

No. TCP/WTT/Block-C/CC/Part OC/Vol-XVII/ ५३ /2020

Date: 11 SEP 2020

PART OCCUPANCY CERTIFICATE

[For Resi. Bldg B3 (41st Floor), B4 (43rd Floor), C5 (42nd & 43rd Floor), C6 (42nd & 43rd Floor), D7 (41st to 43rd Floor) and D8 (Part Ground & Part First Floor) on Plot bearing Block-C, CS No.8(pt) of Wadala Truck Terminal, Village- Salt Pan, Mumbai City District].

To,

M/s. Macrotech Developer Limited. (Licensee)

 412/ Floor -4, 17G Vardhaman Chamber,
 Cawasji Road, Hornimal Circle,
 Fort, Mumbai – 400 001.

Sir,

In the development work of Residential Building B-Wing 3, B-Wing 4, C-Wing 5, C-Wing 6, D-Wing 7 and D-Wing 8 of “**M/s. Macrotech Developer Limited**” on Plot bearing Block- C, CS No. 8(pt) of Village –Salt Pan, situated at Wadala Truck Terminal, Mumbai City District, Resi. Building B3 (41st floor), Resi. Building B4 (43rd floor), Resi. Buildings C5 & C6 (42nd & 43rd floor), Resi. Building D7 (41st, 42nd & 43rd floor) and Resi. Building D8 Ground Floor(part) + First Floor (part) floors, are completed.

Till date, the Built Up Area (BUA) consumed for which Occupation Certificate(OC)/ Part OC is issued on plot under reference, is as given in table below:

Sr. No.	Building/s	Built Up Area (in Sq.M.)	Date of issuance of OC/Part OC
1	Resi. Building B3 (up to 40 fl), B4 (up to 42 fl) C5(upto 41 fl) & C6 (upto 41 fl)	118743.111 Sq.M.	Part OC dt. 8/06/2017 & 24/09/2019 (read with addl. alt permission dt.29/05/2019)
2	Resi. Building (D7) upto 40 floors	29391.183 Sq.M	Part OC dt. 16/08/2018 & 04/12/2018 (read with addl. alt permission dt.19/11/2019)
3	Resi. Building (F11) (Ground (part) + First (part))	559.722 Sq.M.	Part OC dt. 04/12/2018 (read with addl. alt permission dt.19/11/2019)
4	Commercial (H) (28 floors)	50689.371 Sq.M.	OC dt. 04/12/2018 (read with addl. alt permission dt.29/05/2019 & 19/11/2019)
5	Resi. Building (D8) (38 floors)	25456.56 Sq.M.	OC dt. 24/09/2019 (read with addl. alt permission dt.29/05/2019 & 19/11/2019)
6	Basement area	321.06 Sq.M.	OC dt. 09/12/2019
6	Total OC Area	225161.007 Sq.M.	

P.T.O.

मुंबई महानगर प्रदेश विकास प्राधिकरण

The Built-Up Area which will be occupied for the Residential Building B3, B4, C5, C6, D7 & D8, are as show in the following table:

Building/s	BUA as per CC (for Superstructure dt.19/08/2019)	BUA for which Part OC issued on 8/06/2019, 16/08/2018, 04/12/2018 & 24/09/2019 (read with add. alt permission dt.29/05/2019 & 19/11/2019)	BUA for which part OC is now issued
Residential Building B-Wing 3	38822.067 [G+41 floors]	37872.615 Sq.M.	958.48 Sqm [41 st floor]
Residential Building B-Wing 4	28143.772 Sq.M. [G+43 floors]	27490.13 Sq.M.	652.880 Sqm [43 rd floor]
Residential Building C-Wing 5	28222.053 Sq.M. [G+43 floors]	26998.684 Sq.M.	1217.587 Sqm [42 nd & 43 rd floor]
Residential Building C-Wing 6	27605.053 Sq.M. [G+43 floors]	26381.684 Sq.M.	1216.724 Sqm [42 nd & 43 rd floor]
Residential Building D-Wing 7	29358.203 [G+43 floors]	27455.387 Sq.M.	1935.477 Sqm [41 st , 42 nd & 43 rd]
Residential Building D-Wing 8	24428.558 Sq.M. [4B+G+38 floors]	25456.560 Sq. M.	-

The development work is completed under the supervision of Architect, Miss Devyani Khadilkar from '**M/s. Spaceage Consultant**', (Architect's Registration No.CA/90/13184) and Structural Engineer Mr. Girish Dravid of '**M/s. Sterling Engineering Consultancy Services Pvt. Ltd.**' (License No. BMC Reg. No. STR-D/59), which may be occupied on compliance of all the following conditions:

1. That the provisions in the proposal which are not confirming to applicable Development Control Regulations and other Acts are deemed to be not approved;
2. That the certificates under Section 270-A of B.M.C. Act shall be obtained from Hydraulic Engineer, MCGM and a certified copy of the same shall be submitted to this office;
3. That any change in the user in future would require prior approval of MMRDA;

P.T.O.

4. That if any user mentioned in completion/as built plans is found changed at any time without prior permission of MMRDA, then this part occupation certificate granted to your premises will be treated as canceled and appropriate action will be taken against you;

Special Conditions:

5. The buildings u/r shall be painted by owner/holders once in five years to maintain outer beauty of these building as per Regulation 16.3 of WTT's DCR-2010;
6. The applicant shall abide the decision taken by MMRDA for the delay payment for the extension in time period for completion of building as stated in your letter dt. 02/12/2019 and as ensured by applicant in their undertaking dt.19/09/2019;
7. The applicant shall pay the outstanding lease premium from January, 2020 on 9th of every month as ensured by their letter dt. 02/12/2019 or as per the decision that will be taken by MMRDA in this respect;
8. The applicant shall abide with the decision of Competent Authority regarding NA Order;
9. The applicant shall comply the conditions mentioned in Commencement Certificate No. T&CP/WTT/Block-C/CC/Vol-XVII/923/2019 dt.19/08/2019;
10. The applicant shall abide with all conditions mentioned in earlier letters from all Statutory Authorities;
11. This Part Occupation Certificate is based on the documents submitted by architect and architect shall be responsible regarding authenticity of the same;
12. The applicant shall ensure that detection systems are strictly adhering to the IS Code as mentioned in the Maharashtra Fire Service Office's Circular no. MFS/10/2012/1099 dt.19/07/2012;
13. The applicant shall comply the conditions mentioned in CFO's NOC dt.30/08/2019.

P.T.O.

A set of certified Part Completion plans (As-Built Drawings No.1/21 to 21/21) is enclosed herewith.

This Part-Occupation Certificate is issued with the approval of Metropolitan Commissioner.


Architect
Town Planning Division



Copy (for information w.r.t MMRDA's D.O. Letter dt.30/01/2009), with set of certified Part completion plans bearing nos. 1/21 to 21/21 to:

1)The Executive Engineer,
Bldg. Proposals-City-I,
New Municipal Building,
Bhagwan Walmiki Chowk,
Vidyalankar Marg, Opp. Hanuman
Mandir, Antop Hill, Wadala (E),
Mumbai – 400 037.

2) M/s. Spaceage Consultants (Architect)
Shop No.15,B-106,
Natraj Building, Sristi Complex,
Mulund Link Road,
Mulund (W), Mumbai – 400 080.