



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SROT/27 villages/2401/BP/
RHP/ Nilaje-11/Vol-III/280/2016.

Date: 17 FEB 2017

- READ: 1) Commencement Certificate upto plinth No. SROT /27 Villages/2401/BP/Nilaje-11/Vol-III/867/2015, dt. 06/11/2013.
2) MMRDA's NOC for CC No. MMRDA/RHD/RHS-73/15/150, dt. 11/06/2015.
3) Commencement Certificate beyond plinth No. SROT /27 Villages/2401/BP/Nilaje-11/Vol-III/716/2015, dt. 21/10/2015.

COMMENCEMENT CERTIFICATE

Amended 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 Anand Thakkar (P.O.A.H), Partner, M/s. Pranshu Developers, 4, Parui, New Manekial Estate, Ghatkopar (W), Mumbai - 86** for the development of proposed Rental Housing Project on land bearing S.No. 11, H.No. 9, S.No. 13,14,15, S.No. 16, H.No.1A, 1B of village Nilaje, Tal. Kalyan, Dist. Thane as mentioned in Table-1 with a proposed built up area of **133313.70 sq.m. (36123.07 sq.m. for Rental Units as mentioned in Table-2 and 97190.63 sq.m. for Sale Unit as mentioned in Table - 3,4 & 5) as depicted on Drawing Sheets (1 to 60) enclosed herewith on the following conditions:**

Table-1 (indicating the details of proposed Rental Housing Project for which permission is hereby granted).

Sr. No.	Description	AREA in sq.m.		
		Rental Plot	Sale Plot	Total Rental Housing Project Plot
1.	Total Area Of Plot as per 7/12 extract	43670.00		
2.	Deduction for 24m wide proposed DP Road area	3572.84		
3.	Deduction for proposed DP Reservation no. G-35 (Garden)	3963.64		
4.	Net Plot area {1-(2+3)}	36133.52		
		25% of net plot area @ sr. no. 4 above	75% of net plot area @ sr. no. 4 above	
5.	Net Plot Area	9033.38 sq.m.	27100.14 sq.m.	36133.52 sq.m.
6.	Amenities - RG Provided (required 8% of Net Plot Area - 2890.68 Sq.m)	1411.05 sq.m.	2417.22 sq.m.	3828.27 sq.m.
7.	Permissible F.S.I.	1.00 of net plot area at sr.no. 4 above	3.00 of net plot area at sr. no. 4 above	4.00 of net plot area at sr.no. 4 above.
8.	Permissible BUA on Net Plot Area	36133.52 sq.m.	108400.56 sq.m.	144534.08 sq.m.
9.	Proposed BUA	36123.07 sq.m.	97190.63 sq.m.	133313.70 sq.m.
10.	No. of Tenements	1043 Rental Units + 27 shops + 28 Offices + 08 Balwadis + 08 Welfare Halls + 05 Manager's Office	1888 + 96 Shops	1888 + 1043 Rental Units + 123 Shops+ 28 Offices+ 08 Balwadis + 08 Welfare Halls + 05 Manager's Office

Table-2 (indicating the details of Rental Buildings which are newly proposed and permission is hereby granted upto plinth level only for proposed development of Rental Housing Project).

Sr. No.	Building Name/Type	No. of Storeys	Height in Mtrs	No. of Wings	Total Built Up Area in Sq. Mt.	No. of Tenements
1	Wing A	G+21 upper floors	64.10	1	10032.44	269 Rental Units + 27 Shops + 28 Offices + 02 Balwadis + 02 Welfare Halls + 02 Manager's Office

Sub Regional Office, 1st Floor, Balkum Fire Brigade Station Building, Thane - Bhrwandi Road, Balkum, Thane (W) - 400 608.

Tel. No. : (022) 2544 2640, 2538 8122 • Fax : (022) 2541 8265 • Email : sro.thane@mailmmrda.maharashtra.gov.in

2	Wing B	STILT+21 upper floors	64.10	1	9663.56	286 Rental Units + 02 Balwadis + 02 Welfare Halls + 01 Manager's Office
3	Wing C	STILT+16(Pt) upper floors	49.60	1	7235.37	214 Rental Units + 02 Balwadis + 02 Welfare Halls + 01 Manager's Office
4	Wing D	STILT+20 upper floors	61.20	1	9191.70	272 Rental Units + 02 Balwadis + 02 Welfare Halls + 01 Manager's Office
Total Rental building BUA (A)					36123.07	1041 Rental Units + 27 Shops+ 28 Offices + 08 Balwadis + 08 Welfare Halls + 05 Manager's Office

Table-3 (indicating the details of **Sale Buildings** which are newly proposed and permission is hereby granted **upto plinth level only** for proposed development of Rental Housing Project)

Sr. No.	Building Name/Type	No. of Storeys	Height in Mtrs	No. of Wings	Total Built Up Area in Sq. Mt.	No. of Tenements
1	Wing E	ST(Pt)+GR(Pt)+30 Floors	99.63	1	10187.87	196 + 14 Shops
2	Wing H	ST(Pt)+GR(Pt)+30 Floors	99.63	1	10187.87	196 + 14 Shops
3	Wing I	ST(Pt)+GR(Pt)+30 Floors	99.63	1	10187.87	196 + 14 Shops
4	Wing J	ST(Pt)+GR(Pt)+30 Floors	99.63	1	6973.98	144 + 10 Shops
5	Wing K	ST+1st LVL PARK TO 5TH LVL PARK + 1 TO 26 FLOOR	99.63	1	6565.73	144
6	Wing L	ST+1st LVL PARK TO 5TH LVL PARK + 1 TO 26 FLOOR	99.63	1	9526.45	196
7	Wing M	ST+1st LVL PARK TO 5TH LVL PARK + 1 TO 26 FLOOR	99.63	1	6565.73	144
Total Sale Building BUA (B)					60195.50	1216+52 Shops

Table-4 (indicating the details of **Sale Buildings** for which amended permission is hereby granted **upto plinth level only** for proposed development of Rental Housing Project)

Sr. No.	Building Name/Type	No. of Storeys	Height in Mtrs	No. of Wings	Total Built Up Area in Sq. Mt.	No. of Tenements
1	Wing A	STILT+1ST LVL TO 5TH LVL PARKING + 1 TO 23 FLOOR	90.775	1	7283.20	87
Total Sale Building BUA (C)					7283.20	87

Table-5 (indicating the details of **Sale Buildings** for which amended permission is hereby granted for **Superstructure** for proposed development of Rental Housing Project)

Sr. No.	Building Name/Type	No. of Storeys	Height in Mtrs	No. of Wings	Total Built Up Area in Sq. Mt.	No. of Tenements
1	Wing B	ST(Pt)+GR(Pt)+23 Floors	77.75	1	9123.05	167 + 16 Shops
2	Wing C	ST(Pt)+GR(Pt)+23 Floors	77.75	1	10294.44	209 + 14 Shops

3	Wing D	ST(PT)+GR(Pt)+23 Floors	77.75	1	10294.44	209 + 14 Shops
Total Sale Building BUA (D)					29711.93	585 + 44 Shops
Total Rental Housing Project Built Up Area= (A) + (B) + (C) + (D)					133313.70	1888 tenements + 1041 Rental Units + 123 Shops+ 28 Offices+ 08 Balwadis + 08 Welfare Halls + 05 Manager's Office

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 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 for MMRDA is contravened or is not complied with;
 - c) 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;
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 upto 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 the proposed construction is obtained, the owner / developer shall install "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 the Village alongwith 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. The applicant shall construct the proposed 24 m wide access road on site prior to issuance of CC for Superstructure;
11. The applicant should get the Layout approval given vide Locational Clearance dated 21/07/2010, as amended from time to time, amended from Rental Housing Division, MMRDA, as per the reshaping of Rental Plot and Sale Plot, prior to the commencement of construction on site;
12. The conditions of Environment Clearance dated 29/09/2014 for the development on land under reference are binding on the applicant. Further as per condition no. 8 of the said Environment Clearance, the applicant should submit a fresh reference to the Environment department w.r.t deviation or alteration in the project;
13. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate beyond plinth from MMRDA;
14. The applicant is not entitled to build on land which is not in his ownership in anyway;
15. The conditions of Non-Agricultural Permission dated 28/04/2014 for the development on land under reference are binding on the applicant;
16. The applicant shall construct and hand over the Rental plot, Rental buildings Wing A to E along with Non Residential units (Shops & Offices), Balwadis, Manager's Office & Welfare Halls 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;
17. 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 the executed;
18. 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, Dated: 26/11/2008 as modified from time to time,
19. Release of F.S.I., schedule of payment for infrastructure charges, the handing over of Rental Housing Units with appurtenant land to Rental Housing Division, MMRDA and all other matters related to the Rental Housing 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;
20. 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 prior to commencement of construction on site;
21. The conditions of No Objection Certificate dated 31/07/2015 for the development on land under reference are binding on the applicant. The applicant shall obtain a No Objection Certificate from Competent Fire Authority prior to issuance of Commencement Certificate for Superstructure or start of work for newly proposed buildings whichever is earlier. The applicant shall get the plans amended from MMRDA, if any changes to the approved plan are proposed as per the NOC of Competent Fire Authority;
22. 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;
23. The applicant 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;
24. The applicant shall permit the use of the internal access roads to provide access to an adjoining land;
25. The applicant shall have to provide water in requisite quantity from the sources to the prospective flat buyers for perpetuity;

26. Open space shown in the layout shall be kept open permanently;
27. 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;
28. The provisions in the proposals which are not conforming to applicable Development Control Regulations and other Acts are deemed to be not approved;
29. 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;
30. All the conditions mentioned in the revised Locational Clearance dated 09/09/2015 and In-principle layout approval dated 07/12/2015 as amended/ revalidated from time to time for the Rental Housing Project issued by MMRDA will be binding on the applicant;
31. 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;
32. 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;
33. The applicant shall submit NOC for Civil Aviation Authority w.r.t the development on land under reference prior to issuance of Commencement Certificate for Superstructure;
34. The applicant shall submit NOC for Electric Supply from appropriate Authority w.r.t the development on land under reference prior to commencement of work on site;
35. The applicant is required to submit NOC w.r.t Tree, Water Supply and Sewerage from KDMC prior to commencement of work on site;
36. That an undertaking cum Indemnity bond shall be submitted for abiding all the Commencement Certificate conditions.

Manoj
Planner, Planning Division

To,
✓ 1. Shri. Anand Thakkar (P.O.A.H.), Partner,
M/s. Pranshu Developers,
4, Parul, New Maneklal Estate,
Ghatkopar (W), Mumbai - 400 086.

2. Shri. Dilip Deshmukh (Architect),
M/s. Dilip Deshmukh & Associates, Architects & Environmental Planner,
1st Floor, Rukmini Gopal Niwas,
Vikash Society, Shashtri Nagar,
Devi Chowk, Dombivli (West): 421 202.

Copy forwarded to:

1. The Collector,
Collector Office, Thane.
As required u/s 45 of MR & TP Act, 1966.

2. The Chief,
Rental Housing Division,
MMRDA.

3. The Municipal Commissioner,
Kalyan-Dombivli Municipal Corporation,
Shankarrao Chowk, Kalyan(W) - 421 301.....

With reference to KDMC's letter
No.जा.क्र.कडोमपा/इ' प्रशे/कर ९२, dated 26/08/2016.

