

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

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Ref. No.CIDCO/NAINA/Panvel/Shillotar Raichur & Akurli/BP-92/Part-OC/2020/^{176/SAP/1970}^**Date :**

24.07.2020

To,Mr. Vinay Agarwal,
25, Omsurya, Plot no.3B,
Sector-15, Nerul, Navi Mumbai-400706**Subject: Grant of Part Occupancy Certificate (Part OC) for Sale building 1 (wing- A, F, G & H) and Rental building no. 1, 2 & 4(Pt.) of Proposed Rental Housing Scheme on land bearing S.no. 45/2 (Old S.no. 45/4, 45/8B, 45/9, 45/11(pt.) & 45/18(pt.) at village Shilloter Raichur & S.no. 173/0 at village Akurli, Taluka Panvel, District Raigad.****Ref:-**

- 1) Development permission for the subjected land issued by Collector, dated 05/09/2012.
- 2) Amended CC for Sale buildings in the Rental Housing Scheme has been issued from this office vide letter CIDCO/NAINA/Panvel/Shillotar Raichur+Aakurli/BP-92/CC/2016/2541 dated 08/01/2016.
- 3) Part OC for Sale building no. 2 (wing I, J & K) & Rental building no. 3 & 4(Pt.) issued by this office dated 21/08/2018
- 4) MMRDA issued 'NOC for vide letter MMRDA/RHD/RHS-57(II)/59/2020 dated 14/07/2020.
- 5) Final Fire NOC letter for Sale building no. 2 wing A, F, G & H, vide letter no. CIDCO/FIRE/HQ/663/2019 dated 19/12/2019; for Rental building nos. 1, 2 vide letter no. CIDCO/FIRE/HQ/E-752/2020 dated 12/02/2020, for Rental building nos. 3 & 4 vide letter no. CIDCO/FIRE/HQ/46/2018 dated 13/04/2018. Drawings for Final Fire NOC vide ref. no. CIDCO/FIRE/HQ/663/2019 dated 19/12/2019.
- 6) Agreement/ Final installation order from MSEDCL vide letter no. SE/VC/Tech/18-19/T-111/ACP/006433 dated 05/10/2019 & vide letter no. SE/VC/Tech/17-18/ACP/003259 dated 21/06/2017.
- 7) NOC for Water supply from Group GramPanchayat Palidevad dated 01/07/2020 & 15/03/2018.
- 8) Environment Clearance dated 29/06/2011. Revalidation dtd.04/05/2018.
- 9) Revalidated Consent to Establish issued by MPCB vide letter no. Format1.0/CAC-cell/UAN no.77799/CE-1912000968 dated 17.12.2019. Consent to Operate(Part-1) issued by MPCB vide letter no. Format1.0/BO/CAC-cell/UAN no.37212/CO(part-2)/CAC-1807000091 dated 04/07/2018. Consent to Operate(Part-2) issued by MPCB vide letter no. Format1.0/CAC-cell/UAN no.70918/CO-2001000546 dated 07/01/2020.
- 10) NOC no dues certificate from MMRDA vide letter MMRDA/RHD/RHS-57(II)/29/2020 dated 20/05/2020.
- 11) Undertaking dated 29/06/2020, submitted by Owner.
- 12) Development charges and labour cess paid vide receipt no. 6900000011 & 6900000010 respectively.
- 13) Your Application received through NIAMS dated 14/01/2020.

Sir,

Please find enclosed herewith Part Occupancy Certificate along with As-built drawings for Sale building 1 (wing- A, F, G & H) and Rental building no. 1, 2 & 4(Pt.) of Proposed Rental Housing Scheme on land bearing S.no. 45/2 (Old S.no. 45/4, 45/8B, 45/9, 45/11(pt.) & 45/18(pt.) at village Shilloter Raichur & S.no. 173/0 at village Akurli, Taluka Panvel, District Raigad and details mentioned therein.

Thanking you

Yours faithfully,

Shubhangi Kale
24/07/2020

(Shubhangi Kale)

Associate Planner (NAINA)

Encl: As above

1. Ar. Devyani S. Khadilkar, M/s Spaceage Consultants,
Shop no-15, B-106, Natraj Building,
Shiv Sristi Complex, Mulund Goregaon link road,
Mulund (west), Mumbai 400080.
2. M/s. Vastospati Design Group,
A-304/305, Shiv Chambers, Plot no. 21,
Sector-11, CBD Belapur, Navi Mumbai.
3. The District Collector, Office of the Collector, Revenue Dept,
Near Hirakot Lake, Alibag, Dist-Raigad 402201.
4. Dy Superintendent of Land Records,
AgriSamaj hall, 1st floor, Panvel.
5. Dy. Executive Engineer, MSED Co. Ltd,
Panvel-II Sub-Division
6. The Chief Planner, MMRDA,
Rental Housing Division, 7th floor, MMRDA office building, BKC, C-14 & C-15, E Block
Bandra (E), Mumbai-400051.
7. The Sarpanch,
Group Grampanchayat Palidevad,
Tal-Panvel, Dist-Raigad
8. The Sarpanch,
Grampanchayat Shilloter Raichur,
Tal-Panvel, Dist-Raigad
9. The Sarpanch,
Grampanchayat Akurli,
Tal-Panvel, Dist-Raigad
10. The CCUC, CIDCO (NAINA)

With a request to give permanent power supply connection to the project proponent subject to fulfillment and compliance of requisite norms at your end.

With a request to give permanent water supply connection to the project proponent subject to fulfillment and compliance of requisite norms at your end.

PART OCCUPANCY CERTIFICATE

The development work of Sale building 1 (wing- A, F, G & H) and Rental building no. 1, 2 & 4(Pt.) of Proposed Rental Housing Scheme on land bearing S.no. 45/2 (Old S.no. 45/4, 45/8B, 45/9, 45/11(pt.) & 45/18(pt.) at village Shillotar Raichur & S.no. 173/0 at village Akurli, Taluka Panvel, District Raigad has been completed under the supervision of Architect . Devyani S. Khadilkar (Registration no.CA/90/13184) and Ar. P. K. Madhav, (Registration no.CA/96/19711) and I declare that the construction of tenements pertaining to Part OC has been carried out in accordance with building plans approved and the conditions stipulated in the Commencement Certificate issued by District Collector, Alibaug vide letter no. मशा/एल.एन.ए.1/प्र.क्र 165/2011, dated 05/09/2012; Amended Development Permission vide letter no. CIDCO/NAINA/Panvel/Shillotar Raichur+Aakurli/BP-92/CC/2016/2541 dated 08/01/2016 and as per As-built drawings submitted by Architect, is permitted to be occupied subject to the following conditions:

1. This certificate of occupancy is issued in respect of following buildings for Part occupancy:

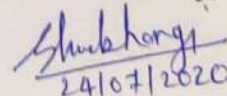
Building component Description	Building no. & height	Predominant use	Permissible Built Up Area (BUA)	Approved Built Up Area (BUA) (Sq.m.) for this Part OC	FSI consumed w.r.t. this part OC
Sale Component	Building no. 1 (Wing A, F, G & H) 2-Basements + Ground floor + 4-Podium levels + 29 upper floors (100 m.)	Residential units - 710 i.e. Wing A - 116 units & Wing F, G & H- 198 units each.	105193.47	42712.17	1.22 out of 1.37 FSI released by MMRDA
Rental Component	Building no.1 Stilt pt., Shops, Residential units at ground floor + 14 upper floors (42.09 sq.m.)	Residential units - 527 nos. Conv. Shops- 04, Balwadi- 03 Meter room-02 Letter box room-01 Welfare centre- 03 Manager room-01	35064.49	9071.63	Till now, MMRDA has released 1.00 FSI (0.46+0.54) for rental component and same has been consumed.
	Building no.2 Stilt pt., Shops, Residential units at ground floor + 14 upper floors (42.09 sq.m.)	Residential units - 528 nos. Conv. Shops- 04, Balwadi- 03 Meter room-02 Letter box room-01 Welfare centre- 03 Manager room-01		9088.56	

Building no.4(Pt.) (13 th & 14 th floor only)	Residential units - 68 nos.		1165.63
Total Rental Component area			19325.83

2. This permission is issued without prejudice to action, if any under MR & TP Act, 1966.
3. This Part Occupancy Certificate is to be read along with the accompanying as-built drawings bearing no. CIDCO/NAINA/Panvel/Shillotar Raichur & Akurli/BP-92/Part-OC/2020/176/SAP-1970, dated 24/07/2020.
4. All the conditions mentioned in the Collector approved CC dated 05/09/2012 shall be binding on the applicant.
5. All the conditions mentioned in Amended Commencement Certificate granted vide CIDCO/NAINA/Panvel/Shillotar Raichur+Aakurli/BP-92/CC/2016/2541 dated 08/01/2016 shall be binding on you
6. All conditions mentioned in the location clearance and layout approvals granted by MMRDA from time to time and agreement executed with MMRDA shall be binding on you.
7. Part OC has been issued, by this office considering the clarification for water supply, given by the 'Sarpanch' -'Group Grampanchayat Palidevad' through letter dated 15/03/2018 & 01/07/2020. If the said document/information is not true the part OC will stand cancelled.
8. An undertaking dated 29/06/2020 has been submitted by you to this office. All points mentioned in this undertaking are binding on the Owner.
9. Decision of CIDCO in the matter of ESS or utilization of amenity space for ESS shall be binding on the applicant.
10. All the conditions mentioned in Environment Clearance dated 29/06/2011, Revalidation dtd.04/05/2018, Revalidated Consent to Establish issued by MPCB vide letter no. Format1.0/CAC-cell/UAN no.77799/CE-1912000968 dated 17.12.2019. Consent to Operate(Part-1) issued by MPCB vide letter no. Format1.0/BO/CAC-cell/UAN no.37212/CO(part-2)/CAC-1807000091 dated 04/07/2018 & Consent to Operate(Part-2) issued by MPCB vide letter no. Format1.0/CAC-cell/UAN no.70918/CO-2001000546 dated 07/01/2020 shall be binding on you.
11. All the conditions mentioned in MMRDA NOC for OC vide letter MMRDA/RHD/RHS-57(II)/59/2020 dated 14/07/2020 shall be binding on you.
12. All the conditions mentioned in Final Fire NOC letter dated 19/12/2019; 12/02/2020 & 13/04/2018 shall be binding on you.
13. You shall take necessary precautionary measures regarding impact of noise pollution, air pollution, etc. on the anticipated occupants and also display the signage regarding the entry & exit movement of vehicular & pedestrian traffic for the safety.

14. The temporary structure i.e. site office at Podium-1 level may be permitted to be continued by the CEO but in case not beyond the completion of construction of the main structure. This condition is binding on the applicant.
15. You shall carry out Structural Audit of this building from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to this office for the record.
16. You shall comply with total requirement of tree plantations as per sanctioned plan dtd. 08/01/2016, before seeking for Full Occupancy.
17. The provision of lifts, parking spaces, refuge areas, etc of the Rental Building 1, 2 & 4(Pt.) are considered in the proposal as per approval given by Dist. Collector, Raigad dated 05/09/2012.
18. Provision of Infrastructure by CIDCO cannot be made immediately. Till such time, it shall be responsibility of the applicant to make arrangement of all infrastructure including disposal of sewage, solid waste, etc at his own cost.
19. You shall maintain the planted trees & developed RG as demarcated in the as built drawing.
20. You shall make arrangement of sufficient quantity of potable water and continuous supply of electricity to prospective residents of the buildings.
21. The refuge area provided shall not be permitted to be occupied and shall be kept free for all the time for rescue operation.
22. Architectural projections, weather shade, chajja etc should not be misused at later time.
23. Any alteration/addition or change in user in future carried out without prior approval of CIDCO shall be treated as unauthorized and liable for actions mentioned under section 53 of the MR&TP act, 1966.
24. The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.
25. In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project, this OC shall stand cancelled.
26. You shall follow all the orders/notifications/ circulars/ guidelines, etc. regarding COVID-19 pandemic issued by Central Govt./ Govt. of Maharashtra/ Collector/ any other competent Authority from time to time.

Yours faithfully,


24/07/2020

(Shubhangi Kale)
Associate Planner (NAINA)