

No. TCP /WTT/Block-C/CC/Part OC/Vol-XIII/1611/2021

Date: 28 OCT 2021

**PART OCCUPANCY CERTIFICATE**

**[For Residential Building F-11 with amendments for Ground Floor (Pt.) to 37 Upper floors (Pt.) on Plot bearing C.S. No. 8(pt), Saltpan Division, Block-C at Wadala Truck Terminal, Mumbai].**

To,  
**M/s. Spaceage Consultants (Architect)**  
 Shop No.15,B-106  
 Natraj Building, Sristi Complex,  
 Mulund Link Road,  
 Mulund (W), Mumbai – 400 080.

Sir,

In the development work of Residential Building F-11 of “**M/s. Macrotech Developers 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) to 37<sup>th</sup> upper floors (Part) are completed.

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

Building/s	BUA as per Add-Alt permission dt.12/10/2020	BUA for which Part OC issued on 04/12/2018 read with Add Alt permission dt. 12/10/2020	BUA for which part OC is now issued	Balance BUA for which OC is to be issued
Residential Building F-Wing 11	24306.896 Sq.M. (up to 37 floor)	701.574 Sq.M. (Ground Floor(part) + First Floor(part))	24,579.784 Sq.M. (Ground Floor(part) + 37 upper floors (part))	25.970 Sq.M.

The work is carried out under the supervision of Architect, Devyani Khadilkar from ‘**M/s. Spaceage Consultant**’, (Architect’s Registration No.CA/90/13184) and Structural Engineer Mr. Girish Dravid 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:

**मुंबई महानगर प्रदेश विकास प्राधिकरण**

वांद्रे-कुर्ला संकुल, वांद्रे (पूर्व), मुंबई ४०००५९.

दू +९१ २२ २६५९ ९२३४ ईपीएबीएक्स +९१ २२ २६५९ ०००९ / ४००० फॅ +९१ २२ २६५९ ९९९२ / ९२६४  
<https://mmrda.maharashtra.gov.in>

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 building 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 04 lifts (i.e. Lift No.5,6,7,8) for Resi. Bldg. F-11 before requesting for grant of full OC of building u/r or before handing over physical possession to the flat buyers whichever is earlier as ensured by applicant in their undertaking dt.12/10/2021
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;
8. The applicant shall complete the balance works before applying for grant of full Occupation Certificate of the Resi. Bldg. F-11 or before handing over physical possession of premises for habitation to any of the buyer whichever is earlier, as ensured by the applicant in their undertakings dt.12/10/2021 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 dt.19/08/2019;
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 be liable to pay 100% Additional Development Charge as per Government Notification dt.21/08/2015 read with Notification dt.01/03/2017 as ensured by applicant in their undertaking dt. 31/07/2019.
15. The applicant shall pay the outstanding lease premium as ensured by applicant in their undertaking dt.19/09/2019 and as ensured in their compliance report dated 05/10/2021 for CC above plinth for Commercial Building CT-05
16. The applicant shall the submit the NOC from BEST for the Residential Building F-11 before applying for Full Occupancy Certificate for building F-11;
17. The applicant shall obtain all the necessary final NOCs/Completion Certificates/ clearances relating to water supply, sewerage, SWD, Tree, CFO etc. from MCGM and submit the same to MMRDA before applying for Occupancy Certificate for the buildings on the land under reference.

A set of certified Part Completion plans (As-Built Drawings No 1/23 to 23/23) is enclosed herewith.

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

Architect  
Town Planning Division  
MMRDA



**Copy (for information w.r.t MMRDA's D.O.Letter dt.30/01/2009), with set of certified Part completion plans bearing nos. 1/23 to 23/23 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. Macrotech Developers Ltd.**  
412/ Floor -4, 17G Vardhaman Chamber,  
Cawasji Road, Hornimal Circle,  
Fort, Mumbai – 400 001.