



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP /WTT/Block-C/CC/Part OC/Vol-XIII/ ²²⁵⁸ /2018

Date: **4 DEC 2018**

PART OCCUPANCY CERTIFICATE

[For Residential Building D-Wing 7 for Ground Floor (part) + 1st to 3rd floors, 4th (part) to 35th (part) and 36th to 40th upper floors and for Residential Building F-Wing 11 for Ground Floor(Part) + First Floor(part) on Plot bearing Block-C, CS No.8(pt) of Wadala Truck Terminal, Village- Salt Pan, Mumbai City District].

To,

M/s. Lodha 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 D-Wing 7 of “ **M/s. Lodha Developer Limited**” on Plot bearing Block- C, CS No. 8(pt) of Village –Salt Pan, situated at Wadala Truck Terminal, Mumbai City District, Ground Floor(part) + 1st to 3rd floors, 4th (part) to 35th (part) and 36th to 40th upper floors and Residential Building F-Wing 11 Ground Floor(part) + First Floor(part) are completed.

The Built-Up Area which will be occupied for the Residential Building D-Wing 7 and Residential Building F-Wing 11, are as show in the following table:

Building/s	BUA as per CC (for Superstructure dt.26/04/2018)	BUA for which Part OC issued on 16/08/2018	BUA for which part OC is now issued	BUA for which OC is balanced to be issued
Residential Building D-Wing 7	28358.70 Sq.M. (up to 43 floor)	19918.13 Sq .M. (Part Ground and 4 floor to 35 floor)	6557.59 Sq.M. (Ground Floor (part) +1 to 3 rd floor, and 36 th to 40 th floor and Flat No.12 of 20 th floor and Flat no.8 of 21 st , 23 rd to 26 th , 28 th to 31 st , 33 rd to 35 th upper floor).	1882.98 Sq.M.
Residential Building F-Wing 11	24583.31 Sq.M. (up to 37 floor)	-	625.58 Sq.M. (Ground Floor(part) + First Floor(part)	23957.73 Sq.M.

P.T.O

Till date, the Built Up Area (BUA) consumed for which Occupation Certificate 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
1	Resi. Building (B3, B4, C5 & C6) up to 40 upper floors	111952.18 Sq.M.	Part OC dt. 8/06/2017
2	Resi. Building (D7) (Ground(part)+ 4 to 35 upper floors)	19918.13 Sq.M	Part OC dt. 16/08/2018
3	BUA consumed uptill now	131870.31 Sq.M.	

The work is carried out 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 Draid of 'M/s. Sterling Engineering Consultancy Services Pvt. Ltd.' (License No.BMC Reg. No. STR-D/59) which may be occupied subject to your 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;
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 obtain and submit license for remaining 03 lifts (i.e. P6, P7,P8) for Resi. BldgD-Wing7 before requesting for grant of full OC of building u/r OR before giving physical possession to the flat buyers whichever is earlier as ensured by Architect in their letter dt.30/11/2018;
7. The applicant shall abide with the decision taken by Competent Authority on delay payment for extension in time period for completion of building as requested by applicant in their letter dt.18/07/2018 and 23/07/2018;

P.T.O

8. The applicant shall complete the unfinished internal works before applying for grant of full Occupation Certificate of the Resi. Bldg D-Wing7 and Resi. Bldg F-Wing 11 or before handing over physical possession of premises for habitation whichever is earlier, as ensured by the applicant in their undertaking dt.1/12/2018 and indemnify MMRDA from any agreement compliance between applicant and third party;
9. The applicant shall abide with the decision of Competent Authority regarding NA Order;
10. The applicant shall comply the conditions mentioned in Commencement Certificate No. T& C /WTT/Block-C/CC/Vol-XI/815/2018 dt.26/04/2018;
11. The applicant shall abide with all conditions mentioned in earlier letters from all Statutory Authorities;
12. This Part Occupation Certificate is based on the documents submitted by you and you shall be responsible regarding authenticity of the same;
13. 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;
14. The applicant shall comply with the conditions mentioned in the MCGM's Circular No. CHE/27921/DP/Gen; dt.6/01/2014 (in respect of preservation of documents mentioned at sr.no. (a to k) therein) and applicant shall submit undertaking and Indemnity bond mentioned therein before requesting for Occupation Certificate.

A set of certified Part Completion plans (As-Built Drawings No.1/22 to 22/22) is enclosed herewith.

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


Planner

Town & Country 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. 1/22 to 22/22 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 (Architects)
Shop No.15,B-106,
Natraj Building, Sristi Complex,
Mulund Link Road,
Mulund (W), Mumbai – 400 080

