



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SROT /BSNA/2501/BP/Amended/Ranjnoli-02/ 347 /2015

Date: 26 JUN 2015

COMMENCEMENT CERTIFICATE

- READ:** 1) Commencement Certificate No. SROT /BSNA/2501/BP/ Amended /Ranjnoli-02/ 916/2013 dt. 26/11/2013.
2) Commencement Certificate for Superstructure dt. 30/01/2013, 20/12/2013 & 20/11/2014
3) MMRDA's NOC for CC No. MMRDA/RHD/RHS - 24(II)/15/137, dt.03/06/2015.

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant **M/s. Tata Housing Development Company Ltd, (POAH)** Trade World, B - Wing, 2nd Floor, Kamala Mills Compound, Senapati Bapat Marg, Lower Parel (W), Mumbai - 400013 for the development of the proposed Rental Housing Project on land bearing **S. No. 32Pt, 34Pt, 35Pt, 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, 51/1Pt, 52/2/3 Pt, 53/16Pt & 53/18** at Vill. Ranjnoli, Tal-Bhiwandi, Dist-Thane for **Superstructure consisting of Upper Floor Level only for buildings of Sale Unit** with details regarding the release of FSI and permissible built up area of **123395.20** sq.m (as mentioned in the Table-1 below) and total proposed built up area of **120737.90** sq.m (as mentioned in Table-2 below) as depicted on drawing sheet nos. 1 to 13 (Total 13 drawings) on the following conditions.

| Table -1 | | | |
|---|--------------------|-------------|------------------|
| Following is the details of Permissible Built up area Releasable for Sale Component | | | |
| Sr. No. | Details | FSI | Area (in Sq.m) |
| 1. | Earlier Releasable | 1.05 | 86376.64 |
| 2. | Now Releasable | 0.45 | 37018.56 |
| 3. | Total | 1.05 | 123395.20 |

| Table No - 2 | | | | | | |
|---|--|---|---------------------|--|---|---------------------|
| Following are the details of built up area of buildings earlier approved & now proposed for CC for Superstructure of Sale Component | | | | | | |
| Bldg. No. | Earlier Approved | | | Now Proposed | | |
| | No of Storey | Total Height in Metres (from Ground Lvl.) | Total BUA (in sq.m) | No of Storey | Total Height in Metres (from Ground Lvl.) | Total BUA (in sq.m) |
| A-2 | St. + 3 Lvl.for Parking + 24 upper fl. | 84.60 | 8181.40 | NIL | | |
| A-3 | St. + 3 Lvl.for Parking + 24 upper fl. | 84.60 | 6528.20 | NIL | | |
| A-4 | St. + 3 Lvl.for Parking + 24 upper fl. | 84.60 | 8181.40 | NIL | | |
| A-5 | St. + 3 Lvl.for Parking + 24 upper fl. | 84.60 | 8162.82 | NIL | | |
| A-8 | St. + 3 Lvl.for Parking + 09 upper fl. | 41.10 | 3531.70 | 10 th floor level to 29 th floor level | 99.10 | 5989.64 |
| A-9 | St. + 3 Lvl.for Parking + 09 upper fl. | 41.10 | 3531.29 | 10 th floor level to 29 th floor level | 99.10 | 5997.98 |
| A-10 | St. + 3 Lvl.for Parking + 09 upper fl. | 41.10 | 3531.70 | 10 th floor level to 29 th floor level | 99.10 | 5989.64 |
| A-11 | St. + 3 Lvl.for Parking + 09 upper fl. | 41.10 | 3531.29 | 10 th floor level to 29 th floor level | 99.10 | 5997.98 |
| B-6 | St. + 3 Lvl.for Parking + 24 upper fl. | 84.60 | 11380.92 | NIL | | |
| B-12 | St. + 3 Lvl.for Parking + 29 upper fl. | 99.10 | 13400.87 | NIL | | |
| C-1 | St. + 3 Lvl.for Parking + 10 upper fl. | 93.30 | 9817.37 | 28 th floor level to 34 th floor level | 113.60 | 2571.25 |
| D-7 | St. + 3 Lvl.for Parking + 1 upper fl. | 35.30 | 3155.00 | 8 th floor level to 29 th floor level | 99.10 | 8094.17 |
| Club House | NIL | NIL | NIL | Ground + 2 upper floors | 9.95 | 3163.28 |
| Total Built up Area (A) | | | 82933.96 | | | |
| Total Built up Area (B) | | | | 37803.94 | | |
| Grand Total of Built Area (A + B) = 120737.90 Sq.m | | | | | | |

Viz:-

1. This permission/commencement shall not entitle the applicant to build on land which is not in his ownership in anyway;
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

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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 Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter;
 4. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that if construction is not completed up to plinth level or where there is no plinth, upto upper level of basement or stilt, as the case may be, on the subject land within the period of one year from the date of issuance of CC or in the year for which renewal as per section 48 of MR & TP Act, 1966 is taken, it shall be necessary for the applicant to make application for fresh permission;
 5. The conditions of this certificate shall be binding not only on the applicant but also his/her heirs, successors, executors, administrators and assignees and every person deriving title through or under him;
 6. Any development carried out in contravention 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;
 7. As soon as the development permission for 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, architect and contractor;
 - b. License No. of the Licensed Architect/Surveyor;
 - c. Name of the developer and his address, where the developer is a firm, the name of the firm and its address;
 - d. Survey No. /Hissa No. and Name of Village along with description of its boundaries;
 - e. Number and date of development permission and commencement certificate granted by MMRDA;
 - f. Area under Building Project, F.S.I consumed;
 - g. U.L.C. Clearance Certificate;
 - h. Address where copies of detailed approved plans shall be available for inspection;
 8. A notice in the form of advertisement giving all the details mentioned in 7 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
 9. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to commencement of the construction;
 10. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate beyond plinth from MMRDA;

11. Conditions as mentioned in the N.A Order क्र. महसूल/कक्ष-१/टे-८/एनएपी/एसआर/क्र. २/२०१० dated 25/08/2010 are binding on the applicant and also the applicant is required to take revised N.A order for the excess area of 520.00 sq.m in addition to the earlier approval;
12. The applicant shall construct and hand over the buildings 1A, 1B, 2A & 2B under Rental Unit along with Non Residential units/Convenient shopping along with required roads, amenity spaces, other infrastructure, etc. free of cost to MMRDA as per the provisions of Rental Housing Notification and Agreement to be executed with MMRDA;
13. The quality of construction for rental housing component which will be handed over by the applicant to MMRDA free of cost will be monitored by MMRDA through Officials/Project Management Consultant (PMC) as per the terms and conditions of Agreement to be executed;
14. The F.S.I. shall be released for utilization on site as per the provisions under para. VI of the regulation no.15.14 (a) given in Annexure-A of schedule of Notification no. TPS-1208/MMR/CR-389/08/UD-12, dt. 26/11/2008 as amended from time to time;
15. Release of F.S.I., schedule of payment for infrastructure charges, the handing over of Rental Units with appurtenant land to MMRDA and all other matters related to the Rental Units shall be as per the terms and conditions of Agreement to be executed by the applicant with MMRDA. The conditions in the Agreement shall be binding on the applicant in all respect;
16. The applicant shall get the land sub-divided and plot under reference demarcated on site from TILR and submit the measurement plan of sub-divided plot certified by TILR clearly showing the boundary of Rental Housing Project, Rental Plot & Sale Plot;
17. All the conditions of the NOC from Fire Advisor to the Government of Maharashtra No. MFS/51/2013/534 dated 26/09/2013 for proposed Rental Housing Project shall be binding on the applicant
18. All the conditions of the NOC from Environment Department No. SEAC 2010/CR.840/TC.2 dated 17/09/2011 for proposed Rental Housing Project shall be binding on the applicant;
19. The conditions of the NOC No. NHSD-9/PB/583 dt. 07/12/2012 issued by Sub Divisional Engineer, National Highway Sub Division No. 9, Thane shall be followed;
20. 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;
21. The owner shall provide, at his own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, channelisation of water courses, 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. Occupancy Certificate shall not be granted unless all these arrangements are found to MMRDA's satisfaction;
22. The owner shall permit the use of the internal access roads to provide access to an adjoining land;
23. The owner shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity;
24. Open space shown in the layout shall be kept open permanently;
25. Owner will not take up any development activity on the aforesaid property till the court matter pending, if any, in any court of law, relating to this property is settled;
26. No development shall be carried out in the CRZ area without prior approval from the Competent CRZ Authority;
27. The provisions in the proposals which are not conforming to applicable Development Control Regulations and other Acts are deemed to be not approved;
28. The applicant shall pay the Labour Cess to Competent Authority as per Govt. Resolution No. बीसीए २००९/प्र.क्र. १०८/कामगार ७-अ, dt. 17/06/2010;

29. All the conditions mentioned in the MMRDA's revised Locational Clearance & Layout Approval MMRDA/RHD/RHS-24A/13/289 dt. 11/07/2013 as amended from time to time for this Rental Housing Project issued by MMRDA shall be binding on the applicant.
30. The revised Locational Clearance & Layout Approval No. MMRDA/RHD/RHS – 24A/13/289 dt. 11/07/2013 shall be amended by deleting the S. Nos. 53/1pt., 53/8, 53/16, 52/2pt, 50pt. & 52/4/2 that have already been excluded from the Rental Housing Project.
31. After issuance of Commencement Certificate, the Rental Housing Division of MMRDA shall take further necessary actions in this matter such as execution of agreement with the applicant, monitoring the project through PMC or Officials of MMRDA for release of FSI at various stages and recovery of payments from the applicant etc.
32. The applicant shall abide by the decisions/orders issued by any Court, Statutory Authority such as Revenue, TILR etc. in future as per the undertaking dt. 29/10/2013 submitted to MMRDA.



Chief,
Town & Country Planning Division,
MMRDA

To,

- ✓ 1. M/s Tata Housing Development Company Ltd (POAH),
Trade World, B – wing,
Kamala Mills Compound,
Senapati Bapat Marg,
Lower Parel (W),
Mumbai - 400013.
2. M/s. Spaceage Consultant
B-106, Natraj Building,
Mulund-Goregaon link Road,
Mulund (W),
Mumbai- 400080.



Copy forwarded to:

1. Collector,
Collector Office, Thane.
As required u/s 45 of MR & TP Act, 1966.
2. Chief,
Rental Housing Division,
MMRDA