

OCCUPANCY CERTIFICATE

SROT/BSNA/2501/BP/OC/ITP- Anjur, Mankoli & Surai/347 /2021

Date: 31 MAR 2021

To,
M/s. Lodha Developers Ltd.
412, 4th Floor, 17G, Vardhman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort, Mumbai-400001,

Sub: Occupancy Certificate for proposed Residential Sale Buildings (Casa Ecopolis (Wing-A & B), Casa Tiara (Wing-A & B), Casa Treetops (Wing-A, B, C, C1, C2, D, E, F), Casa Greenville (Wing-A, B, C, D, E, E1, F, G, H, I)), Social Housing Building Magnolia (Wing A & B), Fire Station & Fire Station Staff Quarters of the proposed Integrated Township Project on land bearing S.No 239 Pt, 253 , 254 P, 254 Pt, 254 Pt, 254 Pt, 255/1A, 255/1B, 255/2, 255/3, 256, 263, 265/2, 265/3, 265/4Pt, 266,267/2 269/3, 270 Pt, 270Pt, 270 Pt, 270/4,271, 272 Pt, 272 Pt, 272 Pt, 275 Pt,275/B/Pt, 276 Pt, 276 Pt, 276 Pt, 291 ,291/A, 293/1, 293/3 298/3 of Village Anjur, S.No 14/1, 14/2, 14/7, 14/8, 15/5A, 15/6A, 15/6B, 31/7, 31/11, 31/13, 31/14, 36/1, 36/2A, 36/2B, 36/3, 36/7, 37/1, 37/5, 37/6, 38/5A, 38/7, 38/9A, 38/9B, 39/1, 39/2, 39/3, 39/5, 39/6, 40/6, 41/1, 41/3Pt, 41/4,41/5,41/6, 41/7, 41/9, 41/10 P, 45/3, 45/4, 45/4, 45/5, 45/7, 47/3, 47/4P, 47/5, 48/1/1P, 49/1P,49/4, 49/5,51/1, 51/2, 52/1, 52/2, 53/A, 53/B, 53/C, 54/4, 54/5A, 54/5B, 54/5C, 54/5D,55/7, 55/8,55/9, 55/10, 55/11P,55/12A, 55/14, 55/15, 56/1P, 56/1P, 56/1B, 56/1/D, 57/P, 57/P, 57/P, 58/P, 58/P, 60/2, 62, 63, 65/1, 66/1, 66/3, 66/4, 66/5, 67/9,67/11, 68/2P&69/7 of Village Mankoli and S.No12/1, 12/3, 12/4, 12/15, 14/5, 14/6, 14/7, 14/8,14/9, 14/10P, 14/11, 14/12, 14/13P, 14/14, 14/15, 14/16, 14/17, 15/1, 15/2/A, 15/3, 15/4, 15/6, 15/7, 15/8, 15/9, 15/11, 15/12,16/Pt,17/1, 17/2, 17/3, 18/1Pt,18/2, 18/4, 19/1, 19/2, 19/3, 19/4, 20, 21, 22/1Pt, 22/1Pt,22/2, 23, 24, 25/1A,25/1/2, 25/2Pt, 25/2Pt, 26/1P, 27/1Pt, 27/2, 28/8A, 28/11, 28/12,28/13, 28/14, 28/14B,28/15, 28/16Pt, 29/2, 31/1, 31/2,31/3,34/1, 34/2P, 35/1A, 35/1Pt, 35/1P, 35/2, 36/2, 36/3, 36/4, 36/5, 36/6, 36/9,36/10Pt,36/12, 37/2Pt,37/3, 37/6, 37/12, 38/8,39/Pt, 39/0Pt, 40/3, 40/7, 40/8Pt, 40/8Pt, 40/10, 40/11, 40/14, 40/17, 40/21, 40/23, 40/27& 40/38 of Village Surai Taluka Bhiwandi Dist. Thane.

- Ref:**
1. Initial Location Clearance issued by Urban Development Dept. Govt. of Maharashtra, dt.29.04.2017
 2. Revised Location Clearance issued by Director of Town Planning, Maharashtra State, Pune, Dt: 25.05.2018
 3. Revised Location Clearance issued by Director of Town Planning, Maharashtra State, Pune, Dt: 10.12.2018
 4. MMRDA's Amended Layout Approval & Amended Commencement Certificate Dt: 30.08.2019

Mumbai Metropolitan Region Development Authority

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokharan Road No. 2, Majiwada, Thane (W) - 400 601.

5. M/s Lodha Developers Ltd. application Dt. 09.03.2021

Sir,

Development work of Residential Sale Buildings (Casa Ecopolis (Wing-A & B), Casa Tiara (Wing-A & B), Casa Treetops (Wing-A, B, C, C1, C2, D, E, F), Casa Greenville (Wing-A, B, C, D, E, E1, F, G, H, I)), Social Housing Building Magnolia (Wing A & B), Fire Station & Fire Station Staff Quarters of the proposed Integrated Township Project on land u/r with details as mentioned in Table-A below completed under the supervision of Architect **Mr. Pradeep Kamble, Pradeep M Kamble & Associates** (Lic. no. CA/87/10471) and Structural Engineer **Shri. Shantilal H. Jain, Struct Bombay Consultants** (Lic. no. ADTP/ENG/139) as reflected in set of drawings (total drawings 33 nos.) are permitted to be occupied on the following conditions:-

DETAILS OF BUILDINGS FOR WHICH OC APPLIED						
SECTOR	CLUSTER NO.	WING	TYPE	NOS OF FLOOR	HEIGHT IN MT	BUILT-UP AREA
SALE BUILDINGS						
A	1.01 (CASA ECOPOLIS)	A	B	G + 23	70.05	7821.62
		B	C	G + 19	58.45	6737.00
	1.03 (A) (CASA TIARA)	A	D	G + 19	58.45	5891.85
		B	D3	G + 19	58.45	5840.49
B	2.01 (A) (CASA TREETOPS)	A	A	G + 19	58.45	6136.40
		B	A	G + 19	58.45	6124.39
		C	A	G + 19	58.45	6150.96
	2.01 (B) (CASA TREETOPS)	C1	A	G + 19	58.45	6136.40
		C2	A	G + 19	58.45	6119.92
		D	A	G + 19	58.45	6155.44
		E	A	G + 19	58.45	6128.88
		F	A	G + 19	58.45	6148.14
	2.02 (A) (CASA GREENVILLE)	A	A	G + 19	58.45	6125.28
		B	A	G + 19	58.45	6136.40
		C	A	G + 19	58.45	6240.84
		D	A	G + 19	58.45	6155.52
		E	A	G + 19	58.45	6245.17

		E1	A	G + 19	58.45	6139.17
	2.02 (B) (CASA GREENVILLE)	F	A	G + 19	58.45	6148.14
		G	A	G + 19	58.45	6264.12
		H	A	G + 19	58.45	6148.14
		I	A	G + 19	58.45	6258.12
TOTAL SALE BUILDING BUA						137252.38
SOCIAL HOUSING BUILDINGS						
D	5.01 (MAGNOLIA)	A + B	PHASE-I	G + 14	43.95	17295.44
TOTAL SOCIAL HOUSING BUA						17295.44
FIRE STATION & STAFF QUARTERS						
C	FIRE STATION			G + 1	6.20	212.56
	FIRE STATION (RESI. QUARTER'S)			G + 2	9.00	478.17
TOTAL FIRE STATION & STAFF QUARTERS BUA						690.73
TOTAL BUA						155238.55

Viz:


1. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - i) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - ii) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.
2. This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
3. The provisions in the proposal which are not conforming to applicable Development Control Regulations and other acts are deemed to be not approved.
4. That if any change in the user or constructed premises mentioned/depicted in completion/ as-built drawings is found at any time without prior permission of MMRDA then this Occupancy Certificate granted to your premises will be treated as cancelled & appropriate action will be taken.

5. That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA.
6. This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966.
7. Any condition mentioned in any of the NOC from any Concerned Authority shall be complied with before occupying the property under reference.
8. That the utilities like drainage & water-supply arrangements shall be in accordance with the overall arrangements made by competent authority.
9. Applicant shall obtain all applicable NOCs/Completion Certificates/ clearances relating to water supply, sewerage, SWD, CFO etc. and submit the same to MMRDA before Occupying the structures;
10. 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 project along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc as applicable.
11. Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis.
12. The applicant shall provide, at his own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangements of collection and disposal of solid waste, Rain Water Harvesting, reuse and recycling of waste water).
13. The applicant shall abide by all the conditions of all the NOC's obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference.
14. The conditions of NOC dated 24.05.2016, 05.04.2017, 06.02.2018 & 08.10.2018 from Water Resources Department shall be binding on the Applicant.
15. The conditions of NOC dated 27.05.2016, 19.01.2018 & 11.10.2018 from Chief Conservator of Forest, Forest Department, Government of Maharashtra shall be binding on the Applicant.
16. The conditions of NOC dated 16.01.2017, 05.02.2018 & 29.08.2018 issued by Tahsildar, Bhiwandi shall be binding on the Applicant.

17. The conditions of NOC dated 11.08.2017 issued by Collector, Thane shall be binding on the Applicant.
18. The applicant shall deposit Labor Welfare Cess to 'Maharashtra Building and Other Labor Welfare Association, Mumbai' in account no. 3671178591, IFSC Code No.: CBIN0282611 of Central Bank of India, BKC Branch and submit a copy of receipt to this office before final Occupancy Certificate of the Integrated Township Project.
19. The applicant shall fully comply with the conditions mentioned in the previous approvals granted by MMRDA for the Integrated Township Project under reference.
20. All conditions of the Consent to Establish dt. 09.08.2018 issued by Maharashtra Pollution Control Board shall be binding on the applicant. Further, applicant shall submit the "Consent to Operate" from MPCB before final Occupancy Certificate of the Integrated Township Project.
21. The applicant shall comply with all conditions of the Fire NOC from Directorate of Maharashtra Fire services dt. 12.03.2021.
22. All conditions of the Environmental Clearance dt. 11.05.2018 issued by State Level Environment Impact Assessment Authority shall be binding on the applicant.

A set of certified completion plans is enclosed herewith.

Yours faithfully,


(Amit S. Sawant)
Planner, Planning Division

Encl: One Set of approved drawings (Drawing No. 1/33 to 33/33)

Copy to:

- ✓ 1. Mr. Pradeep Kamble (Arhitect),
Pradeep M Kamble & Associates,
B 101, Jakh Bautera Complex, Pandit Malviya Path,
Ramnagar, Dombivali (E), Thane.

2. Copy forwarded to:

The Collector,
Collector Office, Thane.
as required u/s 45 of MR & TP Act, 1966.

