

Letter No. MSRDC/SPA/ITP-1/Plot no. 18/Part O.C. / 2021/ 512



Date: 05 MAY 2021

To,
M/s. Persipina Developers Pvt. Ltd.,
Alpha Building, 11th floor,
Main street,
Hiranandani gardens, Powai
Mumbai – 400 076

“Part Occupancy Certificate”

Sub: Grant of Part Occupancy Certificate for completion of construction of 3 no. of Residential Buildings (Artemis, Selene & Flora), Convenience Shopping area (Retail C) & Entire Non-Tower Area of the Complex (Stilt, Podium 1, Podium-2 & Podium-3) on Plot no. 18 *admeasuring plot area about 33312.00 sq.mt. (Survey nos. 65/1A {Partly}, 65/1 B {Partly}), 65/2 {Partly}, 66, 67 & 68 {Partly})* Sanctioned with NA Order dated 15.09.2012 which forms a part of Sector C (Residential Complex) approved by MIDC vide letter no. MIDC/R.O./Thane-1/Bldgs Plans Approval/3219/2017 dated 13.10.2017 of village Bhokarpada Taluka Panvel, District Raigad.

The part development work proposed for Residential Buildings (Artemis, Selene & Flora), Shopping building (Retail C) & Entire Non-Tower Area of the Complex (Stilt, Podium 1, Podium-2 & Podium-3) for As-Built area 59808.15 sq.mt. on land bearing above mentioned Survey nos. completed under the supervision of Liasoning Architect Gunisha Sanyal with License No. CA/2014/63903 may be occupied on the following conditions –

• **Conditions:**

- 1) This Part Occupancy Certificate shall be restricted to 3 no's. of Residential Buildings (Artemis, Selene & Flora), Convenience Shopping area (Retail “C”) & Entire Non-Tower Area of the Complex (Stilt, Podium 1, Podium-2 & Podium-3) comprising of As-Built area of about 59808.15 sq.mt. as indicated in the drawing enclosed herewith.

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Project Office : Special Planning Authority Expressway Smart City Project - 1, 11 th Floor, A- Wing Shelton Sapphire, Plot No. 18 & 19 Behind Croma, Near Sessions Court, Sector 15, CBD Belapur, Navi Mumbai - 400614 Tel. No. 022 - 27575777

Regd. Office : Nepean Sea Road, Besides Priyadarshini Park, Mumbai - 400 036.

Website : www.msrdc.org **CIN :** U45200MH1996SGC101586

As-Built area Statement for Part O.C.		
Sr. No.	Building name (Stilt+Podium1+Podium2+Podium3+33 no. of Storey)	As-Built area in sq.mt.
1.	Artemis	17284.224
2.	Selene	19240.617
3.	Flora	19915.071
4.	Convenience Shopping area	2828.239
	Total As-Built area	59808.15

- 2) This Certificate shall not entitle the applicant to occupy the buildings for which this Certificate is not meant for.
- 3) The provisions in the proposal which are not confirming to applicable Development Control Regulations and other acts are deemed to be not approved.
- 4) This Part Occupancy Certificate shall be deemed to be cancelled, if there are any materialistic changes made in the buildings referred above without prior consent of the approving authority. Further, this part Occupancy Certificate shall stand cancelled; if the buildings are put to use for the purposes other than it is intended for.
- 5) This part Occupancy Certificate is granted based on the Approved layout issued by Collector, Raigad district vide no. मशा/ एल.एन. ए.१/ एस.आर/ प्र. क्र. १४५/२०११ dated 15.09.2012 & Commencement Certificate issued by MIDC vide no letter no. MIDC/R.O./Thane-1/Bldgs Plans Approval/3219/2017 dated 13.10.2017 and the applicant shall strictly adhere to the conditions stipulated there in.
- 6) All the conditions stipulated by various agencies in their No objection certificates while granting Commencement Certificate, shall be strictly adhered to and be complied with before occupying the premises under reference including those of Environment Departments (MoEF and MPCB).
- 7) The applicant shall strictly adhere to norms stipulated by the Directorate of Fire Services while granting their NOC (vide letter dated 21.12.2020) for the buildings under reference. A compliance certificate to the conditions stipulated by Directorate of Fire Services shall be submitted to this Authority within 6 months from the date of issuance of this part OC. The undertaking submitted by the applicant to keep fire-fighting systems and fire installations (Aerial ladder platform or turn table ladder) in operation and in good state with regular maintenance & depute a qualified Fire person to monitor the systems for this Part OC shall be binding on the applicant.
- 8) That the conditions of Indemnity Bond submitted to this Authority vide dated 24.02.2021 shall be adhered to.
- 9) The applicant shall provide at his own cost, all the infrastructural facilities shown in sanctioned drawings, such as roads and internal access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge

and sewage, arrangement for collection of solid waste etc. within the plot, of such standards (i.e. standards relating to design, material or specifications) as stipulated by the respective authorities, before applying for full Occupancy Certificate. Full Occupancy Certificate shall be granted only after all these arrangements are made in accordance with the approved scheme to satisfaction of the Authority.

- 10) The applicant shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plot etc. without obtaining prior approvals from the MSRDC -SPA.
- 11) This Part Occupancy Certificate is based on the documents submitted by the applicant. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer. The Authority shall not be held liable for any issues that arise including those of legal in future and the applicant is solely responsible for settling the same at his own cost and risk.
- 12) Since the Master Layout Proposed Integrated Township project is not yet approved, this Part OC (**Artemis, Selene & Flora**), **Convenience shopping area (Retail "C") & Entire Non-Tower Area of the Complex (Stilt, Podium 1, Podium-2 & Podium-3)** is being granted as fait accompli. The applicant needs to obtain Master Layout approval for the Integrated Township Project as per the conditions stipulated in the ITP policy. The buildings for which OC was granted by MIDC and those buildings that comprise of this part OC (**which are a part of Locational Clearance granted under Integrated Township Project (ITP), shall be incorporated in the Master Layout of the ITP along with their Built-up areas**, while obtaining sanction to the Master Layout under ITP.
- 13) This Part Occupancy Certificate Permission is liable to be revoked by MSRDC as per Reg. No. 2.15 of Unified Development Control and Promotion Regulations in Maharashtra sanctioned vide TPS-1818/157/CR-236/18/Sec. 37(1AA)/UD-13 dtd. 02.12.2020 as amended from time to time, if there is any false statement or any misrepresentation of material facts.
- 14) No new building or part thereof shall be occupied or used or permitted to be used by any person until Occupancy Certificate for such building is granted. If the Occupancy is reported before grant of Occupancy Certificate, MSRDC may impose/levy penalty, as may be determined, to regulate such occupancies. Such practice may also lead to revocation and cancellation of the CC granted.
- 15) This part Occupancy Certificate is based on the NOCs submitted by the applicant regarding Power supply and water supply.
- 16) This Part Occupancy Certificate doesn't absolve the applicant any legal matter pending against him.
- 17) The applicant shall be responsible for safety of residents as the windows are not provided with M.S. grills.
- 18) Various undertakings submitted by the applicant shall be binding on the applicant and this Authority shall not be held responsible for any breach of the conditions therein.

19) The Applicant has constructed only 15 m wide road on the eastern side of the buildings for which this part occupancy is being granted. However, as per the sanctioned layout by MIDC, this road has a width of 30 m. Moreover, a DP road of width 60 m is proposed adjacent to this 30 m road. It shall be binding on the applicant, that after receipt of Master Layout under ITP & final sanction of Government regarding the alignment of proposed 60 mt. wide DP road as per Modified Draft Development Plan, to construct / widen this 15 m road as per Norms/Decisions finalised by Authority within 6 months from the date of sanction of the Development Plan.

A Set of certified completion Plans (1Set – 24 Nos. of drawings) for Building Artemis, Selene, Flora, Convenience shopping area & Entire Non-Tower area from Stilt+Podium-1+Podium-2+Podium-3+33 no. of Storey structure are enclosed herewith.

O.C. signed by Chief Planner

Udaychander
Dy. Chief Planner 5/5/21
MSRDC Ltd., Belapur,
Navi Mumbai

CC to,

1. The Hon'ble District Collector, Raigad, Near Hira Kot Lake, Alibag, Dist – Raigad 402201
2. Dy. Superintendent of Land Records, behind Banthiya school, Metro Center, Sector 18, New Panvel.
3. Hon. Secretary cum CEO, Maharashtra Building and Other Construction Workers' Welfare Board, 5th Floor, MMTC House, Plot C-12, E-Block, BKC, Bandra (E), Mumbai - 400 051
4. The Executive Engineer, MSRDC Camp Office, New Administrative Bldg., 1st Floor, Opposite Council Hall, Pune-411001 (Only Part OC Certificate)
5. The Dy. Executive Engineer, M.S.E.D.Co. Ltd., Panvel (II), Subdivision, Market, M Hamid road, Old Panvel, Tal:Panvel, Dist: Raigad 410 206 (Only Part OC Certificate)
6. Architect – Gunisha Sanyal, M/s. Persipina Developers Pvt. Ltd., Alpha Building, 11th floor, Main street, Hiranandani gardens, Powai Mumbai – 400 076
7. Maharashtra Jeevan Pradhikaran, W.M. Division, New Panvel, Panvel Matheran road, Sector 19, New Panvel East, Panvel, Navi Mumbai, Maharashtra 410 206