



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SROT/BSNA/2501/BP/Mankoli-10/569/2021

Date : **12 JAN 2021**

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant Shri. Yogesh Parshuram Mhatre & 21 Others, from Mankoli village, Bhiwandi taluka, Dist. Thane for the proposed 07 no. of Residential buildings (Stilt + 3 upper floors) up to upper floor level only on land bearing S. No. 77/9/A, 98/4, 98/7, 77/8/B, 77/8/C, 77/8/D of Village Mankoli, Tal. Bhiwandi, Dist. Thane on plot admeasuring 9340 Sq.m. with net plot area admeasuring 8396.65 Sq.m. Permissible built up area of 12175.23 Sq.m. (FSI - 1.45) and proposed built up area of 8508.81 Sq.m. (FSI - 1.18) as depicted on Drawing Sheet on the following conditions:

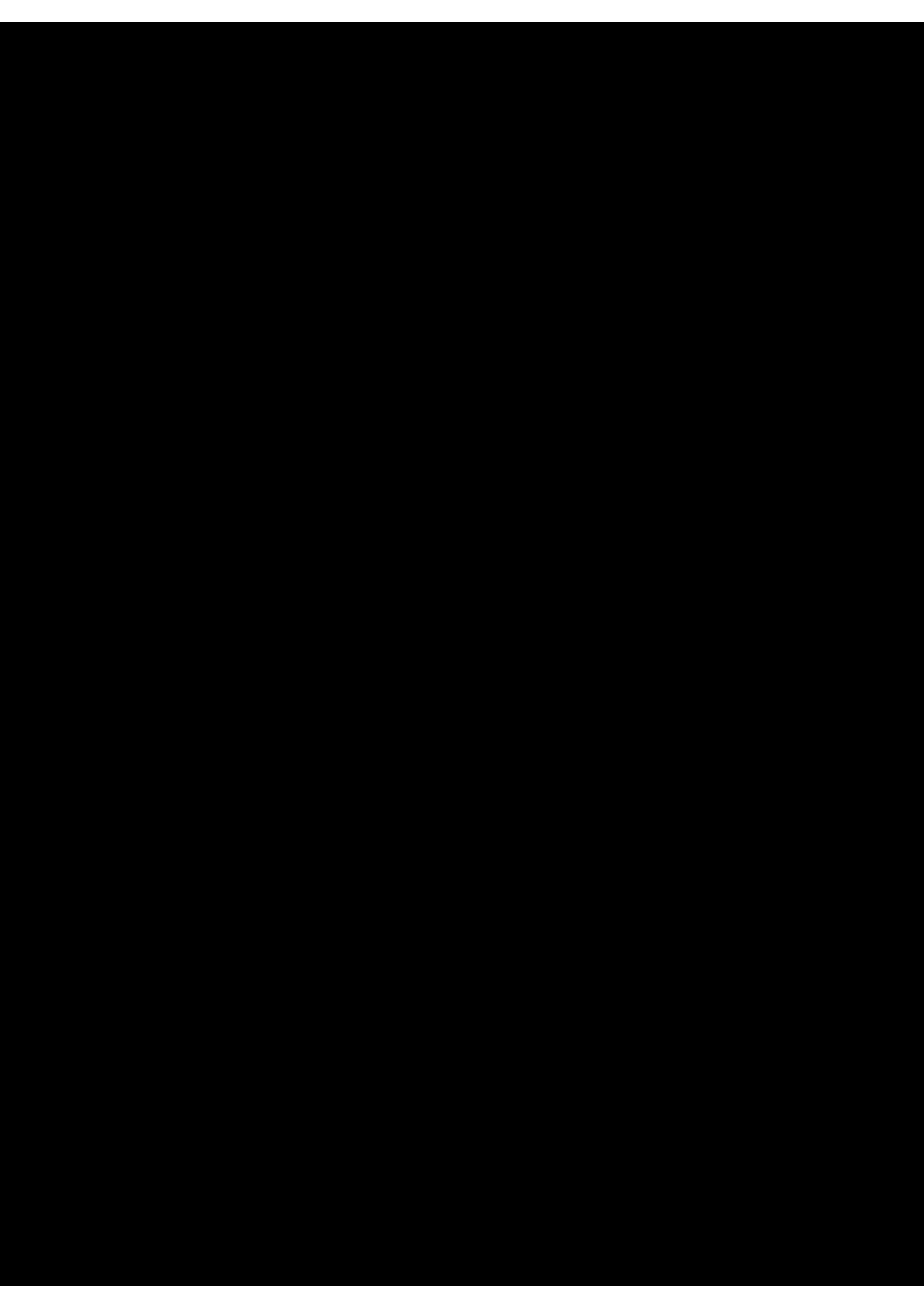
Viz :-

1. This permission / Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way.
2. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - I. 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.
 - II. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - III. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation and in such an event, the applicant and every person deriving title through or under him shall be deemed to have carried out the developmental work in contravention of section 43 and 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 such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional & Town Planning Act, 1966.
5. The Conditions of this certificate shall be binding not only on applicant but his/her heirs,

(P.T.O.)

Sub Regional Office : Balkum Firebrigade Office Building, 1st Floor, Thane - Bhiwandi Rd, Subhash Nagar,
Thane West, Maharashtra - 400 608

TEL : 2538 8112 • WEB SITE : <http://www.mmrda.maharashtra.gov.in>



- b. Survey No./ City Survey No./ Ward No. of the land under reference, with description of its boundaries;
 - c. Order No. and date of grant of development permission issued by MMRDA;
 - d. F.S.I permitted;
 - e. Address where the copies of detailed approved plans shall be available for inspection;
16. A notice in the form of advertisement giving all the details mentioned in 15 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
 17. 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 after issuance of OC and only after satisfactory compliance to the various conditions stipulated in the development permission are made by the applicant.
 18. The applicant shall install the Rain Water Harvesting System as per UDD's Notification No. TPB/432001/2133/CR-230/01/UD-11; Dt. 10/03/2005;
 19. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/ Clearances such as EIA clearance; CFO, etc.
 20. The applicant shall deposit Labor Welfare Cess to 'Maharashtra Building and Other Labor Welfare Association, Mumbai' in account no. 004220110000153 of Bank of India and submit a copy of receipt to this office;
 21. 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.
 22. 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
 23. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.
 24. Actual on site demarcation of the plot under reference is to be done through TILR by the owner prior to commencement of the construction on site.
 25. The applicant 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. Applicant shall comply with all the conditions as applicable as per Revenue & Forest Department's Maharashtra Ordinance No. II of 2017 published in the Maharashtra

State Gazette on 05/01/2017, before commencement of work on site.

27. That Registered undertaking cum Indemnity Bond shall be submitted for abiding above conditions by applicant.

Ami Sawant

Planner MMRDA



Copy to,

1. **Shri. Yogesh Parshuram Mhatre & 21 Others**
At Village Mankoli, Tal. Bhiwandi, Dist. Thane
2. **Shri. K. B. Kamble**
M/s. Land-Age Associates,
9, Gr. floor, Old Municipal Corporation Office,
Bhiwandi, Dist. Thane.
3. Copy forwarded to :
The Collector,
Collector Office, Thane.
as required u/s 45 of MR & TP Act, 1996.