



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY  
मुंबई महानगर प्रदेश विकास प्राधिकरण

No.1&CWTT/Block-C/CC/VOL-III/ 10 /2014

Date: 12/02/2014

**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. Lodha Crown Buildmart Pvt. Ltd. for the proposed Residential and Commercial development on Plot no. Block-C of Wadala Truck Terminal, Mumbai. The permissible built up area on this plot is 4,95,000.00 sq.m. The plinth area of proposed Residential and Commercial building together is 15334.89 sq.m. as depicted on amended drawing Nos: 1/138 to 138/138 (Total 138 amended drawings enclosed) up to plinth & above plinth level (as mentioned in table given below), on the following conditions:-

The Commencement Certificate is hereby granted for proposed development up to plinth					
Building No.	Wing No.	Storey/floors	Commencement certificate issued Up to	Proposed Built Up Area (sq.m.)	Total Height of proposed building (m)
Residential Building A	1	4 level Basement + G+53	Plinth	-	169.30
	2	4 level Basement + G+55	Plinth	-	167.65
Residential Building D	7	4 level Basement +Part stilt Part G+55	Plinth	-	167.67
	8	4 level Basement +Part stilt Part G+55	Plinth	-	167.67
Residential Building E	9	4 level Basement + Part stilt Part G+55	Plinth	-	167.67
	10	4 level Basement + Part stilt Part G+55	Plinth	-	167.67
Residential Building F	11	4 level Basement+ G+55	Plinth	-	171.70
Residential Building G	12	4 level Basement + G+55	Plinth	-	171.70
Commercial Building H	-	4 level Basement +G+41	Plinth	-	167.30
Commencement Certificate is hereby granted for proposed development above plinth					
Residential Building B	3	G+53	G+ 43 upper floors (up to 134.85 m)	38050.958	169.30
	4	G+55	G+45 upper floors (up to 136.45 m)	27626.843	167.65
Residential Building C	5	Part stit+part G+55	G+45 upper floors (up to 136.45 m)	28123.510	167.65
	6	Part stit+part G+55	G+45 upper floors (up to 136.45 m)	27542.425	167.65
Total proposed built up area (up to 43 upper floor of Building B-Wing 3 and up to 45 floor of Building B-Wing 4, Building C-Wing 5 and Building C-Wing 6)				1,21,343.736	

- 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 restriction imposed by the Metropolitan Commissioner of MMRDA is contravened or is not complied with;
  - The Metropolitan Commissioner of 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;



3. 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.

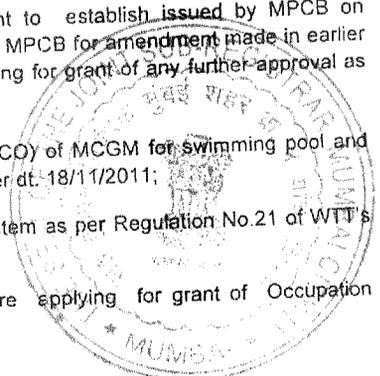
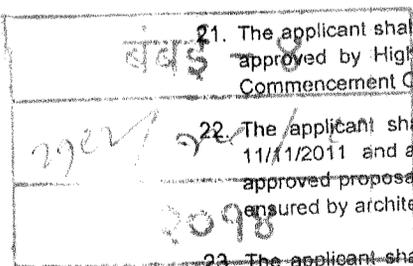
- The conditions of this certificate shall be binding not only on the applicant but also his/her heirs, successors, executors administrators and assignees and every person deriving title through or under him;

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

EPABX : 2659 4000 • FAX : 2659 1264 • WEB SITE : <http://www.mmrda.mumbai.org>

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5. Any development carried out in contravention of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under section 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 the fine;
6. This permission/ Commencement Certificate shall not entitle the applicant to build on land which is not in his ownership in any way;
7. It is necessary that a plinth checking with MMRDA shall be arranged with prior appointment;
8. The applicant shall obtain Occupancy Certificate from MMRDA as per the provisions of Development Regulation, 1991 of MCGM which are applicable to Wadala Truck Terminal Area;
9. The applicant shall obtain permissions under the provisions of other applicable statues, wherever necessary, prior to Commencement of the construction;
10. The applicant shall obtain an advance connection (not commissioned) for utilities and services before applying for grant of permission above plinth level as mentioned in the MCGM's letter No. Ch.Eng/817/SR/Roads, dt. 30/03/2007;
11. The applicant shall plant the required number of trees on the plot under reference as per the DCR and obtain the NOC from Tree Authority of MCGM before applying for grant of Occupation Certificate;
12. The applicant shall obtain the NOC's / clearances relating to fire safety, water supply, storm water drain, sewerage/ drainage, transport facilities and Chief Engg (M&E) etc. from MCGM and PWD wherever necessary and submit the same to MMRDA ;
13. The provision in the proposal which are not conforming to applicable Development Control Regulations and other acts are deemed to be not approved;
14. The applicant shall comply the conditions of Agreement to Lease;
15. The applicant shall comply the condition mentioned in MCGM's letter No. CHE/27921/DP/Gen dt. 06/01/2014;
16. The applicant shall obtain revised NOC from EE (T & C Div) of MCGM for layout of parking spaces and submit the same to MMRDA before applying for grant of any further approval as ensured by Architect in his letter dt. 13/01/2014;
17. The applicant shall obtain the NOC from Civil Aviation Authority and submit the same to MMRDA before applying for grant of Commencement Certificate above 136.946 m AGL as ensured by Architect in his letter dt. 13/01/2014;
18. The applicant shall obtain the revised NOC from CFO, MCGM for the amendment made in the drawings approved by CFO and submit the same to MMRDA before applying for grant of any further approval as ensured by Architect in his letter dt. 13/01/2014;
19. The applicant shall obtain the NOC from BEST for electric substation and electric meter rooms and submit the same to MMRDA before applying for grant of Occupancy Certificate as ensured by applicant undertaking dt. 02/08/2012 and Architect in his letter dt. 13/01/2014;
20. The applicant shall comply the conditions mentioned in EIA clearance issued by Environment Department dt. 05/09/2011 and 17/01/2013 and obtain the revised EIA Clearance for the amendment made in the earlier approved proposal and submit the same to MMRDA before applying for grant of approval above plinth of building F11 and G12 as ensured by Architect in his letter dt. 13/01/2014;
21. The applicant shall obtain the revised NOC from High Rise Committee for amendment made in drawings approved by High Rise Committee and submit the same to MMRDA before applying for grant of Commencement Certificate above plinth level as ensured by Architect in his letter dt. 13/01/2014;
22. The applicant shall comply the conditions mentioned in consent to establish issued by MPCB on 11/11/2011 and also obtain the revised consent to establish from MPCB for amendment made in earlier approved proposal and submit the same to MMRDA before applying for grant of any further approval as ensured by architect in his letter dt. 29/01/2013;
23. The applicant shall obtain the NOC from Pest Control Officer (PCO) of MCGM for swimming pool and submit the same to MMRDA as ensured by the Architect in his letter dt. 18/11/2011;
24. The applicant shall provide the Solar Assisted Water Heating System as per Regulation No.21 of WTT's DCR;
25. The applicant shall obtain NA order and submit the same before applying for grant of Occupation Certificate;



26. The applicant shall obtain structural stability and seismic stability certificate by Licensed structural Engineer/RCC specialist and submit the same to MMRDA before applying for grant of Commencement Certificate above plinth level and also before applying for grant of Occupation Certificate;
27. The applicant shall provide Rain water harvesting structure by adopting suitable system specified in the Notification No.TPB-4307/396/CR-424/2007/UD-11 dt. 10/03/2005;
28. The applicant shall get the plot boundaries verified or confirmed by Lands Cell of MMRDA before applying for grant of Occupation Certificate;
29. The applicant shall obtain the NOC from the other concerned Authority from Security point of view and submit the same to MMRDA before applying for grant of any further approval;
30. The applicant shall inform the institutions/financial institutions as and when the plans are amended and issued with amended CC;
31. The applicant shall pay the CESS Tax to the Competent Authority;
32. The applicant shall pay all the charges as may be determined finally by MMRDA due to any change in law or otherwise. The applicant shall also pay the difference in charges such as development charges, fees for enclosed balcony, staircase, lift and lift-lobbies and external column premiums if any with interest @ 18% p.a. on the deferred amount to MMRDA as per the final decision taken by MMRDA as ensured by applicant in his undertaking given on 20/7/2011 and further in his letter dated 22/7/2011;
33. The applicant shall pay the balance Development charges with interest (i.e. 18% p.a.) for construction as per the amended drawings to MMRDA as ensured by applicant in his letter dt. 20/01/2014;
34. The applicant shall pay the balance premium for staircase, lift and lift lobbies and external column area with interest (i.e.18% p.a.) as per the amended drawings to MMRDA as ensured by applicant in his letter dt. 20/01/2014;
35. The applicant shall pay the balance fees with interest (i.e. 18% p.a.) for enclosed balcony as ensured by applicant in his letter dt. 20/01/2014;
36. The applicant shall ensure that detection systems are strictly adhering to IS code as mentioned in Maharashtra Service office's circular no. MFS/10/2012/1099 dt. 19/07/2012;
37. The applicant shall use ready mix concrete with at least 15% fly ash for construction work on plot u/r as per the Regulation No. 16.1 of WTT's DCR -2010;
38. The applicant shall adhere to and fulfil all the conditions and requirements of UDD's Order No.TPB-432001/881/CR-108/2001/UD-11 dt.6/11/2001 & MCGM's circular No. CHE/1381/DPC/Gen dt.1/12/2001 in respect of the habitable uses permitted in the basement;
39. The applicant shall form a society in such a way that the every tenant of buildings should get the benefit of the fitness centre as ensured by applicant in his undertaking submitted on 01/02/2013;
40. That the requirements of provisions mentioned in the Appendix J of the WTT DCR for disabled persons shall be applicable to the Commercial Building;
41. This Commencement Certificate supersedes the MMRDA's earlier Commencement Certificate issued vide its letter No. T&C / WTT/Block-C/CC/Vol-III/52/2011 dt. 09/12/2011 and letter No. T&C / WTT/Block-C/CC/Vol-III/51/2012 dt. 06/09/2012 and letter No. T&C / WTT/Block-C/CC/ Vol-III/75/2013 dt. 10/01/2013 and letter No. T&C / WTT/Block-C/CC/ Vol-III/80/2013 dt. 20/02/2013 and letter No. T&C / WTT/Block-C/CC/ Vol-III/86/2013 dt. 08/03/2013 and Extension of Commencement Certificate No. T & CWTT/Block-C/CC/Vol-III/118/2013 dt.06/11/2013;
42. The relevant D.C. regulations sanctioned by the Government from time to time are applicable;
43. The applicant shall comply the conditions mentioned in NOC of Monorail dt. 11/11/2013;

This amended Commencement Certificate is issued with the approval of Metropolitan Commissioner.

*Sanjay Sethi*  
(Sanjay Sethi)  
Additional Metropolitan Commissioner  
M.M.R.D.A

To, **M/s.Spaceage Consultants**  
Shop No.15, B-106,  
Natraj Building, Sristi Complex,  
Mulund - Link Road,  
Mulund (W), Mumbai- 400 080.



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Copy to:-  
✓ The Executive Engineer,  
(Building Proposals-City-I.)  
MCGM Office, E-Ward,  
Byculla, Mumbai – 400 008.

P.S: The Commencement Certificate is issued subject to the conditions mentioned in the forwarding letter no.  
T & CWTT/Block-C/CC/Vol-III/ 10 / 2014 .Date-12.02.2014

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