



मुंबई महानगर प्रदेश विकास प्राधिकरण  
MUMBAI METROPOLITAN REGION  
DEVELOPMENT AUTHORITY

No.SROT/BSNA/2501/BP/Karivali-02/2010

Date: 07 MAY 2010

### 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 Shir. Chirag Jagdish Gada (P.O.A.H), 1/4, Jayanti Niwas, Worli Market, Worli Naka, Mumbai - 18 for the proposed Commercial Development of Warehouse on land bearing S.No. 33, H.No. 3A/1, 3B, S.No.34, H.No.1, 2, 3, S.No. 35, H.No 4/1, S.No.40, H.No2/Pt, S.No56, H.No.8 of Village Karivali, Tal - Bhiwandi on Plot area of 32260.00 sq.m. with proposed built up area of 6329.60 sq.m. as depicted on Drawing Sheet No: 1& 2 on 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 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 the Maharashtra Regional & Town Planning Act, 1966.
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 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.
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/developer, architect and contractor;

Bandra-Kurla Complex, Bandra (E), Mumbai - 400 051

OFF : 2659 1234 EPBX : 2659 4000 FAX : 2659 1112 / 2659 1264 E-Mail : [mmrda@glasbm01.vsnl.net.in](mailto:mmrda@glasbm01.vsnl.net.in) WEB SITE : <http://www.mmrdamumbai.org>

P.T.O

- (b) Survey No. /Hissa No. of land under reference along 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 copies of detailed approved plans shall be available for inspection;
8. A notice in the form of advertisement giving all the details mentioned in 6 above shall also be published in two widely circulated newspapers one of which should be in Marathi language.
9. 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.
10. The provisions in the proposals which are not conforming to applicable Development Control Regulations and other Acts are deemed to be not approved.
11. 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.
12. The applicant shall obtain a No Objection Certificate from Competent Fire Authority as approved by the Fire Adviser to the Government of Maharashtra prior to issuance of Occupation Certificate.
13. The applicant shall submit a No Objection Certificate from PWD/Highway Authority, prior to proceeding for work above plinth level.
14. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction.
15. The owner 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. Occupancy Certificate shall not be granted unless all these arrangements are found to MMRDA's satisfaction.
16. The owner shall permit the use of the internal access roads to provide access to an adjoining land.
17. Open space shown in the layout shall be kept open permanently.
18. No development shall be taken up unless the N.A. Permission is obtained from the Collector under the provisions of M.L.R. Code, 1966.

(S.V.R. SRINIVAS, I.A.S.)

ADDL. METROPOLITAN COMMISSIONER

M. M. R. D. A.



To,  
Shri. Chirag Jagdish Gada (P.O.A.H.)  
1/4, Jayanti Niwas,  
Worli Market, Worli Naka,  
Mumbai-18.

Copy forwarded to:  
Collector,  
Collector Office, Thane.  
as required u/s 45 of MR & TP Act, 1966.