



स्वातंत्र्याचा अर्थ शांतता
No. SROT/Growth Centre/2401/BP/ITP-Usarghar-Gharivali-01/
OC B. No. 18, 19, 20 & 21 / Vol-47 / 376 /2024



Date: 18 MAR 2024

Occupancy Certificate

To,
The Director,
M/s. Runwal Residency Pvt. Ltd.,
Runwal & Omkar E-square, 4th Floor,
Opp. Sion – Chunabhatti Signal,
Sion (E), Mumbai-400 022

Sub: Proposal for issuance of **Occupancy Certificate for Building Nos. 18, 19, 20 & 21 of Phase-2 in the proposed Integrated Township Project (ITP)** on land bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5/A, 45/5/B, 45/6, 46/1/2, 46/2A, 46/2B, 46/3, 47/2, 49, 50, 51, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94/2 of Village Usarghar, Taluka Kalyan, S. Nos. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1 (Pt), 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3 of Village Gharivali, Taluka-Kalyan, Dist-Thane.

- Ref:**
- 1 Location Clearance issued by UDD, GoM dt. 12/07/2019, dt. 23/12/2021 dt. 21/01/2022.
 - 2 Letter of Intent from Collector, Thane dt. 09/08/2019, revised LOI dt. 01/05/2022.
 - 3 MMRDA's Layout approval for the subject ITP dt. 24/09/2019, dt. 25/06/2020, dt. 17/10/2022, dt. 30/11/2022, dt. 10/04/2023, dt. 09/05/2023.
 - 4 MMRDA's C.C.s dt. 24/09/2019, 03/10/2020, 16/01/2020, 27/02/2020, 25/06/2020, 30/07/2020, 21/08/2020, 03/10/2019, 14/10/2020, 23/11/2020, 08/12/2020, 14/12/2020, 22/07/2021, 05/08/2021, 20/09/2021, 29/10/2021, 08/07/2022, 15/07/2022, 17/10/2022, 30/11/2022, dt. 10/04/2023, dt. 09/05/2023 & dt. 21/08/2023
 - 5 MMRDA's OC dt.11/10/2022, dt.27/03/2023, dt. 28/03/2023, dt. 22/06/2023, dt. 09/10/23 & dt. 18/03/2024
 - 6 Approval remarks from Director, T.P., Pune dt. 11/06/2020 to the ITP layout.
 - 7 M/s. Saakaar Architects letter dt. 03/08/2023, dt. 23/10/2023, dt. 02/11/2023 & dt. 08/11/2023, dt. 21/11/2023
 - 8 MMRDA's Deficiency Letter dt. 23/08/2023
 - 9 Application by M/s. Runwal Residency Pvt. Ltd. dt. 25/09/2023, dt. 25/10/2023 dt.13/11/2023, dt. 17/11/2023 & dt. 11/12/2023
 - 10 Site visit dt. 19/10/2023

Sir,

The full/part development work of building/part building as mentioned in subject above is completed under the supervision of M/s Saakaar Architect, Shri. Sandeep Prabhu, Licensed Architect, License

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

No CA/92/14860 and Structural Engineer Shri. Anand Kulkarni, License No 770/56/2011, M/s. Epicons Consultants Pvt. Ltd. may be occupied on the following conditions;
Development work on land u/r with the total built-up area as mentioned in the table below:

Table 1 : Indicating the details of building for which Occupancy Certificate as per UDCPR is hereby granted

User	Phase	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Wing	Base BUA (in sqm.)	Premium BUA (in sqm.)	Ancillary BUA (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D = A + B + C	
Sale (Residential) Component	Phase -02	Building No. 18	Stilt + 1 st to 23 rd Floors	69.60	1	5,864.71	0	3,518.83	9,383.54	134
		Building No. 19		69.60	1	6,359.28	0	3,815.57	10,174.85	180
		Building No. 20		69.60	1	5,864.59	0	3,518.76	9,383.35	134
		Building No. 21		69.60	1	5,424.24	0	3,254.55	8,678.79	134
Total (A) =						23,512.83	0.00	14,107.70	37,620.53	582

Table 2 : Indicating the details of building for which Part Occupancy Certificate as per UDCPR is already granted on 18/03/2024

User	Phase	Building No	No. of Storey	Ht. (in M.)	No. of Wings	Base BUA (in sqm.)	Premium BUA (in sqm.)	Ancillary BUA (in sqm.)	Total BUA (in sqm.)	No. of Units
Sale (Residential)	Phase - 01	MLCP-1 (Part)	Basement 2 + Ground (Shops) + 3 rd Floor	9.45	--	25.22	--	15.14	40.36	--
Sale ((Economic Activity) Shops						220.12	--	176.09	396.21	14 Shops
Total (B)									436.57	14 Shops

Table 3 : Indicating the details of building for which Part Occupancy Certificate as per UDCPR is already granted on 18/03/2024

User	Phase	Building No	No. of Storey	Ht. (in M.)	No. of Wings	Total BUA (in Sqm) [As per UDCPR, this is over-&-above BUA other than Entitlement Potential]	No. of Units	
Residential (Social Housing)	Social Housing	EWS LIG Building No.2	4 th to 8 th upper Floors	11.60	01	4699.87	81	
Total (C) =					11.60	01	4699.87	81

Table 4 : Indicating the details of building for which Occupancy Certificate as per UDCPR is already granted on 09/10/2023

User	Phase	Type of Wing / Building No.	No. of Storey	Ht. (In M.)	No. of Wing	Base BUA (In sqm.)	Premium BUA (In sqm.)	Ancillary BUA (In sqm.)	Total BUA (In sqm.)	No. of Units
						A	B	C	D = A + B + C	
Sale (Residential) Component	Phase -01	Building No. 3	Stilt + 1 st to 23 rd Floors	69.60	1	6,387.90	0.00	3,832.74	10,220.64	179
		Building No. 11		69.60	1	8,313.57	0.00	4,988.15	13,301.72	179
		Building No. 12		69.60	1	5,839.51	0.00	3,503.70	9,343.21	134
Total (D) =						20,540.98	0.00	12,324.59	32,865.57	492

Table 5 : Indicating the details of building for which Part Occupancy Certificate as per UDCPR is already granted on 09/10/2023

User	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	Base BUA (in sqm.)	Premium BUA (in sqm.)	Ancillary BUA (in sqm.)	Total BUA (in sqm.)	No. of Units
				A	B	C	D = A + B + C	
Sale (Residential) Component	Building No. 2 (Flat No. 04 & 5 series)	Stilt + 1 st to 23 rd Floors	69.90	1,718.57	0.00	1,031.14	2,749.71	43
Total (E) =				1,718.57	0.00	1,031.14	2,749.71	43

Table 6 : Indicating the details of building for which Part Occupancy Certificate is already granted on 09/10/2023.

User	Phase	Building No	No. of Storey	Ht. (In M.)	No. of Wings	Total BUA (in Sqm) [As per UDCPR, this is over-&-above BUA other than Entitlement Potential]	No. of Units
Residential (Social Housing)	Social Housing	EWS LIG Building No.2 including 2 Watchman Cabins	Stilt + 1 st to 4 th upper Floors	14.80	01	5167.15	84

Indicating the details of BUA increased due to deviations for which Part Occupancy Certificate is already granted on 18/03/2024.

User	Phase	Building No	No. of Storey	Ht. (In M.)	No. of Wings	BUA increased due to deviations (In Sqm) [As per UDCPR, this is over-&-above BUA other than Entitlement Potential]	No. of Units
Residential (Social Housing)	Social Housing	EWS LIG Building No.2	Stilt + 1 st to 4 th upper Floors	-	-	2.80	-
Total (F) =				14.80	01	5169.95	84

Table 7 : Indicating the details of building for which Part Occupancy Certificate as per UDCPR is already granted on 20/09/2023

User	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	Base BUA (in sqm.)	Premium BUA (in sqm.)	Ancillary BUA (in sqm.)	Total BUA (in sqm.)	No. of Units
				A	B	C	D = A + B + C	
Sale Component (Economic Activity) Shopping Arcade	Shopping Arcade	Basement + Ground Floor (Pt) + 3 rd Upper Floor (Pt)	17.25	2,677.61	0.00	2,142.09	4,819.70	76 Shops
Total (G) =				2,677.61	0.00	2,142.09	4,819.70	76 Shops

Table 8 : Indicating the details of building for which Part Occupancy Certificate as per UDCPR is already granted on 22/06/2023.

User	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	Base BUA (in sqm.)	Premium BUA (in sqm.)	Ancillary BUA (in sqm.)	Total BUA (in sqm.)
				A	B	C	D = A + B + C
Sale Component (Economic Activity) Educational Building	Educational Building (Block-B)	Ground + 3 rd Upper Floor	14.60	2070.83	---	1656.67	3,727.50
Total (H) =				2070.83	---	1656.67	3,727.50

Table 9 : Indicating the details of building for which Occupancy Certificate as per UDCPR was already granted on 28/03/2023

User	Phase	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Wing	Base BUA (in sqm.)	Premium BUA (in sqm.)	Ancillary BUA (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D = A + B + C	
Sale (Residential) Component	Phase -01	Building No. 5	Stilt + 1 st to 23 rd Floors	69.90	1	8,313.57	0.00	4,988.15	13,301.72	179
		Building No. 6		69.90	1	6,387.90	0.00	3,832.74	10,220.64	179
		Building No. 9		69.90	1	6,387.90	0.00	3,832.74	10,220.64	179
Total (I) =						21,089.37	0.00	12,653.63	33,743.00	537

Table 10 : Indicating the details of building for which Occupancy Certificate as per UDCPR was already granted on 27/03/2023

User	Phase	Building No	No. of Storey	Ht. (in M.)	No. of Wings	Base BUA (in sqm.)	Premium BUA (in sqm.)	Ancillary BUA (in sqm.)	Total BUA (in sqm.)	No. of Units
Sale (Residential)	Phase - 01	MLCP-1 (Part)	Basement 1 + Ground (Part) + 1 st + 2 nd Floor	9.45	--	52.87	--	31.72	84.59	--
TOTAL (J)						52.87*	--	31.72*	84.59*	--

*Note: Values of Base & Ancillary BUA for MLCP-1(Pt) in Table-9 above are corrected as per Architect Letter dt. 28/11/2023.

User	Phase	Build- ing No	No. of Storey	Ht. (in M.)	No. of Win gs	Total BUA (in Sqm) [As per UDCPR, this is over-&-above BUA other than Entitlement Potential]	No. of Units
Residen- tial (Social Housing)	Social Housing	EWS LIG Build- ing No. 1	Stilt + 1 st to 15 th upper Floors	46.70	01	8,482.21	147
TOTAL (K)						8,482.21	147

Table 11 : Indicating the details of building for which Occupancy Certificate as per UDCPR was already granted on 11/10/2022

User	Phase	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No . of Wi ng	Base Area (in sqm.)	Pre- mium Area (in sqm.)	Ancillary Area (in sqm.)	Total BUA (in sqm.)	No. of Units
						A	B	C	D=A+B+C	
Sale (Resi- dential) Compo- nent	Phase -1	Building No. 2 (part)*	Stilt + 1 st to 23 rd Floors	69.90	1	4,895.73	0	2,937.44	7,833.17*	91
		Building No. 4		69.90	1	6,614.30	0.00	3,968.58	10,582.88	134
		Building No. 7		69.90	1	8,313.57	0.00	4,988.15	13,301.72	179
		Building No. 8		69.90	1	6,614.30	0.00	3,968.58	10,582.88	134
		Building No. 10		69.90	1	6,614.30	0.00	3,968.58	10,582.88	134
Total (L) =						34,398.64	0.00	20,639.19	55,037.83	672
<i>*Note: Values of BUA for Building No. 2(Pt) in Table-11 above are corrected as per Architect Letter dt. 12/07/2023.</i>										
Total BUA for which OC granted including Social Housing = (A) +(B) + (C) +(D) +(E) + (F) + (G) + (H) + (I) + (J) + (K) + (L)=(M)									1,87,282.73 Sqm	2638 Flats & 90 Shops

Viz:

- This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - 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.
 - The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation.
- This Certificate shall not entitle the applicant to occupy the land which is not in his ownership in any way.
- 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. 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 layout along with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc.;
8. Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis;
9. Applicant shall comply with all the conditions mentioned in Final CFO NOC issued by KDMC dt. 07/11/2023 for Building No. 18, 19,20 & 21 in Phase-2;
10. The responsibility of Structural Stability lies completely with Structural Engineer as per Structural Design Adequacy certificate dt. 06/11/2023 for Building No. 18, 19, 20 & 21 in Phase-2;
11. The applicant shall make the Rain Water Harvesting Structures operational as per Regulation no. 13.3 & 14.1 of sanctioned UDCPR prior to occupancy of any units of buildings and applicant shall abide all conditions mentioned in Rain Water Harvesting NOC issued by KDMC dt. 15/09/2023;
12. The applicant shall install Solar Assisted Water Heating (SWH) / Roof Top Photovoltaic System (RTPV) and make them operational within 30 days from the issuance of this Occupancy Certificate. Further, the applicant shall make Solar Assisted Water Heating (SWH) System/ Roof Top Photovoltaic (RTPV) System operational as per Regulation no. 13.2 & 14.1 of sanctioned UDCPR prior to occupancy of any units of buildings;
13. The applicant shall make the STP of Phase 2 functional within 30 days from the issuance of this Occupancy Certificate. Further, the applicant shall make Grey Water Treatment and Recycling Plant operational as per Regulation no. 13.4 of sanctioned UDCPR prior to occupancy of any units of buildings;
14. The applicant shall install the Mechanical Ventilation for ducts in Building Nos. 18, 19, 20 & 21 in Phase-2 and make them functional within 30 days from the issuance of Occupancy Certificate;
15. The applicant shall make Solid waste management system operational to treat 100% wet waste being generated in the entire ITP as per Regulation no. 13.5 of sanctioned UDCPR prior to occupancy of any units of buildings;
16. Applicant shall comply and abide with all the conditions mentioned in all the NOC's from various competent authority with reference to the entire ITP prior to occupancy;

17. Applicant shall comply and abide with all the conditions mentioned in the undertaking's, letter's, re-presentation submitted by applicant and architect with reference to the entire ITP prior to occupancy;
18. Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.&T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine;
19. The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted/produced to MMRDA shall be considered to be authentic on the basis of the undertakings given by the Licensed Architect/Applicant/Developer;
20. Regarding any disputes, MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
21. The conditions as mentioned in the ITP Regulation dt. 08/03/2019, Regulation No. 14.1 of UDCPR along with amendments from time to time, Locational Clearance dt. 12/07/2019 issued by UDD, GoM, Letter of Intent dt. 09/08/2019 & 01/05/2022 issued by Collector, Thane, Government of Maharashtra notification dt. 23/12/2021, Layout approvals issued by MMRDA, Commencement Certificates issued by MMRDA with reference to the entire ITP shall be binding on the Applicant;
22. If any discrepancy found regarding charges w.r.t development charges, VUTP charges, Premium FSI payment, Ancillary FSI payments, Scrutiny fees, etc. or any other applicable charges then the applicant shall be liable to pay the same as stated in undertaking dt.12/07/2022;
23. It is binding on the applicant to pay Labour Cess in stages as per labour Cess laws. The payment shall be deposited in Maharashtra Building and Other Labour Welfare Association, Mumbai' in account no. 3671178591, IFSC Code No.: CBIN0282611 of Central Bank of India, BKC Branch and submit receipt to MMRDA. If any discrepancy found in Labour Cess charges, the applicant shall be liable to pay the same;
24. The applicant shall abide to conditions mentioned in EC dt. 07/11/2019, dt. 10/06/2022 & Corrigendum dt. 14/02/2023 and upgrade the EC for the proposed development in ITP after receipt of CC/building plans to buildings of further phases and submit upgraded EC accordingly from time to time, as per GoMs circular of Environment Department dt. 30/01/2014;
25. Applicant shall abide by the conditions mentioned in the Consent to 1st Operate (Part) dt. 24/03/2023;
26. Applicant shall comply and abide with all the regulations mentioned applicable for social housing component in ITP;
27. Applicant / Project Proponent shall fulfil all the liabilities mentioned in the Regulation No. 14.1.1.10 & 14.1.1.12 of UDCPR.

28. The responsibility of parking, arrangement and the maneuverability of the vehicles shall be the responsibility of the Project Proponent as per their undertaking;
29. The Applicant shall construct the required proportionate Social Housing Component and obtain Occupancy Certificate of the same from MMRDA as per the time-lines committed by applicant in their Letter dt. 22/09/2023 & Notarized Undertaking dt. 11/12/2023;
30. That notarized undertaking cum Indemnity bond shall be submitted for abiding the above conditions;



Yours faithfully,

(Signature)
(Siddharth Yadav)
Planner,
Planning Division, MMRDA.

Enclosure: One Set of approved drawings (01/23 to 23/23)

Copy to:

1. Architect Sandeep Prabhu,
M/s. Saakaar Architects, 2nd floor, Nakshatra,
A wing, Near TMC, Almeida Road,
Panchpakhadi, Thane (W) – 400 602
2. Shri. Anand Kulkarni, Structural Engineer
M/s. Epicons Consultants Pvt. Ltd.,
216/A, Amargian Complex, Opp. ST Depot,
LBS Road, Khopat, Thane 400 601
3. The Commissioner, -----(with enclosure)
Kalyan-Dombivali Municipal Corporation,
Kalyan – 421 306.....With ref-
erence to letter dt 26/08/2016
4. The Collector, Thane District-----
(without enclosure)