



स्वातंत्र्याचा अमृत महोत्सव

No. SROT/BSNA/2501/BP /Kon-40/OC/ 290/2023



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MMRDA

Date: 22 FEB 2023

OCCUPANCY CERTIFICATE

To,
Shri. Pravin Morabia & 2 Others (POAH),
Room No. 202, 2nd Floor,
388 Sterling Heritages,
Shankar Matthan Road,
Matunga Central, Mumbai – 400019

Sir,

The development work of Residential building (Building B-2) on the land bearing S. No. 201, Vill. Kon, Tal. Bhiwandi, Dist. Thane with details as mentioned in Table below completed under the supervision of Engineer Shri. Durraj Shamim Kamankar, M/s K.K. & Associates (Reg no. TP/ENGR/439) and Structural Engineer Shri. Anas Ali Sayyad (Reg no. TP/STRU. ENGR/318) as reflected in set of drawings (total drawings 3 nos.) are permitted to be occupied on the following conditions:-

Table: Indicating the details of Residential & Commercial Building- B-1 and Club House Building for which Occupancy Certificate is hereby granted				
Sr. No.	Building No. / Wing No.	No. of Floors	Height (m)	BUA (Sq.m.)
1	B-2	Ground + 12	39.75 m	8677.23
Total BUA				8677.23

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.

P. Bhagat

Mumbai Metropolitan Region Development Authority

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokhran Road No. 2, Majiwada, Thane (W) - 400 601,
Tel.: (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in

9. 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.
10. Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis.
11. 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).
12. All conditions of the Final Fire NOC issued by Director, Maharashtra Fire Services dt.19.08.2022 shall be binding on applicant.
13. All conditions of the Sanad issued by Collector, Thane dt. 04.01.2021 shall be binding on applicant.
14. It shall be binding on the applicant to ensure adequate and unhindered supply of water to the Building B-2 on the land under reference for which Occupancy Certificate is hereby granted.
15. It shall be binding on the applicant to hand over the part of the land under reference affected by 24 m wide DP road to MMRDA and submit 7/12 extract in the name of MMRDA which shall be free from all encumbrances before applying for Occupancy Certificate of Building-A of the proposal under reference.

A set of certified completion plans is enclosed herewith.

Yours faithfully,

P Bhagat

Amol D. Bhagat
Planner, Planning Division

Encl: One Set of approved drawings (Drawing No. 1/3 to 3/3)

Copy to:

1. **Shri. Durraj Shamim Kamankar (Engineer)**
M/s. K K and Associates
120/305, N. G. Compd. Ideal Bldg.
1st floor, Opp. Post Office, College Road,
Dhamankar Naka, Bhiwandi 421 302, Dist. Thane

2. **Copy forwarded to:**

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

