



स्वातंत्र्याचा अमृत महोत्सव



OCCUPANCY CERTIFICATE

SROT/BSNA/2501/BP/OC/ITP- Anjur, Mankoli,
Surai, Sarang & Vehele/1278 /2022

Date: 30 SEP 2022

To,

M/s. Macrotech Developers Ltd.

412, 4th Floor, 17G, Vardhman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort, Mumbai-400001,

Sub: Occupancy Certificate for Residential Sale Buildings - Tiara- Wing C (Cluster 1.03 (B)) & Wing D (Cluster 1.03 (C)), Sereno- Wing A, B & B1 (Cluster 3.01 (A)), Woodlands- Wing E & F (Cluster 3.03 (C)) and Club House & Town Hall (Sector-A) of the proposed Integrated Township Project on land bearing S.No. 232(P), 235, 238/1/1A(P), 239 Pt, 253 , 254 P, 254 Pt, 254 Pt, 254 Pt, 255/1A, 255/1B, 255/2, 255/3, 256, 257/2P, 262P, 263, 264(P), 265/2, 265/3, 265/4Pt, 266,267/2 269/3, 270 Pt, 270Pt, 270 Pt, 270/4,271, 272 Pt, 272 Pt, 272 Pt, 275 Pt,275B/Pt, 276 Pt, 276 Pt, 276 Pt, 277/1/1, 277/1/2, 277/2/2, 277/2/1(P), 277/3(P), 277/2/3, 277/5, 278/1(P), 278/2(P), 278/3, 278/8, 291, 291/A, 292, 293/1, 293/3, 294, 298/3, 299 of Village Anjur, S. No 14/1, 14/2, 14/6, 14/7, 14/8, 15/5A, 15/6A, 15/6B, 21/7, 21/8, 21/9, 25/2, 25/9, 26/3, 27/1P, 27/2, 28/2, 31/7, 31/10, 31/11, 31/13, 31/14, 32/1, 32/2, 32/4A, 32/8, 33/3, 33/4, 33/7, 33/8, 33/9, 33/10, 31/15, 31/16, 33/11, 34/2P, 36/1, 36/2A, 36/2B, 36/3, 36/5P, 36/7, 36/9, 37/1, 37/5, 37/6, 38/5A, 38/5B, 38/6P, 38/7, 38/9A, 38/9B, 39/1, 39/2, 39/3, 39/5, 39/6, 40/6, 41/1, 45/1/B(P), 45/2P, 41/3Pt, 41/4,41/5,41/6, 41/7, 41/8, 41/9, 41/10P, 41/10 P, 43/4, 44/1, 44/9/A, 45/3, 45/4, 45/4, 45/5, 45/7, 45/8, 45/11, 47/3, 47/4P, 47/5, 47/6, 48/1/1P, 48/1/1 P, 48/1/A P, 48/4, 48/5, 48/8, 48/9, 48/10, 48/11, 48/12, 48/13, 48/14, 49/1 P, 49/1P, 49/2 P, 49/4, 49/5, 50/2, 50/3(P), 50/4/A, 50/4B(P), 50/5, 50/6, 50/7, 50/8, 50/9/B, 50/10, 51/1, 51/2, 52/1, 52/2, 53/A, 53/B, 53/C, 54/1P, 54/2, 54/3P, 54/4, 54/5A, 54/5B, 54/5C, 54/5D, 55/1, 55/2, 55/3A, 55/3B, 55/4, 55/5P, 55/7, 55/8,55/9, 55/10, 55/11P, 55/11P, 55/12B(P), 55/12A, 55/13, 55/14, 55/15, 56/1P, 56/1P, 56/1B, 56/1/D, 56/2, 57/P, 57/P, 57/P, 58/P, 58/P, 60/1(P), 60/2, 62, 63, 63/A(P), 65/1, 66/1, 66/3, 66/4, 66/5, 67/8, 67/9, 67/10, 67/11, 67/12, 67/13, 68/2P, 69/3(P), 69/4, 69/5A(P), 69/7, 70/1, 70/2P, 70/3(P), 70/5, 70/7(P), 71/4B, 71/4C, 72/1P, 72/2P, 72/3, 72/4A, 72/6P, 72/7, 73/2, 73/4/C, 73/5, 73/6, 73/7, 73/8/A, 73/8/B, 73/9, 73/10, 73/11, 73/12, 73/13, 73/14, 73/17A, 73/17B, 73/18A, 73/18B, 73/18C, 73/18D, 73/19, 74/14(P), 74/16 & 74/20 of Village Mankoli, S.No. 10/1, 10/4, 10/6, 10/8, 10/9, 10/10, 10/11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/10, 12/11, 12/12, 12/13, 12/14, 12/15, 13/1, 13/3, 13/5 P, 14/5, 14/6, 14/7, 14/8,14/9,14/10P, 14/10 P, 14/11, 14/12, 14/13P, 14/13 P, 14/14, 14/15, 14/16, 14/17, 15/1, 15/2/A, 15/3, 15/4, 15/5, 15/6, 15/7, 15/8, 15/9, 15/11, 15/12, 16/P, 16/P, 17/1, 17/2, 17/3, 18/1P , 18/1P, 18/2, 18/3, 18/4, 19/1, 19/2, 19/3, 19/4, 20, 21, 22/1/Pt, 22/1Pt,22/2, 23, 24, 25/1A,25/1/2, 25/2Pt, 25/2Pt, 26/1P, 26/2, 27/1P, 27/1P, 27/2, 28/1 P, 28/2, 28/5, 28/6, 28/7 P, 28/8B (28/8/2), 28/8B/1 P (28/8/2/1 P), 28/8A, 28/11, 28/12, 28/13, 28/14, 28/14B, 28/15, 28/16, 28/16P, 29/1P, 29/2, 30/1P, 30/6, 30/8, 30/9P, 31/1, 31/2,31/3,34/1, 34/2P, 35/1A, 35/1Pt, 35/1P, 35/2, 36/2, 36/3, 36/4, 36/5, 36/6, 36/9, 36/10P, 36/10P, 36/12, 37/2P, 37/2P, 37/3, 37/6, 37/7, 37/8, 37/10, 37/12, 37/13P, 38/7, 38/8, 38/13, 38/20, 38/21, 39/Pt, 39/0Pt, 40/1P, 40/1P, 40/3, 40/7, 40/8Pt, 40/8Pt, 40/10, 40/11, 40/12P, 40/14, 40/17, 40/19P, 40/21, 40/23, 40/26P, 40/27, 40/38 & 44/1 of Village Surai and S. No. 32/ 1/B/P, 32/1/B P, 34/1 P, 34/1 P, 34/2, 34/2B (34/2/2), 35/3P, 40/1/A/P, 40/1/A P, 40/1/B, 40/2, 40/3, 40/4, 40/6, 40/7, 40/8, 40/9, 40/10 P, 40/11, 40/12, 40/13, 40/14P, 40/15, 40/17, 41/1, 41/2P, 41/6P, 41/9, 41/12P, 41/15, 41/16, 41/17, 41/18, 41/19, 41/22, 41/23, 41/24, 41/25, 41/26, 41/28, 41/30, 41/2 P, 41/3, 41/4, 41/7, 41/8, 41/20, 42/2, 42/2/A, 42/4, 43/1 P, 43/2, 43/4, 43/5P, 43/6P, 43/8P, 43/9, 43/13, 43/15, 44/1, 44/2, 46/1, 47/1P, 47/2, 47/3A, 47/3B, 47/3C, 47/5A, 47/6, 47/7, 47/8C, 47/8, 47/9P, 47/10, 47/11, 47/12A, 47/12B, 47/12C, 47/13, 47/14, 47/15, 47/16, 47/17, 47/18, 47/19, 47/21, 47/22, 47/23, 47/24P, 47/27A, 48/1, 48/3, 48/4, 48/5, 48/6,

मुंबई महानगर प्रदेश विकास प्राधिकरण

उप प्रादेशिक कार्यालय : मल्टिपर्पज हॉल, दुसरा मजला, ओसवाल पार्क जवळ, पोखरण रोड नंबर २, माजिबडा, ठाणे (प) - ४०० ६०९.

दूरध्वनी : (०२२) २९७९२९९५ / २९७९२९९७ फॅक्स : (०२२) २९७९२९९७ ई-मेल : sro.thane@mailmmrda.maharashtra.gov.in

48/7, 48/8, 48/10, 49/3, 50/3, 50/8 of Vill. Sarang, S. No. 21/14, 21/16, 21/19 of Vill. Vehele Taluka Bhiwandi Dist. Thane.

Ref: Your application for Occupancy Certificate dt. 20.07.2022

Sir,

Development work of Residential Sale Buildings - Tiara- Wing C (Cluster 1.03 (B)) & Wing D (Cluster 1.03 (C)), Sereno- Wing A, B & B1 (Cluster 3.01 (A)), Woodlands- Wing E & F (Cluster 3.03 (C)) and Club House & Town Hall (Sector-A) of the proposed Integrated Township Project on land u/r with details as mentioned in Table-A below completed under the supervision of Architect Mr. Pradeep Kamble, Pradeep M Kamble & Associates (Lic. no. CA/87/10471) and Structural Engineer Shri. Shantilal H. Jain, Struct Bombay Consultants (Lic. no. ADTP/ENG/139) and Site Supervisor Shri. Sandeep T. Kakad (Lic. No. K/452/SS-I) as reflected in set of drawings (total drawings 17 nos.) are permitted to be occupied on the following conditions:-

Table: Details of buildings for which Occupancy Certificate is granted					
SECTOR	CLUSTER NO.	WING	NO OF FLOORS	HEIGHT (M)	BUILT-UP AREA (SQ.M.)
Residential Sale Buildings					
A	1.03-B (CASA TIARA)	C	G + 19	58.45	5891.85
	1.03-C (CASA TIARA)	D	G + 19	58.45	5891.85
B	3.01-A (CASA SERENO)	A	G + 19	58.45	6950.96
	3.01-A (CASA SERENO)	B	G + 19	58.45	6941.77
	3.01-A (CASA SERENO)	B1	G + 19	58.45	6921.40
C	3.03-C (CASA WOODLANDS)	E	G + 19	58.45	6096.96
	3.03-C (CASA WOODLANDS)	F	G + 19	58.45	6105.76
Total Built-up Area of Residential Sale Buildings					44800.55
Non-Residential Buildings					
A	Club House & Town Hall	-	G+1	9.00	4275.56
Total Built-up Area of Non-Residential Buildings					4275.56

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 conforming to applicable Development Control Regulations and other acts are deemed to be not approved.
- 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.
- That any change in the constructed premises and user thereof, any time in future would require prior approval of MMRDA.

Nakp

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. Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis.
9. The applicant shall abide by all the conditions of all the NOC's obtained from the Competent Authorities for the proposed development on the land under reference.
10. The conditions of NOC dated 24.05.2016, 05.04.2017, 06.02.2018 & 08.10.2018 from Water Resources Department shall be binding on the Applicant.
11. The conditions of NOC dated 27.05.2016, 19.01.2018 & 11.10.2018 from Chief Conservator of Forest, Forest Department, Government of Maharashtra shall be binding on the Applicant.
12. The conditions of NOC dated 16.01.2017, 05.02.2018 & 29.08.2018 issued by Tahsildar, Bhiwandi shall be binding on the Applicant.
13. The conditions of NOC dated 11.08.2017 issued by Collector, Thane shall be binding on the Applicant.
14. The applicant shall fully comply with the conditions mentioned in the previous approvals granted by MMRDA for the Integrated Township Project under reference.
15. All conditions of the Consent to Establish dt. 09.08.2018 issued by Maharashtra Pollution Control Board shall be binding on the applicant. Further, applicant is required to obtain the Consent to Operate from Maharashtra Pollution Control Board (MPCB) and submit a copy of the same to MMRDA before giving possession to flat owners.
16. All conditions of the Fire NOC from Directorate of Maharashtra Fire services dt. 15.09.2022 are binding on applicant.
17. All conditions of the Environmental Clearance dt. 16.07.2022 issued by State Level Environment Impact Assessment Authority shall be binding on the applicant.
18. Applicant shall make temporary provision on site in order to fulfil the required number of parking spaces until construction of MLCP building is completed and OC is obtained for the same.
19. Building Completion Certificate will be issued only after compliance of all conditions mentioned in this Occupancy Certificate.

A set of certified completion plans is enclosed herewith.

Yours faithfully,



(Neha Kuvalekar)
Planner, Planning Division



Encl: One Set of approved drawings (Drawing No. 1/17 to 17/17)

Copy to:

1. **Mr. Pradeep Kamble (Architect),**
Pradeep M Kamble & Associates,
B 101, Jakh Bautera Complex, Pandit Malviya Path,
Ramnagar, Dombivali (E), Thane.

2. Copy forwarded to:

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

