

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 BGC - 014574)

REGD. OFFICE:

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HEAD OFFICE:

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Ref. No.

CIDCO/NAINA/PANVEL/Kon/BP-94/OC/2018/2179

Date : 01/10/2018

To

✓ M/s Lucina Land Development Limited,
 CS No 612, 613, 14th floor, India Bull Finance Centre,
 Elphiston Mills compound, Senapati Bapat Marg,
 Elphiston Road, Mumbai 400013.

Sub: - Part Occupancy Certificate for sale building no. 11F, 17G1, 18E & 19C1 (sector 4) of proposed Rental Housing Scheme on land bearing S.No 80/A, 83/2A, 83/3, 83/7+4B+5B, 85/0, 86/1, 90/1A, 90/1B, 90/3B, 90/4, 90/7, 90/8, 90/9, 90/10, 90/11, 91/5 of Village-Kon, Taluka-Panvel, Dist-Raigad.

- Ref:
1. CC granted by District Collector office, Raigad vide letter no. मशा/एल.एन.ए. १(ब)/प्र.क्र. ५९/२०१२ दि. १६/०२/२०१३.
 2. This office letter dated CIDCO/NAINA/Panvel/Kon/BP-94/OC/2018/123 dated 30/07/2018.
 3. MMRDA's letter no. MMRDA/RHD/RHS-49 (II)/2016/07 dated 09.01.2017.
 4. MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/196/2017 dated 27.10.2017.
 5. MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/133/2018 dated 21.09.2018.
 6. Environment clearance dated 22/11/2010 and 09/08/2012.
 7. Chief Fire officer, CIDCO has granted Final Fire NOC for sale building No 11F, 17G1, 18E & 19C1 (sector 4) vide no. जा.क्र./सिडको/अग्नि/मुख्यालय/३५४/२०१८ दि. ०४.०९.२०१८.
 8. Consent to Operate from MPCB vide no. Format.1.0/BO/CAC-cell/UAN No. 0000049605/CO(part-V)/CAC-1809000118 dated 04.09.2018.
 9. Part Occupancy Certificate for sale building No 1E, 2G, 3C (sector 2) and building No 4D, 5C, 6G (sector 3) granted on 30.06.2017 and for sale building no. 20C1 (sector 3) and building no. 8G1, 9C1 & 10G1 (sector 4) granted on 11.05.2018.
 10. M/s Lucina Land Development Limited's application dated 20.07.2018 & 04.09.2018.

Sir/ Madam,

Please find enclosed herewith necessary Occupancy Certificate along with as-built drawings for sale building No 11F, 17G1, 18E & 19C1 (sector 4). (Details mentioned therein with conditions).

Thanking you.

Yours faithfully,



(Bhushan R. Chaudhari)

Associate Planner (NAINA), CIDCO

Encl : As above

Cc to:

1. M/s Octave Consultant,
04, Joelyn, Sherly Rajan Road,
Off Carter Road, Bandra (W),
Mumbai 400050
2. The District Collector,
Office of the Collector, Revenue Dept,
Near Hirakot Lake, Alibag,
Dist-Raigad 402201

3. Dy. Executive Engineer,
MSED Co. Ltd,
Panvel-II Sub-Division

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

4. Dy Superintendent of Land Records,
Agri Samaj Hall, 1st floor,
Panvel, 410206

5. Maharashtra Industrial Development Corporation,
Udyog Sarathi, Mahakali Caves Road,
Andheri (E), Mumbai, 400093

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

6. The Sarpanch,
Grampanchayat at Kon,
Tal-Panvel, Dist-Raigad

7. The Chief Planner, Rental Housing Division,
MMRDA, 7th floor, M.M.R.D.A. office building,
Bandra-Kurla Complex, C-14 & 15, E Block Bandra (E),
MUMBAI - 400 051

8. The CCUC, CIDCO

PART OCCUPANCY CERTIFICATE

I hereby certify after site inspection on 20/08/2018 and 23/08/2018 that, the construction of sale building no. 11F, 17G1, 18E & 19C1 (sector 4) of Rental Housing Scheme on land bearing S. No 80/A, 83/2A, 83/3, 83/7+4B+5B, 85/0, 86/1, 90/1A, 90/1B, 90/3B, 90/4, 90/7, 90/8, 90/9, 90/10, 90/11, 91/5 of Village-Kon, Taluka-Panvel, Dist-Raigad has been completed under the supervision of M/s Octave Consultant, Architect Shri Vaibhav Borkar (License/ Registration No. CA/2003/30717) and I declare that the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificate No. मशा/एल.एन.ए. १(ब)/प्र.क्र. ५९/२०१२ दि १६/०२/२०१३, issued by the District Collector, Raigad and permitted to be occupied subject to the following conditions :-

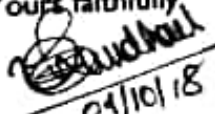
1. This certificate of occupancy is issued only in respect of following buildings:

	Bldg. No. & Height	Units	Built up area (Sq.Mt.)
Sector 4	Building No. 11 (Type F) 2 Basement + Gr. + Stilt/podium + 37 upper resi. floor, (115.30 M)	Residential Units-142 No	17628.48
	Building No. 17 (Type G1) 2 Basement + Gr. + Stilt/podium/part resi. + 36 th & 37 th (duplex) upper resi. floor, (115.30 M)	Residential Units-214 No.	16161.22
	Building No. 18 (Type E) 2 Basement + Gr. + Stilt/podium + 36 th & 37 th (duplex) upper resi. floor, (115.30 M)	Residential Units-138 No	14732.46
	Building No. 19 (Type C1) 2 Basement + Gr. + Stilt/podium/part resi. + 36 th & 37 th (duplex) upper resi. floor, (115.30 M)	Residential Units-140 No	11057.72
	Total	Residential Units- 634 No.	59579.88
<p>1. There is centrally located Recreational space provided at 2.75 M height above podium level, which is not directly accessible through residential units and there is driveway of 4.5 m between podium recreational space and habitable rooms.</p> <p>2. Free of FSI servant's toilet units- 3 nos. (9.64 Sq.Mt.) in sector 4 (11F, 18E & 19C1) provided in Stilt.</p>			

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/Kon/BP-94/OC/2018/2180, dated 01.10.2018.
4. All the 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 applicant.
5. All the conditions mentioned in the permission granted by District Collector Office, Raigad vide letter No क्र. मशा/एल.एन.ए. १ (ब)/प्र.क्र. ५९/२०१२ दि १६/०२/२०१३ shall be binding on applicant.
6. All the conditions mentioned in Environment clearance dated 22/11/2010 and 09/08/2012 shall be binding on applicant.
7. All the conditions mentioned in "Consent to Operate" dated 04.09.2018 shall be binding on applicant.
8. All the conditions mentioned in MMRDA vide letter no. MMRDA/RHD/RHS-49 (III)/196/2017 dated 27.10.2017 and MMRDA's letter no. MMRDA/RHD/RHS-49 (III)/133/2018 dated 21.09.2018 has granted NOC for Occupation certificate (for 1.53 FSI of the Free Sale Component) shall be binding on applicant.
9. The provision of lifts, parking spaces, refuge areas, extent of basement, architectural features etc. are considered in the proposal as per approval given of District Collector, Raigad in accordance with savings clause of draft DCPRs of IDP of NAINA.
10. 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.
11. As per approved DCPRs of IDP of NAINA, if the MMRDA provides infrastructure to RHS then the charges shall be as per the regulations of MMRDA and FLP/OCSDC will not be charged, if not then FLP at the rate of two times the determined charges by SPA-NAINA will be payable by the developer.
12. All the conditions mentioned in final Fire NOC for sale building No 11F, 17G1, 18E & 19C1 (sector 4) vide no. जा.क्र./सिडको/अग्नि/मुख्यालय/३५४/२०१८ दि.०४.०९.२०१८ shall be binding on you. The activities related to construction of fire station till its handing over to CIDCO shall be completed as per time limit mentioned in the final Fire NOC. The applicant shall seek consent from MMRDA in this regard before giving physical possession.
13. The condition regarding procurement of (ALP) Aerial Ladder Platform mentioned in final fire NOC dated 04.09.2018 shall be binding on applicant.
14. 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.
15. The refuge areas provided shall not be permitted to be occupied and kept free for all the time for rescue operation.

16. Architectural projections, stilt, lobbies etc. shall not be misused at later time.
17. The responsibility of authenticity of the submitted documents vests with the applicant and his appointed licensed Architect.
18. In the event of breach of any of above conditions, or conditions of NOCs/Clearances applicable to the project, this OC shall stand cancelled.

Yours faithfully

04/10/18

(Bhushan R. Chaudhari)
Associate Planner (NAINA), CIDCO

