



OCCUPANCY CERTIFICATE

No:SROT/MCP-03/L.D.P.L./OC-IA/CI-13/1524/2018

Date: 11.2 SEP 2018

To,
Shri. Pradeep Kamble,
Pradeep M. Kamble and Associates,
B/101, 1st floor, Jakh Bautera Complex,
Pandit Malviya Path, Ram Nagar,
Dombivali (East) - 421 201.

Sub : Occupancy Certificate to the Residential Buildings - Cluster 13 Wing A, B of Sector-IA of the proposed Mega City Project on land bearing S. NO. 76/2 pt, 76/3 pt, 76/4 pt. at Village Nilje, Katai, Usarghar and Ghesar Taluka, Kalyan, Dist. Thane.

- Ref. :
- (i) M/s. Lodha Dwellers Pvt. Ltd letter dt. 10/07/2018, 23/08/2018 & 31/08/2018.
 - (ii) MMRDA's Commencement Certificate (above plinth level) under No. SROT/MCP- 02/L.D.P.L./ CC-IA/Cluster-13/497/2017, dt.13/04/2017.
 - (iii) MMRDA's amended layout approval dt.06/12/2017.
 - (iv) MMRDA's Amended CC No. SROT/MCP-02./L.D.P.L/CC-IA/1139/2016 dated 22/08/2016.
 - (v) M/s. Lodha Dwellers Pvt. Ltd letter dt. 31/08/2018.

Sir,

Development work of Residential Buildings on land u/r with the total built-up area as mentioned in the table below:

Cluster no.	Wing	Storeys	Total BUA (in Sq.M.)
13	A	Ground + 17 Upper Floors	6,512.57
	B	Ground + 17 Upper Floors	6,525.32
Total			13,037.89

The total built-up area of **13,037.89 Sq.M.** for buildings in Cluster 13 Wing A & B completed under the supervision of Architect Mr. Pradeep Kamble, M/s. Pradeep M. Kamble and Associates (Reg No. CA/87/10471) and Structural Engineer Mr. Satish H. Jain, M/s. Satish Jain and Co. Structural Engineers (License No. ADTP/Engineer/134) are permitted to be occupied on the following conditions:-

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 confirming to applicable Development Control Regulation 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 conditions of the Comprehensive Undertaking dated 20/07/2016 (for conditioned specified in CC) & 25/05/2015 (for conditioned specified in various NOCs) shall be adhered to.
9. That the utilities like drainage & water-supply arrangements shall be in accordance with the overall arrangements made by MCGM/ MMRDA.
10. That all the conditions of NOC's, approvals and permissions such as EIA Clearance dt.03/11/2012 & 08/10/2015, Forest NOC dt. 30.09.2010, Fire NOC dt. 14/07/2017, 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, Consent to establish dt. 19/01/2013 & Consent to operate dt.02/06/2016 from MPCB, Water permission from MIDC dt. 02/04/2013 etc. issued by various Competent Authorities will be binding on the applicant;
11. The applicant shall fully comply with the condition no. 11 of amended Commencement Certificate dated 22/08/2016 prior to issuance of Occupancy Certificate to all the buildings in Sector-IA of the proposed Mega City Project;
12. The decision of Government regarding norms, development and handing over of public amenities/utilities & R.G. will be binding on the applicant;
13. All the Development Plan roads in the Sector-IA shall be handed over to the concerned Authorities prior to issuance of Occupancy Certificate to all the buildings in Sector-IA of the proposed Megacity Project;
14. 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-IA along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc.

15. Adequate arrangements for disposing the solid waste shall be made for the entire Megacity project on regular basis.
16. Applicant shall comply with all the conditions in CFO NOC dt. 28/08/2018 from KDMC.
17. Applicant shall obtain and submit renewed Consent to Operate from MPCB.
18. The Applicant shall comply with all the conditions mentioned in MMRDA's earlier C.C.s.
19. The applicant shall comply with MCGM's Circular no. CHE/27921/DP/ Gen; dated 06/01/2014 [in respect of preservation of documents mentioned at sr. no. (a) to (k) therein]

A set of certified completion plans is enclosed herewith.

Yours faithfully,



Planner

Planning Division, MMRDA.

Encl: One Set of approved drawings (namely drg. No. 3/3 i.e. 3 Nos. of drawings)

Copy to:

✓ 1) **Mr. Rajendra Lodha, -----(with enclosure)**
Director, M/s. Lodha Dwellers Pvt. Ltd.
216, Shah & Nahar Industrial Estate,
Dr. E. Moses Road, Worli, Mumbai - 400 018.

2) **Commissioner, -----(with enclosure)**
Kalyan-Dombivali Municipal Corporation,
Kalyan - 421 306.....With reference to letter dt
26/08/2016

3) **The Collector, Thane District----- (without enclosure)**

