



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

SROT/BSNA/2501/BP/Amended/ Ranjanoli-02/ 560/2016

Date:

130 MAR 2016

OCCUPANCY CERTIFICATE

To,
Tata Housing Development Company Ltd,
Trade World, B-Wing,
Kamala Mills Compound,
Senapati Bapat Marg, Lower Parel (W),
Mumbai - 400 013.

Sub : Issuance of Occupancy Certificate for the Building 2A of Rental Component & Buildings A2, A3, A4, A5, B6 & B12 of Sale Component of the proposed Rental Housing Project on land bearing S.No 32Pt, S. No. 34Pt, S. No. 35Pt, S. No. 36/APt, 36/B, 36/1, 36/2, 37/1Pt, 37/2Pt, 37/B, 37/CPt, 49/1/1A, 49/1/1B, 49/1/2, 49/2Pt, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 50Pt, S. No. 51/1Pt, 52/2/3 Pt, 53/16 Pt & 53/18 at Vill. Ranjanoli, Tal-Bhiwandi, Dist-Thane.

Ref: 1) MMRDA's amended Commencement Certificate under No. SROT/BSNA/2501/BP/Amended / Ranjanoli-02/916/2013, dt.26/11/2013.
2) MMRDA's Rental Housing Divisions letter dt. 01/03/2016 & 15/03/2016.
3) Your letter dt. 28/12/2015, 14/01/2016, 20/01/2016 & 29/02/2016.

Sir,

The Occupancy Certificate is hereby granted for the Building 2A of Rental Component & Buildings A2, A3, A4, A5, B6 & B12 of Sale Component of the proposed Rental Housing Project on land bearing S.No 32Pt, S. No. 34Pt, S. No. 35Pt, S. No. 36/APt, 36/B, 36/1, 36/2, 37/1Pt, 37/2Pt, 37/B, 37/CPt, 49/1/1A, 49/1/1B, 49/1/2, 49/2Pt, 49/3, 49/4, 49/5, 49/6, 49/7, 49/8, 49/9, 50Pt, S. No. 51/1Pt, 52/2/3 Pt, 53/16 Pt & 53/18 at Vill. Ranjanoli, Tal-Bhiwandi, Dist-Thane to the applicant Tata Housing Development Co. Ltd. as mentioned in the table below:

Table: 1 (indicating details of Sale Building & Rental Building for which Superstructure CC's have been granted by MMRDA)				
Sr.No	Building No.	No of Storeys	Height in Metres	Total BUA (In Sq.m)
Rental Building:				
1.	2A	Ground + Part Stilt + 23 Upper Floors	67.55	22390.39
			Total (A)	22390.39
Sale Building:				
1.	A2	Stilt + 3 Parking level + 1 st to 24 Upper Floors	84.60	8181.40
2.	A3	Stilt + 3 Parking level + 1 st to 24 Upper Floors	84.60	6528.20
3.	A4	Stilt + 3 Parking level + 1 st to 24 Upper Floors	84.60	8181.40
4.	A5	Stilt + 3 Parking level + 1 st to 24 Upper Floors	84.60	8162.82
5.	B6	Stilt + 3 Parking level + 1 st to 24 Upper Floors	84.60	11380.92
6.	B12	Stilt + 3 Parking level + 1 st to 29 Upper Floors	99.10	13400.87
			Total (B)	55835.61
			Grand Total (A + B)	78226.00

The total built-up area of **78226.00 sq.m.** for Building 2A of Rental Component & Buildings A2, A3, A4, A5, B6 & B12 of Sale Component of the proposed Rental Housing Project is completed under the supervision of Architect Mrs. Devyani Khadilkar, M/s. Spaceage Consultants (Reg no. CA/90/13184) and Structural Engineer Mr. Shekhar Ghate, M/s. Optimal Consultancy Services Pvt. Ltd. are permitted to be occupied on the following conditions:-

1. This permission is issued without prejudice to action, if any, under M.R. & T.P. Act, 1966;
2. That any addition / alteration or change of user in future carried out without prior approval of MMRDA is liable to be treated as unauthorized and may be processed against under Section 53 or other Sections, as the case may be, of the M.R. & T.P. Act, 1966. Carrying out unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine;

3. That adequate arrangement for disposing the Solid Waste shall be made on regular basis;
4. That all the conditions of NOC's, approvals and permissions such as EIA Clearance dt. 17/09/2011, Fire NOC dt. 25/02/2016, Highway NOC dt. 07/12/2012, N.A. permission dt. 06/04/2013 & 31/12/2013, Water permission from STEM dt. 04/01/2016 etc. issued by various Competent Authorities will be binding on the applicant;
5. That the buildings 2A, A2, A3, A4, A5, B6 & B12 will not be occupied before submitting consent to operate from MPCB to this office;
6. The applicant shall fully comply with the condition no. 16 of amended Commencement Certificate dt. 26/11/2013 before applying for any further approval for the proposed Rental Housing Project on the land under reference;
7. All the conditions of Rental Housing Divisions letter dt. 01/03/2016 & 15/03/2016 shall be binding on the applicant;
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 Rental Housing Project with the supporting infrastructure such as road, street lights, landscaping, R.G. development, parking development, amenity development etc;


Additional Metropolitan Commissioner,
MMRDA

Encl: 1 Set of Plans (namely drg. No. 1 to 20 i.e. 20 Nos. of drawings)

Copy to:

- 1) M/s Spaceage Consultants, ----- (with enclosure)
B-106, Natraj Bldg,
Mulund Goregaon Link Road, Mulund (W)
Mumbai - 400080.
- 2) Chief, ----- (with enclosure)
Rental Housing Division,
MMRDA.
- 3) The Collector, Thane District.

