

PART OCCUPANCY CERTIFICATE 17 DEC 2020

To,

M/s. Chandiwala Enterprises,

222-A, AL-Moonaz Arcade

✓ 1st floor, opp. Post Office, S.V. Road

Andheri (W), Mumbai – 400 058

In the development work of Wing C and D of proposed Residential and Commercial development proposed on the plot bearing CTS No. **479, 479/1 to 6** of village Oshiwara, for **M/s. Chandiwala Enterprises**, situated in Oshiwara District Centre (ODC), part ground floor for shops & part stilt car parking + 1st to 2nd part floor for office, part podium floor for car parking + 3rd podium floor for car parking + 4th to 21st upper residential floors of wing C and part ground floor for shops & part stilt car parking + 1st to 2nd part floor for office and part podium floor for car parking of wing D with total built up area of **6567.26** Sq.m. out of the maximum permissible built up area of **28205.44** Sq. m. completed under the supervision of Licensed Surveyor Mr. Snehal Shah of M/s. Techno Arch, Registration no. S/611/LS may be occupied on the compliance of following conditions:-

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 cancelled and appropriate action will be taken;
5. That this part occupancy certificate is based on the documents submitted by Licensed Surveyor AND/OR the developer and the Licensed Surveyor AND/OR the developer shall be responsible regarding authenticity of the same;
Special Conditions :
6. That the applicant shall submit Tree Authority's NOC before applying for grant of full occupancy certificate to MMRDA;
7. That the applicant shall execute and submit the supplementary lease deed with respect to additional built up area before applying for full occupancy certificate;

Mumbai Metropolitan Region Development Authority

Bandra-Kurla Complex, Bandra East, Mumbai 400 051

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<https://mmrda.maharashtra.gov.in>

8. The applicant shall hand over built up amenity area free of cost to MMRDA before applying for occupancy certificate of Wing A and B;
9. Applicant shall handover the EWS/IH tenements before submitting request for grant of further OC;
10. That the applicant shall develop RG areas and shall plant the required number of trees in RG area as per MCGM DCPR 2034 before applying for full occupancy certificate;
11. That the applicant shall complete all miscellaneous balanced works before handing over physical possession of residential/commercial tenements and indemnify MMRDA from any litigation that may arise from agreement executed between applicant and third party;
12. The applicant shall submit amended CFO NOC before submitting request of grant of full OC;
13. The applicant shall obtain concurrence from CFO for revised location of substation and submit to MMRDA;
14. The applicant shall obtain MCGM's NOC/renewal before connecting sewer line of the development carried out on the plot u/r to the Municipal sewer line;
15. The applicant shall revise his proposal in light of the revised alignment of Oshiwara Garden Road and obtain revised approval from MMRDA, before commencing any construction except wing C & D on site. The area under road widening shall not be compensated as the applicant has already used FSI potential of the land.

A set of certified part completion plans is enclosed herewith.



Planner,

Town Planning Division

Copy (for information and record w.r.t MMRDA's D.O. Letter dt. 30-01-2009), with set of approved drawings bearing nos. 01 to 11.

1. **The Executive Engineer,**
Bldg. Proposals Suburbs, 6th floor,
MCGM Office, Hindu Hriday Samrat
Balasaheb Thakre Market, Poonam
Nagar, Jogeshwari (E)
Mumbai – 400 093

2. **Shri. Snehal Shah,**
M/s. Techno Arch
107-108, Matahru Arcade, Plot No. 32
Paranjape Scheme
Above Axis Bank, Sushant Road
Vile Parle (E), Mumbai – 400 057