



स्वातंत्र्याचा अमृत महोत्सव

No. SROT/BSNA/2501/BP/Rahanal-Kevani-Purna-Kopar -02/CC/1073/2023.



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MMRDA

Date: 02 AUG 2023

AMMENDED COMMENCEMENT CERTIFICATE

To,
Shri Deepak Goradia, Director,
Adrika Developers Pvt. Ltd.,
Lawrence & Mayo House,
1st Floor, 276, Dr. D. N. Road,
Fort, Mumbai -400 001.

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) for development of Residential & Commercial Buildings of the proposed layout on land bearing S. No. 25/2, 25/3, 26/10, 26/13/7, 190, 23/1/B, 23/1/C of village Rahanal, S. No. 40/7 of village Kevani, S. No. 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 of village Purna, S. No. 14/3, 15/5, 16/1a, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 of village Kopar, Tal- Bhiwandi, Dist- Thane. The details of the same are as mentioned below:

Table No. 1

Statement for BUA/FSI:

A	Area Statement for the Amended Commencement Certificate (CC)	Area in Sq.m
1	TOTAL AREA OF PLOT AS PER 7/12	
2	AREA AS PER TRIANGULATION	162866.00
3	LEAST AREA CONSIDERD FROM ABOVE	162880.54
4	DEDUCTION FOR	162866.00
a	Existing Road Area	
b	Proposed DP Road	0.00
c	Any Reservation (Play-Ground Reservation No. 11)	16049.08
d	Other Deduction	2876.67
	Total (a+b+c+d)	0.00
5	BALANCED AREA OF PLOT (3-4)	18925.75
6	REQUIRED AMENITY OPEN SPACE (5%)	143940.25
7	PROPOSED AMENITY OPEN SPACE	7197.01
8	NET PLOT AREA (5-6)	7197.01
9	REQUIRED RECREATIONAL OPEN SPACE (10%)	136743.24
10	PROPOSED RECREATIONAL OPEN SPACE	13674.32
11	PERMISSIBLE BASIC FSI ON NET PLOT AREA	17405.60
11A	PERMISSIBLE BUILT UP AREA AS PER BASIC FSI (8X11)	1.1
		150417.56

Mumbai Metropolitan Region Development Authority

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokhran Road No. 2, Majiwada, Thane (W) - 400 601.
Tel.: (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in



12	PERMISSIBLE FSI AS PER WAY OF PREMIUM ON NET PLOT	0.30
12A	PERMISSIBLE BUILT UP AREA AS PER WAY OF PREMIUM ON GROSS PLOT (3X12)	41022.97
13	PERMISSIBLE FSI AS PER WAY OF TDR ON GROSS PLOT	0.00
13A	PERMISSIBLE BUILT UP AREA AS PER WAY OF TDR ON GROSS PLOT (3X13)	0.00
14	PERMISSIBLE BUILT UP AREA (11A + 12A + 13A)	191440.53
15	PROPOSED COMMERCIAL BUA	212.00
16	PERMISSIBLE 80% ANCILLARY ON COMMERCIAL BU A	169.60
17	TOTAL PERMISSIBLE COMMERCIAL BUA (15+16)	381.60
18	PROPOSED COMMERCIAL BUA	380.92
19	PROPOSED RESIDENTIAL BUA (14-15)	191228.53
20	PERMISSIBLE 60% ANCILLARY ON RESIDENTIAL BUA	114737.11
21	TOTAL PERMISSIBLE RESIDENTIAL BUA (19+20)	305965.64
22	PROPOSED RESIDENTIAL BUA	305810.96
23	TOTAL PERMISSIBLE BUA (17+21)	306347.24
24	TOTAL PROPOSED BUA (18+22)	306191.88
25	BALANCE BUA (23-24)	155.37

It is seen from the above table that, the permissible BUA for amended commencement certificate (CC) u/r is **306347.25 sq.m** and the proposed BUA is **306191.88 sq.m** as depicted on draft drawing @5 to 59/cs), the proposed buildings are within permissible limit. The details of the proposed amended buildings are as given in the table below.

Cluster	Tower Bldg.	No. of Bldg.	No. of Floors	Height of Bldg (In m)	Proposed BUA (In sq.m)	Total BUA (In sq.m.)	No of Tenements	No of Shops
CL - 1A	Tower - T3 Bldg.1&2	2	Stilt	3.6	252.38	504.76	0	Nil
	Tower - T4 Bldg.1	1	Stilt floors	3.60	276.39	276.39	0	Nil
CL - 1B	Tower -T3A Bldg.1	1	Stilt + 30 upper floors	89.10	17418.73	17418.73	343	Nil
	Tower -T3A Bldg 2	1	Stilt + 1 upper floors	6.45	620.48	620.48	6	Nil
	Tower -T3A Bldg 3		Stilt + 2 upper floors	9.30	1146.68	1146.68	16	
	Tower -T3A Bldg 4&5	2	Stilt + 30 upper floors	89.10	17418.73	34837.46	686	Nil
	Tower -T4 Bldg 2	1	Stilt + 30 upper floors	66.30	16113.96	16113.96	245	Nil

	Tower -T4 Bldg 3,4	2	Stilt + 22 upper floors	89.10	22111.46	44222.92	678	Nil
CL - 02	Tower -T3 Bldg 3,4	2	Stilt + 30 upper floors	89.10	20866.77	40752.16	830	Nil
	Tower -T3A Bldg 6	1	Stilt/Ground + 30 upper floors		17869.93	17869.93	355	Nil
	Tower -T4 Bldg 5,6	2	Stilt/Ground + 30 upper floors		23082.56	46165.12	710	20
	Tower -T3 Bldg 5,6,7&8	4	Stilt		252.38	1009.52	0	Nil
CL - 03	Tower -T4 Bldg 7,8	2	Stilt	3.60	276.39	552.78	0	Nil
	Tower -6 Bldg 1,3	2	Stilt floors		314.25	628.50	0	Nil
	Tower -6 Bldg 2	1	Stilt floors		274.11	274.11	0	Nil
	Total	25					222392.50	
The Total proposed amended BUA (A) =						222392.50	3869	20
The Total earlier approved BUA (B) =						83799.38	1852	Nil
The proposed amendment =						306191.88	5721	20

The Commencement Certificate is granted subject to following conditions:

Viz:-

1. This 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 shall remain valid for four years in the aggregate but shall have to be renewed every year from the date of its issuance. The application for renewal of Commencement Certificate shall be made before expiry of one year if the work is not already commenced. Provided that,

- no such renewal shall be necessary if the work is commenced within the period of valid permission and such permission shall remain valid if the work is completed. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain fresh development permission under section 44 of the said Act. Such proposals shall be scrutinized as per rules and regulations and proposed DP applicable at that time and shall be binding on the applicant;
4. 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;
 5. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved;
 6. The proposal shall got certified to be earthquake resistant from the licensed structural engineer and certificate shall be submitted to MMRDA before Occupancy Certificate;
 7. Any development carried out in contravention of or in advance 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;
 8. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction;
 9. The applicant shall submit intimation in the prescribed form in Appendix- F to the Authority after the completion of work up to plinth level in accordance to regulation 2.8.4 of sanctioned UDCPR;
 10. Construction beyond plinth level should not be commenced without giving intimation for completion of work up to plinth level in prescribed format;
 11. The applicant 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;
 12. The structural design, building materials, installations, electrical installations, etc. shall be in accordance with the provision as prescribed in the National Building Code /and as per sanctioned UDCPR;
 13. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future;
 14. The applicant shall permit the use of the internal access roads to provide access to an adjoining land;
 15. 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;
 16. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed

Architect/Engineer;

17. Prior permission is necessary for any deviation/ change in approved plan;
18. The owner and the architect are fully responsible for any ownership, boundary and area disputes. In case of any dispute, MMRDA will not be responsible;
19. If any discrepancy found in paid charges, the applicant shall be liable to pay the same;
20. All safety measures and precautions shall be taken on site during construction with necessary signage/ display board on site;
21. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/ Clearances such as CFO etc. obtained/will be obtained/required to be obtained from the competent authorities for the proposed development on the land under reference;
22. The applicant shall ensure that the detection systems are strictly adhering to the IS codes as mentioned in Maharashtra Fire Service Offices circular No. MFS/10/2012/1099 dated 19/7/2012; and shall make it operational before applying for Occupancy Certificate;
23. Applicant is required to pay Labor Welfare Cess of amount ₹ 9,72,45,094/- (One Core Seventy-Two Lakh Forty-Five Thousand Ninety-Four Only). It is binding on the applicant to pay Labor Cess in stages or in whole as per the Labor Cess Act. Applicant is required to make the payment of Labor Cess to 'Maharashtra Building and Other Labor Welfare Association, Mumbai' in account no. 3671178591, IFSC Code No.: CBIN0282611 of Central Bank of India, BKC Branch and submit a copy of receipt to MMRDA before applying for Occupancy Certificate. If any discrepancy is found in payment of Labor Cess charges, the applicant shall be liable to pay the same;
24. The applicant shall strictly follow the prevailing rules/ orders/ Notification issued by Labour Department, GoM from time to time, for labours working on site;
25. The applicant shall obtain all the necessary final NOCs/Completion Certificates/ clearances relating to water supply, sewerage, SWD, Tree, CFO etc. from competent authority and submit the same to MMRDA before applying for Occupancy Certificate for the buildings on the land under reference;
26. As soon as the development permission for the new construction is obtained, the owner/developer shall install 'Display Board' on a conspicuous place on site indicating following details:
 - a) Name and address of owner, developer, all concerned licensed persons.
 - b) Survey number / city survey number of land under reference.
 - c) Order number and date of grant of development / building permission / redevelopment permission issued by the Authority.
 - d) Built up area permitted.
 - e) RERA registration no.
27. The provisions in the proposals which are not conforming to applicable Development Control Regulations and other Acts are deemed to be not approved;
28. 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;
29. 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;
 30. MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect/land owner/POA holder etc. and their successors who have approached MMRDA for the approval. MMRDA shall stand indemnified from any disputes and notarized undertaking shall be submitted by applicant within a week from the date of this Commencement Certificate;
 31. Neither the granting of this permission nor the approval of the drawings and specifications, not the inspection, made by the officials during the development shall in any way relieve Owner/Architect/Structural Engineer/Developer of such Development from full responsibility for carrying out the work in accordance with the requirements of all applicable Acts/Rules/Regulations. That the conditions laid in this Commencement Certificate shall be binding not only on the applicant but also his/her heirs, successors, executors, administrators and assignees and every person deriving through or under him;
 32. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plans roads, amenity areas, development plan reservations etc demarcated from the TILR and accordingly submit a consolidated TILR map and get the same verified with approved plans, from the Lands & Estate Cell of MMRDA, prior requesting for Occupation Certificate;
 33. In case any discrepancies are observed in the approved plans vis-à-vis the consolidated map issued by TILR which will affect the layout, buildings etc w.r.t to the requirements of DCRs or any conditions in the NOC's that are not submitted prior to this approval but are required to be or will be submitted subsequently (such as Railway, Highway, Electric Authorities for HT lines etc), the applicant will have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from MMRDA and only then proceed with construction accordingly;
 34. The permissible built-up area will be restricted any time in future on the basis of the minimum of land areas considering the minimum internal lines of boundaries of the layout, consolidated TILR maps by survey of external boundaries for the proposed project, actual area in possession as per survey by TILR and the land area as per ownership documents;
 35. All conditions of the provisional NOC issued by Director, Maharashtra Fire Services dt. 12.07.2023 shall be binding on applicant. Further, applicant shall obtain the revised Fire NOC in accordance to any amendments made to the proposal in the future. If any deviations with regards to fire safety are proposed by CFO in the plans approved herewith at any stage, it shall be necessary for applicant to obtain revised permission from MMRDA accordingly Applicant shall obtain final NOC from CFO before applying for Occupancy Certificate;
 36. All the conditions of NOC dated 19/04/2021 issued by EE, Kharland Development Circle, Thane for the development proposal under reference shall be binding on the applicant;

37. All the amenities, utilities, facilities and the road network within the layout shall be fully developed by the developer at his own cost; Occupancy Certificate will be granted only after satisfactory completion of all amenities and road network;
38. The applicant shall hand over land under 24 m wide and 30 m wide DP Road, land under reservation of Play Ground (PG – 11) affecting the plot to MMRDA and submit 7/12 extract/ PR Card in the name of MMRDA for the same which shall be free from all encumbrances before applying for OC;
39. Applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, shall submit the same to MMRDA;
40. Regarding any disputes, MMRDA shall stand indemnified and MMRDA reserves the right to modify or withdraw this approval in larger public interest;
41. Applicant shall carry out the construction of all amenities parallel to construction of other buildings in the layout by obtaining CC from MMRDA;
42. Actual on site demarcation of the plot under reference is to be done through TILR by Owner prior commencement of the construction on site;
43. 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;
44. The applicant shall provide for all the necessary facilities for the handicapped as required/ applicable for the buildings in the layout;
45. The applicant shall construct the Sewage Treatment Plant (STP) as depicted on draft drawings and shall be made operational before Occupation of the respective buildings;
46. That Registered undertaking cum Indemnity Bond shall be submitted for abiding CC conditions by applicant;
47. All applicable conditions of the Revenue & Forest Department's Maharashtra Ordinance No. II of 2017 published in the Maharashtra State Gazette on 05/01/2017 shall be binding on the applicant;
48. The applicant shall make provisions for dedicated Solid waste management system to treat 100% wet waste being generated in the proposed buildings as per Regulation no. 13.5 of sanctioned UDCPR before Occupancy Certificate;
49. The applicant shall make provisions for Grey Water Treatment and Recycling Plant as per Regulation no. 13.4 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of Grey Water Treatment and Recycling Plant shall be obtained from consultant and submitted at the time of application for Occupancy Certificate;
50. The applicant shall install the SWH or RTPV system in all the buildings as per Regulation no. 13.2 of sanctioned UDCPR which shall be made operational on site before application of Occupancy Certificate;
51. The applicant shall install the Rain Water Harvesting System as per Regulation no. 13.3 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of the Rain Water Harvesting System shall be obtained from consultant and submitted at the time of application for Occupancy Certificate;

52. Consent letter of STEM company dated 12.06.2019 does not mention project details like S. No. name of all Village etc. Hence, no development shall be started on site prior submitting clear NOC from concerned agency for supply of water for proposal under reference.
53. In-principle consent for Electric supply dated 07.01.2022 does not mention project details like S. No. name of all Village (except Village Kopar) etc. Hence, no development shall be started on site prior submitting clear NOC from concerned agency for supply of electricity for proposal under reference;
54. The Electric Sub-Station shall be constructed by the applicant for supply of Electricity to the proposed project as per regulation no. 3.6 of sanctioned UDCPR or as per requirement of Electric Supply Agency and it shall be made operational on site before application for Occupancy Certificate;
55. All the conditions of the earlier Environmental Clearance dated 30.09.2022 shall be binding on the applicant and further the applicant is now required to submit revised Environmental Clearance for the proposed deviations or alteration with respect to the earlier approved built up area, prior to commencement of any development on site;
56. It shall be binding on the applicant to submit undertaking to the authority regarding transfer of the recreational open space to society/association whenever it is formed and built an underpass to the proposed R.G. No. 9, prior to applying for Occupation Certificate;
57. The applicant is required to comply with the requirements of Structural Design and Stability, Geo-technical and other aspects and Fire Safety norms as per provisions of UDCPR, Maharashtra Fire (Prevention and life Safety Measures) Act, 2006 and National Building Code of India, amended from time to time, for the aspects not covered in UDCPR. The responsibility of structural and other stability and safety of high-rise buildings shall lie with owner/developer and concerned expert, consultant, executants appointed by owner / developer;
58. The plinth level of proposed buildings shall be above the surrounding ground level so that, adequate drainage of site is ensured as per regulation no. 9.1 of UDCPR. The applicant shall make necessary arrangements as per site topography. In case of flood or heavy rain and in case of loss of property or loss of life in the area for which commencement certificate has been given, the concerned developer shall be fully responsible. MMRDA shall stand indemnified.


(Ajay Sable)
Planner, MMRDA

Enclosure: Drawings 1/39 to 39/39 (Total No. 39 drawings)

Copy to:

<p>1. Ar. Devyani S. Khadilkar, M/s. Spaceage Consultant, Shop no. 15, B-106, Natraj Building, Shiv Shrishti Complex, M.G. Link Road, Mulund- W, Mumbai-400080</p>	<p>2. The Collector, Collector Office, ThaneAs required u/s 45 of MR & TP Act, 1966.</p>
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