



स्वातंत्र्याचा अमृत महोत्सव



OCCUPANCY CERTIFICATE

No. SROT/Growth Centre/2401/BP/ITP-Usarghar-Gharivali-01/Vol-35/1313/2022

Date: 11 OCT 2022

To,

Director, M/s. Runwal Residency Pvt. Ltd.,

4th Floor, Runwal & Omkar Esqaure,

Sion - Chunnabhaati Signal, Off. Eastern Express Highway, Sion (E),

Mumbai – 400 022.

Sub: Occupancy Certificate to Residential Buildings in Phase 1 - Building No 4, 7, 8, 10 and Part Occupancy Certificate to Residential Building No 2 in Phase 1 & Part Occupancy Certificate to EWS LIG Building No 1 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 (Pt), 46/2A, 46/2B, 46/3, 47(Pt), 49, 50, 51, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94 (Pt) 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
 - 2 Letter of Intent from Collector, Thane dt. 09/08/2019
 - 3 MMRDA's Layout approval (LA) for the subject ITP dt. 24/09/2019, 25/06/2020
 - 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, 8/7/2022, 15/7/2022
 - 5 Approval remarks from Director, T.P., Pune dt. 11/06/2020 to the ITP layout
 - 6 GoM notification dt. 23/12/2021
 - 7 Application of Owner by letter dt 25/07/2022
 - 8 MMRDA's deficiency letter dt. 02/08/2022
 - 9 Architect Saakar letter dt. 11/08/2022

Sir,

The full/part development work of building/part building as mentioned in subject above is completed under the supervision of M/s Saakar Architect, Shri. Sandeep Prabhu, Licensed Architect, License No CA/92/14860 and Structural Engineer Shri.. Anand Kulkarni, Epicons Consultants Pvt Ltd may be occupied on the following conditions;

मुंबई महानगर प्रदेश विकास प्राधिकरण

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

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

Development work on land u/r with the total built-up area as mentioned in the table below:

Phase	Building No	User	No. of Storey	Height (m)	No. of Wings	Total BUA in sqm	No. of Units
Phase – 01	Building No 2 (Part)	Residential	Stilt + 1st to 23rd Floors	69.90	01	9,987.47	91
	Building No 4	Residential		69.90	01	10,582.88	134
	Building No 7	Residential		69.90	01	13,301.72	179
	Building No 8	Residential		69.90	01	10,582.88	134
	Building No 10	Residential		69.90	01	10,582.88	134
TOTAL						55,037.83	672

Phase	Building No	User	No. of Storey	Height (m)	No. of Wings	Total BUA in sqm	No. of Units
Social Housing	ESW LIG Building No 1 (Part)	Residential	Stilt + 1st to 4th Floors	14.80	01	2,417.19	40
TOTAL						2,417.19	40

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 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. 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 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;

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9. Adequate arrangements for disposing the solid waste shall be made for the entire project on regular basis;
10. Applicant shall comply with all the conditions in CFO NOC from KDMC;
11. Applicant shall submit consent to operate for STP from MPCB for residential buildings 2,4,7,8,10 of Phase 1 and EWS LIG 1 (Stilt + 1st to 4th floors) prior to occupancy of flats;
12. Applicant shall install solar panels in all the buildings prior to occupancy of any units of buildings;
13. Applicant shall install all the lifts and thereafter submit lift license for all the lifts in the EWS LIG Building No 1 and shall make it operational prior to requesting for full occupancy certificate of EWS LIG Building No 1;
14. Social housing units in EWS LIG Building No 1 up to Stilt + 04 floors shall be occupied only after obtaining final CFO NOC & by installing all the lifts along with lift license for entire building;
15. Applicant shall apply and obtain occupancy certificate for entire EWS LIG Building No 1 within 03 months from issuance of part occupancy certificate of EWS LIG Building No 1. If applicant fails to obtain occupancy certificate for entire EWS LIG Building No 1 within 03 months from issuance of part occupancy certificate of EWS LIG Building No 1 then it shall be binding on applicant to first obtain the occupancy certificate for entire EWS LIG Building No 1 and thereafter further development approvals shall be issued in the ITP;
16. Applicant shall apply and obtain occupancy certificate for MLCP-1 parking building considering required numbers of parking as per UDCPR for Residential Building No 2 (part), 4, 7, 8 and 10 of Phase 1 within 03 months from issuance of occupancy certificate of Residential Building No 2 (part), 4, 7, 8 and 10 of Phase 1 and thereafter parking to be provided in MLCP-1 parking building. If applicant fails to obtain occupancy certificate for MLCP-1 parking building considering required numbers of parking as per UDCPR for Residential Building No 2 (part), 4, 7, 8 and 10 of Phase 1 within 03 months from issuance of occupancy certificate then it shall be binding on applicant to first obtain the occupancy certificate for MLCP-1 parking building as mentioned above and thereafter further development approvals shall be issued in the ITP
17. Applicant shall comply and abide with all the regulations mentioned applicable for social housing component in ITP;
18. Applicant shall comply and abide with all the conditions mentioned in Integrated township project (ITP) notification along with amendments from time to time, Locational Clearance (LC) for the ITP issued by GoM, Letter of Intent (LOI) issued by MMRDA, Layout approvals issued by MMRDA, CC's issued by MMRDA with reference to the entire ITP prior to occupancy;
19. 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;

20. 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;
21. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions;

A set of certified completion plans is enclosed herewith.

Yours faithfully,

Monika Sunchey
11/10/22

(Monika Sunchey)
Planner (A/E)
Planning Division, MMRDA.

Encl: One Set of approved drawings

Copy to:

- 1) Architect Sandeep Prabhu,
Saakaar Architects,
2nd floor, Nakshatra; A wing, Near TMC,
Almeida Road, Panchpakhadi, Thane (W) – 400 602
- 2) The Commissioner, -----(with enclosure)
Kalyan-Dombivali Municipal Corporation,
Kalyan – 421 306.....With reference to letter dt 26/08/2016
- 3) The Collector, Thane District----- (without enclosure)

