad vide letter No क्र. मशा/एल.एन.ए. १ (ब)/प्र.क्र. ५९/२०१२ दि १६/०२/२०१३ shall be binding on applicant.
6. All the conditions mentioned in Environment clearance dated 22/11/2010 and 09/08/2012 shall be binding on applicant.
7. All the conditions mentioned in "Consent to Operate" dated 14.03.2019 shall be binding on applicant.
8. All the conditions mentioned in NOC for Occupation certificate (for 2.75 FSI of the Free Sale Component) granted by MMRDA vide letter no. MMRDA's letter no. MMRDA/RHD/RHS-49 (II)/2016/07 dated 09.01.2017 and MMRDA/RHD/RHS-49 (III)/196/2017 dated 27.10.2017 and MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/133/2018 dated 21.09.2018 and MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/129/2018 dated 12.09.2018 and MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/39/2019 dated 29.03.2019 shall be binding on applicant.
9. The provision of lifts, parking spaces, refuge areas, extent of basement, architectural features etc. are considered in the proposal as per approval given of District Collector, Raigad in accordance with savings clause of draft DCPRs of IDP of NAINA.
10. Provision of infrastructure by CIDCO cannot be made immediately. Till such time, it shall be responsibility of the applicant to make arrangement of all infrastructure including disposal of sewage, solid waste etc. at his own cost.
11. With reference to Minutes of meeting dated 29.03.2019 of joint meeting held between MC, MMRDA and VC & MD, CIDCO on 27.03.2019 and Undertaking submitted by Project Proponent you are require to pay additional infrastructure charges to CIDCO before 8th April 2019 and in case of delay you will be liable to pay interest at the rate of 18%.
12. All the conditions mentioned in final Fire NOC for sale building No.14G1, 15B & 16A (sector 5) vide no. जा.क्र./सिडको/अग्नि/मुख्यालय/६९०/ २०१९ दि. २०.०२.२०१९ shall be binding on you.
13. Any alteration/addition or change in user in future carried out without prior approval of CIDCO shall be treated as unauthorized and liable for actions mentioned under section 53 of the MR&TP act, 1966.
14. The refuge areas provided shall not be permitted to be occupied and kept free for all the time for rescue operation.
15. Architectural projections, stilt, lobbies etc. shall not be misused at later time.

16. Applicant shall provide Electrical meters and sanitary fixtures before final possession of the apartment to customers.
17. The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.
18. In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project, this OC shall stand cancelled.

Yours faithfully,



(Shubhangi Bishnurkar)
Associate Planner (NAINA), CIDCO

