



म्हारातंमराशास्रा अयुक्त मंत्रालय  
No. SROT/Growth Centre/2401/BP/  
ITP-Usarghar & Sandap – 01/Vol-18/ 188/2022

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MMRDA

Date: 08 SEP 2022

AMENDED COMMENCEMENT CERTIFICATE

To,

Director, M/s. Horizon Projects Pvt Ltd,  
Runwal & Omkar Esquare, 5th Floor,  
Opp Sion – Chunabhatti Signal,  
Sion (E), Mumbai-400 022

Sfr,

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to Director, M/s. Horizon Projects Pvt. Ltd., Runwal & Omkar Esquare, 5th Floor, Opp Sion – Chunabhatti Signal, Sion (E), Mumbai-400 022 for the Proposed Development (As mentioned in table below) for the proposed Integrated Township Project on land bearing S. Nos. 17/1, 17/2, 17/3/A, 17/3/B, 17/4, 17/5, 19/1, 19/2, 19/3, 19/4, 20/3, 20/4, 20/5, 34/1, 36/1/A, 36/1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93(Pt), 103/2, 103/3, 103/4, 103/5, 103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2, 106/3, 107/1, 107/2A, 107/2B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22, 107/23, 107/24, 107/25A, 107/25B, 107/26A, 107/26B, 108/1, 108/2, 108/3, 109(Pt), 134/1, 134/2, 134/3 of Village Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21 (1) pt. of Village Sandap, Taluka-Kalyan, Dist-Thane for the total ITP plot area of 4,91,917.72 sq.m. (49.19 Ha.) with proposed BUA of 2,71,205.02 sq.m. (Sale Component) as against the total permissible built up area of 13,41,210.86 sq.m. [Base FSI of 1.00 on gross plot] + [Premium FSI of 0.70] + [Maximum Permissible Ancillary BUA for Residential Activity as per UDCPR = 60% of Proposed BUA for Residential Activity] + [Maximum Permissible Ancillary BUA for Non-Residential Activity as per UDCPR = 80% of Proposed BUA for Non-Residential Activity] and proportionate Social Housing component is 33,226.69 Sq.m. (against permissible Built up area of 55,620.29 Sq.m.) on basic Residential BUA of gross plot area as applicable for ITP as depicted on the drawing nos 1/1 to S7/S7.

मुंबई महानगर प्रदेश विकास प्राधिकरण

उप प्रादेशिक कार्यालय : मल्टिपर्पज हॉल, दुसरा मजला, ओसवाल पार्क जवळ, पोखरण रोड नंबर २, माजिबडा, ठाणे (प) - ४०० ६०९.  
दूरध्वनी : (०२२) २९७९२९९५ / २९७९२९९७ फॅक्स : (०२२) २९७९२९९७ ई-मेल : sro.thane@mailmmrda.maharashtra.gov.in

User	Type of Wing / Building No	No. of Storey	Ht (In M.)	No. of Wing	Base area (In Sqm)	Premium area (In Sqm)	Ancillary area (In Sqm)	Total BUA (In Sqm)	No. of Units	
					A	B	C	D = A + B + C		
Residential User (Cluster 04)	Building No 1 E1	Lower Stilt + Upper Stilt + 1st Podium + Stilt/Lobby + 1st to 20th floors	68.90	01	5,051.46	--	3,030.88	8,082.34	79	
	Building No 2 D2		68.90	01	4,806.91	--	2,884.15	7,691.06	79	
	Building No 3 A3		68.90	01	5,334.86	--	3,200.91	8,535.77	121	
	Building No 4 B4		68.90	01	4,359.68	--	2,615.81	6,975.49	79	
	Building No 5 A5		68.90	01	5,320.11	--	3,192.06	8,512.17	121	
<b>Total Sale Component (Residential).....(A) =</b>					<b>05</b>	<b>24,873.02</b>	<b>--</b>	<b>14,923.81</b>	<b>39,796.83</b>	<b>479</b>

User	Type of Wing / Building No	No. of Storey	Ht (In M.)	No. of Wing	Base area (In Sqm)	Premium area (In Sqm)	Ancillary area (In Sqm)	Total BUA (In Sqm)	No. of Units	
					A	B	C	D = A + B + C		
Residential User (Cluster 04)	Building No 6 D6	Lower Stilt + Upper Stilt + 1st Podium + Stilt/Lobby + 1st to 20th floors	68.90	01	4,823.15	--	2,893.89	7,717.04	79	
	Building No 7 B7		68.90	01	4,364.61	--	2,618.77	6,983.38	79	
	Building No 8 H8		68.90	01	4,062.33	--	2,437.40	6,499.73	79	
	Building No 9 A9		68.90	01	5,321.88	--	3,193.13	8,515.01	121	
	Building No 10 B10		68.90	01	4,359.13	--	2,615.48	6,974.61	79	
	Building No 11 A11		68.90	01	5,388.38	--	3,233.03	8,621.41	79	
	Building No 12 H12		68.90	01	4,060.31	--	2,436.19	6,496.50	121	
	Society Office		--	01	12.50	--	7.50	20.00	--	
<b>Total Sale Component (Residential).....(B) =</b>					<b>07</b>	<b>32,392.29</b>	<b>--</b>	<b>19,435.39</b>	<b>51,827.68</b>	<b>637</b>

User	Type of Wing / Building No	No. of Storey	Ht (In M.)	No. of Wing	Base area (In Sqm)	Premium area (In Sqm)	Ancillary area (In Sqm)	Total BUA (In Sqm)	No. of Units
					A	B	C	D = A + B + C	
Residential User (Cluster 05)	Tower 1	Lower Ground/Podium Part + Ground/Podium Part + Upper	82.50	01	8,456.84	--	5,074.11	13,530.95	154
	Tower 2		82.50	01	9,546.90	--	5,728.14	15,275.04	208
	Tower 3		82.50	01	8,569.51	--	5,141.70	13,711.21	206
	Tower 4		82.50	01	8,455.87	--	5,073.52	13,529.39	154
	Tower 5		82.50	01	9,548.23	--	5,728.94	15,277.17	208
	Tower 6		82.50	01	8,582.86	--	5,149.72	13,732.58	206
	Tower 7		82.50	01	8,306.54	--	4,983.93	13,290.47	206

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	Tower 8	floors	82.50	01	9,531.32	--	5,718.79	15,250.11	208
	Tower 9		82.50	01	8,602.19	--	5,161.31	13,763.50	206
	Tower 10	Ground/Podium Part + Upper	82.50	01	8,307.87	--	4,984.72	13,292.59	206
	Tower 11		82.50	01	9,556.81	--	5,734.08	15,290.89	208
	Tower 12	Ground/Podium Part + Stilt/Lobby 1st to 25th floors	82.50	01	8,571.73	--	5,143.04	13,714.77	206
	Clubhouse	Ground + 1	8.85	--	--	--	--	1,077.03 Counted in Free of FSI	--
<b>Total Sale Component (Residential).....(C) =</b>			<b>12</b>		<b>1,06,036.66</b>	<b>--</b>	<b>63,622.00</b>	<b>1,69,658.66</b>	<b>2,376</b>

**Table 4:** Indicating the details of buildings for which amended commencement certificate as per UDCPR is hereby granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M.)	No. of Wing	Base area (In Sqm)	Premium area (In Sqm)	Ancillary area (In Sqm)	Total BUA (In Sqm)	No. of Shops
					A	B	C	D = A + B + C	
Economic User Retail Shops (Cluster 05)	On Ground Floor of Tower No. 5,6,7,8,9,10, 11	Shops on Ground	4.20	--	599.77	--	479.81	1079.58	53
<b>Total Sale Component (Economic).....(D) =</b>			<b>--</b>		<b>599.77</b>	<b>--</b>	<b>479.81</b>	<b>1,079.58</b>	<b>53</b>

**Table 5:** Indicating the details of buildings for which commencement certificate above plinth level as per 27 villages DCR for Kalyan and Ambernath Taluka is already granted and part occupancy certificate for ground + 01 upper floor is already granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M.)	No. of Wing	Base area (In Sqm)	Premium area (In Sqm)	Ancillary area (In Sqm)	Total BUA (In Sqm)	No. of Units
					A	B	C	D = A + B + C	
Educational Building (Economic Activity)	Educational Building	Ground/Stilt + 1 <sup>st</sup> to 5 <sup>th</sup> Upper Floors	21.35	--	8,096.78	--	--	8,096.78	--
<b>Total Sale Component (Economic).....(E) =</b>			<b>--</b>		<b>8,096.78</b>	<b>--</b>	<b>--</b>	<b>8,096.78</b>	<b>--</b>

**Table 6 :** Indicating the details of building for which commencement certificate upto plinth level as per 27 villages DCR for Kalyan and Ambernath Taluka for proposed development of Sport Complex in DP Reservation (PG1) is already granted

User	Type of Wing / Building No	No. of Storey	Ht (In M.)	No. of Wing	Base area (In Sqm)	Premium area (In Sqm)	Ancillary area (In Sqm)	Total BUA (In Sqm)	No. of Units
					A	B	C	D = A + B + C	
Sport Complex (Economic Activity)	Sport Complex	Basement + Ground + 1 <sup>st</sup> Upper Floor	7.95	--	745.51	--	--	745.51	--
<b>Total Sale Component (Economic).....(F) =</b>			<b>--</b>		<b>745.51</b>	<b>--</b>	<b>--</b>	<b>745.51</b>	<b>--</b>

**Table 7 : Indicating the details of buildings for which commencement certificate as per UDCPR is already granted [For Social Housing Component]**

User	Type of Wing / Building No	No. of Storey	Ht (In M.)	No. of Wing	Base area (In Sqm)	Premium area (In Sqm)	Ancillary area (In Sqm)	Total BUA (In Sqm)	No. of Units
					A	B	C	D = A + B + C	
Social housing Component (LIG)	LIG Building- 1	Stilt + 1st to 8th Floor	25.20	01	3,009.56	--	--	3,009.56	48
<b>Total for Social Housing Component LIG (Residential).....(G) =</b>				<b>01</b>	<b>3,009.56</b>	<b>--</b>	<b>--</b>	<b>3,009.56</b>	<b>48</b>

**Table 8: Indicating the details of buildings for which commencement certificate upto plinth level as per 27 villages DCR for Kalyan and Ambernath Taluka is already granted [For Social Housing Component]**

User	Type of Wing / Building No	No. of Storey	Ht (In M.)	No. of Wing	Base area (In Sqm)	Premium area (In Sqm)	Ancillary area (In Sqm)	Total BUA (In Sqm)	No. of Units
					A	B	C	D = A + B + C	
EWS Social Housing	1	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Floor	22.45	01	2,689.67	--	--	2,689.67	84
	2	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Floor	22.45	01	2,689.67	--	--	2,689.67	84
	3	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Floor	22.45	01	2,689.67	--	--	2,689.67	84
	4	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Floor	22.45	01	2,377.01	--	--	2,377.01	70
	5	Stilt + 1 <sup>st</sup> to 6 <sup>th</sup> Floor	19.70	01	2,065.95	--	--	2,065.95	60
<b>Total for Social Housing Component of EWS (Residential).....(H) =</b>				<b>05</b>	<b>12,511.97</b>	<b>--</b>	<b>--</b>	<b>12,511.97</b>	<b>382</b>

**Table 9: Indicating the details of buildings for which commencement certificate upto plinth level as per 27 villages DCR for Kalyan and Ambernath Taluka is already granted [For Social Housing Component]**

User	Type of Wing / Building No	No. of Storey	Ht (In M.)	No. of Wing	Base area (In Sqm)	Premium area (In Sqm)	Ancillary area (In Sqm)	Total BUA (In Sqm)	No. of Units
					A	B	C	D = A + B + C	
LIG Social housing	4	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Floor	22.45	01	2,950.86	--	--	2,950.86	56
	5	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Floor	22.45	01	2,950.86	--	--	2,950.86	56
	6	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Floor	22.45	01	2,950.86	--	--	2,950.86	56
	7	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Floor	22.45	01	2,950.86	--	--	2,950.86	56
	8	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Floor	22.45	01	2,950.86	--	--	2,950.86	56
	9	Stilt + 1 <sup>st</sup> to 7 <sup>th</sup> Floor	22.45	01	2,950.86	--	--	2,950.86	56
<b>Total for Social Housing Component of LIG (Residential).....(I) =</b>				<b>06</b>	<b>17,705.16</b>	<b>--</b>	<b>--</b>	<b>17,705.16</b>	<b>336</b>

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<b>Total of Approved Sale Component (Including Residential + Economic Activity Component) (Including Base, Ancillary &amp; Premium FSI):</b> [(J) = (A) + (B) + (C) + (D) + (E) + (F)] = .....(K) =	<b>2,71,205.02</b>	<b>3,492</b>
<b>Total of Approved Social Housing Component :</b> [(L) = (G) + (H) + (I) ] .....(M) =	<b>33,226.69</b>	<b>766</b>
<b>Grand Total of BUA In Site-A (Social Housing + Sale Component) :</b> [(N) = (K) + (M) ] = .....(O) =	<b>3,04,431.71</b>	<b>4,258</b>

<b>Table-10 Summary of Total Entitlement of BUA</b>				
<b>Sr. No.</b>	<b>BUA Component</b>	<b>Permissible BUA (In sqm)</b>	<b>Proposed BUA till date (In sqm)</b>	<b>Balance BUA (In sqm)</b>
		<b>A</b>	<b>B</b>	<b>C = A - B</b>
1	Base BUA	4,91,917.72	1,72,744.02	3,19,173.70
2	BUA based on Premium	3,37,455.55	0.00	3,37,455.55
3	Total (Base BUA + Premium BUA) = (1) + (2)	8,29,373.27	1,72,744.02	6,56,629.25
4	BUA based on Ancillary FSI			
a)	at 60% for Residential BUA	3,83,633.39	97,981.18	2,85,652.21
b)	at 80% of Non-Residential BUA	1,28,204.19	479.81	1,27,724.38
5	Total BUA based on Ancillary FSI= (4a) + (4b)	5,11,837.58	98,460.99	4,13,376.59
6	<b>Total entitlement of BUA of Site A= (3) + (5)</b>	<b>13,41,210.86</b>	<b>2,71,205.02</b>	<b>10,70,005.84</b>
7	Social Housing Component BUA, this is over-&-above BUA other than Entitlement Potential as per ITP notification 08.03.2021	55,620.29	33,226.69	22,393.60
8	<b>Total Entitlement of BUA Including Social Housing Component = (6) + (7)</b>	<b>13,96,831.14</b>	<b>3,04,431.74</b>	<b>10,70,005.80</b>

Approval to the Amended Commencement Certificate is granted under Section 45 of the said Act, subject to the following conditions:

**Viz:-**

1. This permission/Commencement Certificate shall not entitle the applicant to build on land which is not in his ownership in any way;
2. This Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if –
  - a. The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans;
  - b. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with;
  - c. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966;
3. This permission/ commencement certificate shall remain valid for four years in the aggregate but shall have to be renewed every year from the date of its issuance. The application for renewal of Commencement Certificate shall be made before expiry of one year if the work is not already commenced. Provided that, no

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such renewal shall be necessary if the work is commenced within the period of valid permission and such permission shall remain valid if the work is completed. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain fresh development permission under section 44 of the said Act. Such proposals shall be scrutinized as per rules and regulations and proposed DP applicable at that time and shall be binding on the applicant;

4. The Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assignees & every person deriving title through or under him;
5. The provisions in the proposal which are not confirming to applicable Unified Development Control & Promotion Regulation (UDCPR) and other acts are deemed to be not approved;
6. The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMRDA before Occupancy Certificate of any building/structure;
7. Any development carried out in contravention of or in advance of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under sections 53 or, as the case may be, section 54 of the M.R.&T.P. Act, 1966. The applicant and/or his agents in such cases may be proceeded against under section 52 of the said Act. To carry out an unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine;
8. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction;
9. The applicant shall submit notice for 'start of work' before commencement of construction on site;
10. The applicant shall give intimation in the prescribed form in Appendix- F of sanctioned UDCPR certified by Architect / licensed Engineer /Supervisor to the Authority after the completion of work up to plinth level. Further, as per Regulation No. 2.8.4 of sanctioned UDCPR, after such intimation, the officers of the Authority may inspect the completed plinth;
11. The applicant shall provide, at his own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangements of collection and disposal of solid waste, Rain Water Harvesting, reuse and recycling of waste water) before applying for Occupancy Certificate of any building/structure. Occupancy Certificate shall not be granted unless all these arrangements are found to MMRDA's satisfaction;
12. The structural design, building materials, installations, electrical installations, etc. shall be in accordance with the provision as prescribed in the National Building Code/ and as per UDCPR 2020;
13. The land vacated in consequence of the enforcement of the set-back rule shall form part of public street in future;
14. The applicant shall permit the use of the internal access roads to provide access to adjoining land;
15. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer; All the documents submitted/produced to MMRDA shall be considered to be authentic on the basis of the submission given by the Licensed Architect/Applicant/Developer;
16. The applicant shall not take up any development activity on the aforesaid property till the court matter

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- pending if any, in any court of law, relating to this property is well settled;
17. Prior permission is necessary for any deviation/ change in approved plan;
  18. The owner and the architect are fully responsible for any ownership, boundary and area disputes. In case of any dispute, MMRDA will not be responsible;
  19. Actual on site demarcation of the plot under reference is to be done through TILR by Owner prior commencement of the construction on site;
  20. If any discrepancy found in paid charges, the applicant shall be liable to pay the same;
  21. All safety measures and precautions shall be taken on site during construction with necessary signage/ display board on site;
  22. The applicant shall provide special provisions for the differently abled persons as per Chapter 13 of UDCPR;
  23. The applicant shall strictly follow the prevailing rules/ orders/ Notification issued by Labour Department, GoM from time to time, for labours working on site;
  24. To follow the duties and responsibilities as per provisions in Appendix C of UDCPR is mandatory to Engineer/ structural engineer/ supervisor/ town planner/ licensing Site Engineer/ Geotechnical Engineer/ owner/ developer;
  25. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate has been granted by MMRDA;
  26. This approval has been issued by considering the present available access to the plot as depicted on plans submitted to MMRDA by Applicant/Architect for approval. The responsibility of peaceful, uninterrupted, continuous access and any further dispute with regards to the access road to the plot under reference vests with the Applicant and his Licensed Architect. The Applicant shall develop and complete the said road prior to requesting for Occupancy Certificate of any Building/Structure. MMRDA stands indemnified from any disputes arising with regards to the said access road and its responsibility vests completely with the Applicant and his Licensed Architect;
  27. The responsibility of structural and other stability and safety of proposed buildings shall lie with Owner and concerned expert, consultant, executant appointed by Owner;
  28. The applicant shall abide by and be solely responsible for all the conditions of all the NOCs/ Clearances obtained/ required to be obtained from the competent Authorities for the proposed development on the land under reference;
  29. As soon as the development permission for the new construction is obtained, the owner/developer shall install a 'Display Board' on a conspicuous place on site indicating following details:
    - a. Name and address of the owner/developer, all concerned licensed persons;
    - b. Survey No./ City Survey No. of the land under reference;
    - c. Order No. and date of grant of development / building permission/ redevelopment permission issued by Authority;
    - d. Built up area permitted;
    - e. RERA Registration no, if applicable;

However, Such Display Board shall not be required for individual plot holder's individual building;

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30. A notice in the form of advertisement giving all the details mentioned in 29 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
31. All applicable conditions of the Revenue & Forest Department's Maharashtra Ordinance No. II of 2017 published in the Maharashtra State Gazette on 05/01/2017 shall be binding on the applicant;
32. The applicant shall install the Rain Water Harvesting Structures as per Regulation no. 13.3 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of the Rain Water Harvesting System shall be obtained from consultant and submitted before application for Occupancy Certificate of any building/structure;
33. The applicant shall install the SWH or RTPV system in all the buildings as per Regulation no. 13.2 of sanctioned UDCPR which shall be made operational on site before application for Occupancy Certificate of any building/structure;
34. The applicant shall install Electric Sub-Station as per Regulation no. 3.6 of sanctioned UDCPR and as per requirement of competent authority which shall be made operational on site before application for Occupancy Certificate of any building/structure;
35. The applicant shall install Grey Water Treatment Plant on site as per Regulation no. 13.4 of sanctioned UDCPR before applying for Occupancy Certificate of any building/structure;
36. In case of polluting/ hazardous user other than mentioned, applicant shall before using the building/s on land u/r for such purpose obtain and submit NOC from Chief Controller of Explosives, Govt. of India;
37. The owner shall give an undertaking that the recreational open space shall not be sold/ leased out/ allotted/ transferred for any purpose to any person and it shall not be put to any other use as per Regulation No. 3.4.2 of sanctioned UDCPR before application for Occupancy Certificate of any building/structure;
38. Applicant shall establish a dedicated Solid waste management system to treat 100% wet waste being generated as per Regulation No.13.5 of UDCPR and shall be made operational before application for Occupancy Certificate of any building/structure;
39. Applicant is required to pay Labor Welfare Cess of amount as per applicable notification/GR/Circular. It is binding on the applicant to pay Labor Cess in stages or in whole as per the Labor Cess Act. Applicant is required to make the payment of Labor Cess to 'Maharashtra Building and Other Labor Welfare Association, Mumbai' in account no. 3671178591, IFSC Code No.: CBIN0282611 of Central Bank of India, BKC Branch and submit a copy of receipt to MMRDA before applying for Occupancy Certificate of any building/structure. If any discrepancy is found in payment of Labor Cess charges, the applicant shall be liable to pay the same;
40. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/Clearances, obtained/will be obtained/required to be obtained from the competent authorities for the proposed development on the land under reference;
41. The applicant shall develop RG areas and shall plant the required number of trees as per DCR's & ITP Notification and shall submit final tree plantation NOC from the competent Authority before applying for Occupancy Certificate of any building/structure;

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42. The applicant shall ensure that the detection systems are strictly adhering to the IS codes as mentioned in Maharashtra Fire Service Offices circular No. MFS/10/2012/1099 dated 19/7/2012;
43. The applicant shall obtain all the necessary final NOCs/Completion Certificates/ clearances relating to water supply, sewerage, SWD, Tree, CFO etc and any other applicable NOC's from Competent Authority and submit the same to MMRDA before applying for Occupancy Certificate of any building/structure;
44. The Security Deposit shall be forfeited in case of non-compliance/breach of any conditions of Regulations/Commencement Certificate or any other directions issued by MMRDA. The Security Deposit would be refunded without any interest only after satisfactory compliance to the various conditions stipulated in the development permission are made by the applicant
45. MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect/land owner/POA holder etc and their successors who have approached MMROA for the approval. MMRDA shall stand indemnified from any disputes and notarized undertaking shall be submitted by applicant within a week from the date of this Commencement Certificate;
46. Neither the granting of this permission nor the approval of the drawings and specifications, not the inspection, made by the officials during the development shall in any way relieve Owner/Architect/Structural Engineer/Developer of such Development from full responsibility for carrying out the work in accordance with the requirements of all applicable Acts/Rules/Regulations. That the conditions laid in this Commencement Certificate shall be binding not only on the applicant but also his/her heirs, successors, executors, administrators and assignees and every person deriving through or under him;
47. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plans roads, amenity areas, development plan reservations etc. demarcated from the TILR and accordingly submit a consolidated TILR map and get the same verified with approved plans and shall submit final measurement plan certified by Dy. SLR, Kalyan, prior to requesting for issuance of Occupancy certificate of any building/structure;
48. In case any discrepancies are observed in the approved plans vis-à-vis the consolidated map issued by TILR which will affect the layout, buildings etc w.r.t to the requirements of DCRs or any conditions in the NOC's that are not submitted prior to this approval but are required to be or will be submitted subsequently (such as Railway, Highway, Electric Authorities for HT lines etc), the applicant will have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from MMRDA and only then proceed with construction accordingly;
49. The permissible built-up area will be restricted any time in future on the basis of the minimum of land areas considering the minimum internal lines of boundaries of the layout, consolidated TILR maps by survey of external boundaries for the proposed project, actual area in possession as per survey by TILR and the land area as per ownership documents;
50. All the amenities, utilities, facilities and the road network shall be fully developed by the developer at his own cost. The amenities shall be in concurrence with applicable DCRs; Amenities, Play grounds, Gardens, Public Offices and staff quarters, Market, Parking lot, school reservations shall be handed over to the

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concerned authorities after development of building as specified by MMRDA/Competent Authority along-with the appurtenant land and shall be conveyed to respective Authorities. Occupancy Certificate of any building/structure will be granted only after satisfactory completion of all amenities and road network;

51. Regarding any disputes, MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
52. Applicant shall carry out the construction of all amenities parallel to construction of other buildings in the layout by obtaining CC from MMRDA;
53. The applicant shall abide with remarks, design, planning etc. from respective consultants for Third party certification for parking arrangement and maneuverability, internal SWD, Internal Water works & Rain water harvesting, Internal drainage works, Internal Mechanical & Electrical, Structural design & plan showing the structural details for the proposed building, Detailed plan & design for Sewerage Treatment Plant from consultant, Internal road, Horticulture and Solid waste Management Plan for all the buildings/structures;
54. The applicant should obtain separate 7/12 extracts for DP Roads, DP reservations, amenities etc. and submit the same to MMRDA prior to requesting for issuance of Occupancy certificate of any building/structure;
55. Adequate arrangements for disposing the Solid Waste shall be made for the entire Project on regular basis;
56. That adequate arrangement for drainage of the Storm Water shall be made and flow of natural water courses shall not be disturbed at any time;
57. The applicant shall construct the Sewage Treatment Plant (STP) and shall be made operational before Occupation of the buildings;
58. The applicant shall comply and abide with all the conditions mentioned in provisional CFO NOC from Competent Fire Authority and shall submit final CFO NOC prior to requesting for Occupancy certificate of any buildings/structures;
59. Applicant shall comply with all the conditions mentioned in NOC from MPCB. Applicant shall submit NOC from MPCB to MMRDA prior to start of any construction of buildings and shall comply with all the conditions mentioned in NOC from MPCB. Applicant shall submit Consent for Establishment from MPCB before requesting for occupancy certificate of any building/structure;
60. Applicant shall comply with all the requirements in case of building more than 70 m. height as per regulation no. 6.12 of UDCPR;
61. Applicant shall provide mechanical ventilation shaft as per regulations of UDCPR;
62. The development shall be strictly as per the MOEF Notification dt. 19/02/1991 as amended up-to-date. The applicant shall comply with all the conditions as mentioned in Environmental Clearance by State Level Environment Impact Assessment Authority. Applicant shall not carry out any development on lands for which Environmental Clearance is not obtained from the Competent Authority. Also, the conditions of Environmental Clearance are binding on the applicant. Also the applicant shall abide to conditions mentioned in EC dt. 31/03/2020 and upgrade the EC for the proposed development after receipt of CC/building plans and submit upgraded EC accordingly from time to time, as per GoM's circular of

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Environment Department dt. 30/01/2014 prior to requesting for occupancy certificate of any building/structure;

63. The applicant shall comply with all the conditions as mentioned in letter for electric supply and shall submit the Final NOC for electric supply from competent electric authorities for development prior to requesting for issuance of Occupancy certificate of any building/structure;
64. DP Reservations of Gardens (G48, G48-A, G7 & G3), Play Ground (PG4, PG1 & PG27), Parking Lot (PA1), Market (M1) and Public Office & Staff Quarters, School (SC-2) and the DP roads located within the 'Integrated Township Project' shall be developed by the applicant and made available to general public, After the development shall be handed over to competent authority free of cost;
65. Development of Sport Complex In DP Reservation (PG1) in the proposed Integrated Township Project shall be developed by the developer and handover to MMRDA/Competent Authority free of cost;
66. The applicant shall obtain prior approval from Multi Model Corridor (MMC) before applying for commencement certificate for the buildings in vicinity of MMC of this Integrated Township Project (ITP) to MMRDA subject to:
  - a. Applicant shall submit revised TILR showing the modified alignment of the MMC & it will be binding on applicant to taken amended layout approval as per modified alignment of MMC as per revised TILR for the ITP;
  - b. The applicant shall obtain prior Approval/ NOC for MMC before start of any construction of Structures/ buildings in the vicinity of MMC as shown in layout plan;
  - c. If there is any change in alignment of MMC, then it will be binding on applicant to obtain revised Approval/NOC for MMC and accordingly amend the layout;
  - d. Applicant should ensure to maintain connectivity within layout;
  - e. Any decision from competent authority for MMC passing through layout will be binding on applicant;
67. Applicant shall handover an area @ 2% of the gross area of ITP (9,863.22 sqm) shall be earmarked and shall be handed over free of cost to the respective Authority for Development of the City Level Facilities and separate 7/12 extract shall in name of competent authority shall be obtained and submit to MMRDA;
68. The present approval is being granted considering the plot boundary as shown on the measurement plan certified by TILR for the land under reference submitted by applicant. However, this should not be construed as certification of boundary of the land under reference by MMRDA. Applicant shall be solely responsible for any future disputes arise with regards to the boundary of the land under reference and MMRDA shall stand indemnified in this regard. Further, applicant shall submit final measurement plan certified by Dy. SLR, Kalyan showing plot boundary before applying for occupancy certificate of any building/structure;
69. The ITP shall have access of 18.00 m width or more width before requesting for the Issuance of Occupancy Certificate of any building/structure for the Integrated Township under reference;
70. तहसिलदार, कल्याण यांच्या दिनांक २२/०५/२०१६ मध्ये नमूद केल्याप्रमाणे, शासन निर्णय दिनांक २२/०१/२०१६ मधील निर्देशानुसार महाराष्ट्र जमीन महसूल संहिता, १९६६ चे कलम ४२ अ (१) (अ) व (ब) च्या अनुषंगाने ज्या कोणत्याही

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व्यक्तीला जमिनीच्या वापरामधील बदलास परवानगी देण्यात आली असेल, त्याने असा वापरातील बदल सुरु केल्यापासून ३० दिवसांच्या आत या कार्यालयास लेखी कळविणे बंधनकारक आहे. तदनंतर कलम ४७ अ मध्ये नमूद केलेल्या दराप्रमाणे रुपांतरण कराचा आणि त्याबद्दल अकृषिक आकारणीचा भरणा करणे आवश्यक असून असा भरणा केल्यावर ३० दिवसांच्या कालावधीत सनद घेणे अनिवार्य आहे.

71. तहसिलदार, कल्याण यांच्या दिनांक २२/०५/२०१६ मध्ये नमूद केल्यानुसार, विषयांकीत मिळकतीबाबतचे कोणतेही अभिलेख अथवा फेरफार हे कोणत्याही सक्षम न्यायालयाने रद्द केल्यास सदरची विनिश्चिती आपोआप रद्द झाले, असे समजणेत येईल, व त्याकरीता कोणतेही स्वतंत्र आदेश काढणेची आवश्यकता राहणार नाही;
72. The applicant shall comply all the conditions as mentioned in letter dated 22/05/2016 from Tehsildar, Kalyan;
73. The applicant shall comply with all the conditions mentioned in NOC dt 21/04/2017 Dedicated Freight Corridor Corporation of India Ltd and also applicant should ensure to maintain connectivity within layout;
74. Applicant should comply with all the conditions as mentioned in NOC dt. 08/03/2018 for Class-II land from Collector, Thane;
75. All the conditions of Locational Clearance dt. 21/08/2017 granted by Govt. of Maharashtra for the integrated Township Project on land under reference shall be binding on the applicant;
76. All the conditions of Conditional Letter Of Intent granted by MMRDA for the Integrated Township Project on land under reference shall be binding on the applicant;
77. All the conditions of Layout Approval granted by MMRDA for the Integrated Township Project on land under reference shall be binding on the applicant;
78. The development shall be strictly as per the ITP notification dt. 08/03/2019 amended from time to time and the applicable Development Control Regulations in force;
79. All the conditions of NOC dt. 09/06/2017 from Archaeological Survey of India shall be binding on the Applicant;
80. All the conditions of NOC dt. 22/05/2017 from Thasildar, Kalyan for Ownership, Non-Tribal & Non-Government Land shall be binding on the Applicant;
81. All the conditions of NOC dt. 08/11/2017 from Water Resources Department shall be binding on the Applicant;
82. All the conditions of NOC dt. 10/04/2017 from Chief Conservator of Forest, Forest Department, Govt. of Maharashtra shall be binding on the Applicant;
83. Applicant shall provide area for Other Public Utilities as per requirements of ITP or as directed by competent authority;
84. Applicant shall provide area for Electric Sub-Station as per requirements of ITP or as directed by competent electric authority;
85. Applicant shall provide area for Other Public Utilities as per requirements of ITP or as directed by competent authority;
86. Applicant shall provide area for Public Parking facilities as per the norms of prevailing DCR or as per requirements of ITP or as directed by competent authority;

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87. Applicant shall provide area for Solid Waste Management as per requirements of ITP or as directed by competent authority;
88. Applicant shall complete the construction of social housing component along with surrounding infrastructure in proportionate to the regular tenements as per ITP regulations as required for the entire residential buildings of cluster 04 & cluster 05 and thereafter apply & take approval from MMRDA for occupancy certificate of social housing component prior to requesting for occupancy certificate of any building / structure in cluster 05;
89. All the conditions mentioned in Govt. of Maharashtra's directives in GR No. टिपीएस-१८२०/ अनौ.२७/प्र.क्र.८०/२०/नवि-13, dt. 14/01/2021 for availing 50% exemption in Premium BUA amount shall be applicable to the applicant and if there is any change/directions/modification/clarification/amendment etc received from government regarding the said GR then the same shall be binding & applicable on the applicant. The undertaking submitted by applicant regarding the same shall be binding on it;
90. All the conditions of the earlier approved Commencement Certificates granted by MMRDA will be applicable and binding on the applicant;

This Commencement Certificate Issues with the approval of Hon MC, MMRDA.



Enclosure: Drawing No. 01/57 to 57/57 (Total No. 57)

Copy to,

1. **Architect Sandeep Prabhu,**  
2nd floor, Nakshatra, A wing, Near TMC, Almelda Road, Panchpakhadi,  
Thane (W) – 400 602
2. **The Collector,**  
Collector Office, Thane.....As required u/s 45 of MR & TP Act, 1966.
3. **The Municipal Commissioner,**  
Kalyan-Dombivli Municipal Corporation,  
ShankarraoChowk, Kalyan(W) – 42.....With reference to KDMC's letter  
No.जा.क्र.कडोमपा/इप्रक्षे/कर,९२ dated २६/०८/२०१६.

