



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP/WTT/C.C./B5/ 014/2007

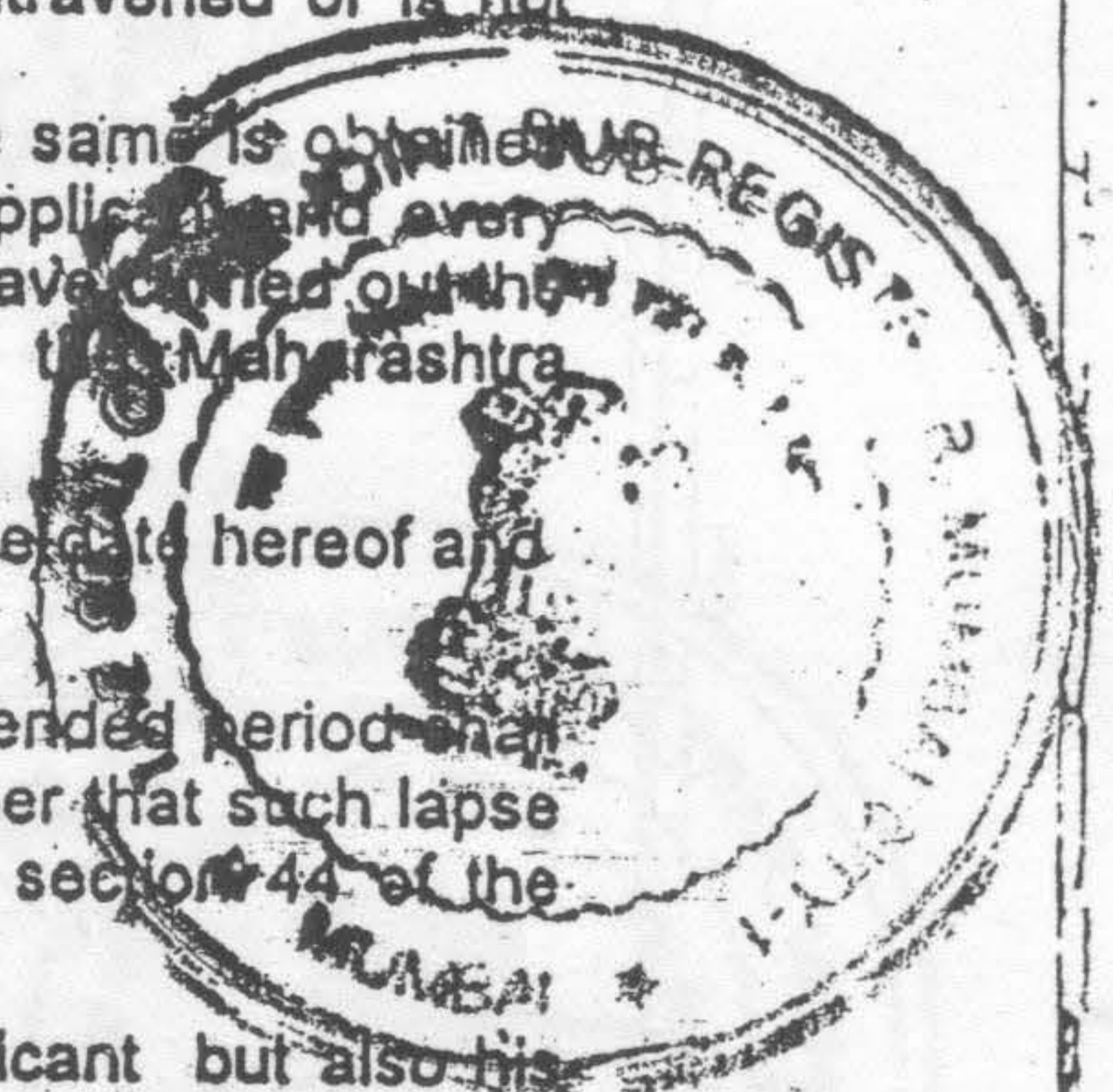
Date: 14 APR 2007

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 M/s. Mumbai Pune Motor Malak Shramajivan Premises Co. Op. Soc. Ltd. for the development upto plinth level for the proposed B-5 building (Ground + 3 upper floors) consisting of Godowns on ground floor and Offices on first floor, at Phase I of Wadala Truck Terminal. The plinth area admeasures about 67.25 m. x 20 m. (1345 sq.m). The maximum permissible built up area on this plot is 5380.00 sq.m. The proposed built up area of B5 building upto G+3 floors is 5062.83 sq.m. This Commencement Certificate is granted upto plinth level for B5 building on the following conditions:

Viz:

- This Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if -
 - 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;
 - any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner for MMRDA is contravened or is not complied with;
 - the Metropolitan Commissioner for 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;
- This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
- 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 the Maharashtra Regional & Town Planning Act, 1966.
- 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;
- Any development carried out in contravention of the Commencement Certificate is liable to be treated as unauthorised 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 unauthorised development is treated as a cognizable offence and is punishable with imprisonment apart from fine.
- The Commencement Certificate for construction beyond plinth level shall be issued along with the IOD required to be issued by the MCGM under section 346 of BMC ACT 1888 and construction beyond plinth should not be commenced without obtaining the plinth approval by MMRDA.
- 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 :-
 - Name and address of the owner/developer, architect and contractor;
 - Survey No. /City Survey No. /Ward No. of land under reference along with description of its boundaries;
 - Order No. and date of grant of development permission issued by MMRDA and BMC;
 - F.S.I. permitted;
 - Address where copies of detailed approved plans shall be available for inspection;



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2007	

Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051.

EPABX : 2659 0001 / 2659 4000 • FAX : 2659 1264 • E-MAIL : mmrda@giasbm01.vsnl.net.in • WEB SITE : http://www.mmrdamumbai.org

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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. The Applicant shall obtain NOC from Chief Fire officer, prior to Commencement of the construction.
11. The applicant shall obtain clearance for exemption under section 20 of Urban Land (Ceiling and Regulation) Act, 1976 from the Lands Manager, MMRDA prior to commencement of construction.

Vishwanath
METROPOLITAN COMMISSIONER
M. M. R. D. A.

To,
The Executive Engineer, Building Proposals,
'E' Ward, Municipal Office,
3 rd floor, 10, Shaikh Hafizuddin Marg,
Byculla,
Mumbai - 400 008.



Copy
Shashi Prabhu & Associates (Architect),
Wankhede Stadium, North Stand 'A' & 'C' Block,
D' Road, Churchgate,
Mumbai - 400 020.

P.S.: This Commencement Certificate is to be issued subject to the conditions in the forwarding letter No. TCP/WTT/C.C./B5/01/248/2007 Date: 4/4/07

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MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP/WTT/C.C./B5/ 012482007

Date: 14 APR 2007

To,
The Executive Engineer, Building Proposals,
'E' Ward, Municipal Office,
3 rd floor, 10, Shaikh Hafizuddin Marg,
Byculla,
Mumbai - 400 008.

Sub: Development permission (up to plinth) for proposed Building Type 'B-5'
Wadala Truck Terminal at Anik Wadala, Mumbai for 'Mumbai Pune Motor
Malak Shramajivan Premises Co. Op. Soc. Ltd.

Sir,

The Metropolitan Commissioner, MMRDA which is the Special Planning Authority for Wadala Truck Terminal (WTT) Area has approved the proposal upto plinth in respect of the proposed building with total proposed built up area of 5062.83 sq.m. against permissible built up area of 5380.00 sq. m. on plot No. B-5 of WTT in Phase- I of Wadala Truck Terminal, pursuant to the policy enunciated in MMRDA's D.O. letter No. TCP(P-2)/WTT/Single Window/94/2007, dated 6th Feb, 2007(copy enclosed) and has also approved a set of drawings (Drg. nos.WTT/B5/MMRDA/01, WTT/B5/MMRDA/03) subject to conditions mentioned in the Commencement Certificate.

Please find enclosed herewith a copy of Commencement Certificate upto plinth level issued by MMRDA, to M/s. Mumbai Pune Motor Malak Shramajivan Premises Co. Op. Soc. Ltd. for proposed development upto plinth. The drawing and Commencement Certificate for the development of Super structure (above plinth) will be issued after joint plinth inspection by MMRDA and MCGM, after completion of the plinth as per procedure confirmed.

The applicant has paid to MMRDA Rs. 15,75,064/- towards full payment of Development Charges for the proposed development as per section 124E MR&TP Act, 1966.

You may now take further necessary action as detailed out in MMRDA's D.O. letter No. TCP(P-2)/WTT/Single Window/94/2007, dated 6th Feb, 2007(copy enclosed).

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Yours faithfully

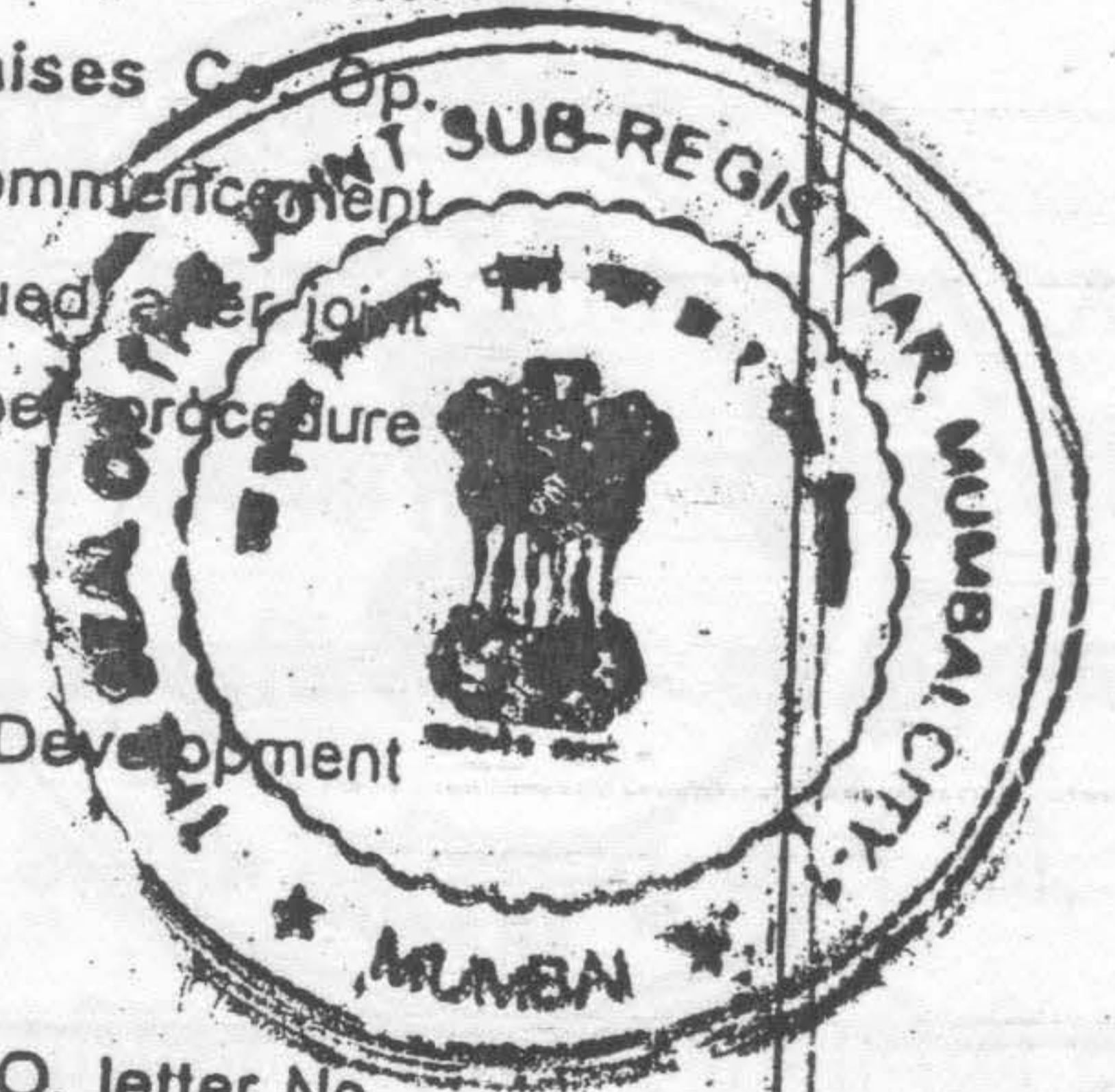
(U. V. Luktuke)
Chief,

Town & Country Planning Division.

- Encl: 1) Commencement Certificate
2) A set of approved Drawings (Drg. nos.WTT/B5/MMRDA/01, WTT/B5/MMRDA/03)
3) MMRDA's D.O. letter No. TCP(P-2)/WTT/Single Window/94/2007 with enclosures.

Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051.

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✓ Copy with Commencement Certificate and a set of approved drawings (approval upto plinth) bearing Drg. nos. WTT/B5/MMRDA/01, WTT/B5/MMRDA/03 to:
Shashi Prabhu & Associates (Architect),
Wankhede Stadium, North Stand 'A' & 'C' Block,
'D' Road, Churchgate,
Mumbai - 400 020.



Copy without enclosure to:
Shri. Yashwant Kale,
The Chairman,
Mumbai Pune Motor Malak Shramajivan Premises Co. Op. Soc. Ltd.
Kalyana Building, P. Demello Road,
Wach Bandar, Mumbai - 400 009.

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