



स्वातंत्र्याचा अमृत महोत्सव

No. SROT/BSNA/2501/BP/Gove-15/CC/ 202-12023



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MMRDA

Date: 10 FEB 2023

AMENDED COMMENCEMENT CERTIFICATE

To,

M/s Golden Mile Builders L.L.P.,

514, Dalamal Tower, 211,

FPJ Marg, Nariman Point,

Mumbai-400021,

Sir,

With reference to your application No. Nil, dated 10.02.2022 for the grant of sanction of Amended Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966, to carry out development work of Residential Buildings- A, B & C, Club House Building (Commercial) & Multi-Level Car Parking (MLCP) Building on land bearing S. No. 98/3, 98/8, 98/15, 98/16/1, 98/24, 98/32, 98/33, 98/34/1, 98/34/2, 98/34/3, 98/35/A, 98/35/B, 98/35/C, 98/40, 98/49/1, 98/49/2, 98/50, 99/6/B, 99/8, 99/9, 99/10 Vill. Gove, Tal. Bhiwandi, Dist. Thane on gross plot admeasuring 19,400.00 Sq.m., and net plot area admeasuring 17213.50 Sq.m., with permissible BUA of 57,515.42 Sq.m. (comprising of Base FSI of 1.10 on Net Plot Area + Premium FSI of 0.30 on Net Plot Area + Maximum TDR Loading of 1.10 + Ancillary FSI upto 60% of proposed FSI for Residential user & 80% of proposed FSI for Non-Residential user as per Base FSI+ Premium FSI + TDR loading) and proposed total built up area of 38,545.85 Sq.m. (Base FSI of 1.10 + Premium FSI of 0.29 + Ancillary FSI of 60% of proposed FSI for Residential User & 80% of proposed FSI for Non- Residential User) as depicted on Drawing Sheets (Total 9 Nos.) and as detailed in Table below, the Commencement Certificate is granted under Section 45 of the said Act, subject to the following conditions:

Table: Indicating the details of Residential Buildings -A, B & C, Club House (Commercial) Building & MLCP Building for which Commencement Certificate is hereby granted

Sr. No.	Building No.	No. of Floors	Height (m)	BUA (Sq.m.)
1	Bldg.-A	Part Basement + Ground/Stilt + 25	76.45	13,652.01
2	Bldg.-B	Ground/Stilt + 17	53.25	10,822.93
3	Bldg.-C	Ground/Stilt + 25	76.45	13,652.01
4	Club House	Basement + Ground	3.90	388.43
5	MLCP Building (Not Counted in FSI)	Lower & Upper Basement + Ground + 4	11.90	30.47
Total proposed BUA				38,545.85

Viz:-

1. This permission / Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way;
2. This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - I. 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;
 - II. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with;
 - III. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through

Mumbai Metropolitan Region Development Authority

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fraud or misinterpretation and in such an event, the applicant and every person deriving title through or under him shall be deemed to have carried out the developmental work in contravention of section 43 and 45 of the Maharashtra Regional & Town Planning Act, 1966;

3. This permission/ 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 applicant but his/her heirs, successors, executors, administrators and assignees & every person deriving title through or under him;
5. The provisions in the proposal which are not confirming to applicable Unified Development Control & Promotion Regulation (UDCPR) and other acts are deemed to be not approved;
6. The proposal shall be 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 notice for 'start of work' before commencement of construction on site;
10. The applicant shall give intimation in the prescribed form in Appendix- F of sanctioned UDCPR certified by Architect / licensed Engineer /Supervisor to the Authority after the completion of work up to plinth level. Further, as per Regulation No. 2.8.4 of sanctioned UDCPR, after such intimation, the officers of the Authority may inspect the completed plinth;
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

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accordance with the provision as prescribed in the National Building Code/ and as per UDCPR 2020;

13. The land vacated in consequence of the enforcement of the set-back rule shall form part of public street in future;
14. The applicant shall permit the use of the internal access roads to provide access to adjoining land;
15. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer;
16. The applicant shall 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 well settled;
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. Actual on site demarcation of the plot under reference is to be done through TILR by Owner prior commencement of the construction on site.
20. If any discrepancy found in paid charges, the applicant shall be liable to pay the same;
21. All safety measures and precautions shall be taken on site during construction with necessary signage/ display board on site;
22. The applicant shall provide for all necessary facilities for the physically challenged as required/ applicable;
23. The applicant shall strictly follow the prevailing rules/ orders/ Notification issued by Labour Department, GoM from time to time, for labours working on site;
24. To follow the duties and responsibilities as per provisions in Appendix C of UDCPR is mandatory to Engineer/ structural engineer/ supervisor/ town planner/ licensing Site Engineer/ Geotechnical Engineer/ owner/ developer;
25. 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;
26. 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;
27. The responsibility of structural and other stability and safety of proposed buildings shall lie with Owner and concerned expert, consultant, executant appointed by Owner;
28. The applicant shall abide by and be solely responsible for all the conditions of all the NOCs/ Clearances obtained/ required to be obtained from the competent Authorities for the proposed development on the land under reference;
29. As soon as the development permission for the new construction is obtained, the owner/developer shall install a 'Display Board' on a conspicuous place on site indicating following details:

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- a. Name and address of the owner/developer, all concerned licensed persons;
- b. Survey No./ City Survey No. of the land under reference;
- c. Order No. and date of grant of development / building permission/ redevelopment permission issued by Authority;
- d. Built up area permitted;
- e. RERA Registration no, if applicable;

However, Such Display Board shall not be required for individual plot holder's individual building;

30. 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;
31. The applicant shall install the SWH or RTPV system as per Regulation no. 13.2 of sanctioned UDCPR which shall be made operational on site;
32. 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;
33. 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 the Grey Water Treatment and Recycling Plant shall be obtained from consultant and submitted at the time of application for Occupancy Certificate. Further, the provisions of Regulation No. 13.4 shall be binding on applicant;
34. 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. Further, the provisions of Regulation No. 13.5 shall be binding on applicant;
35. All conditions of the provisional NOC from Director, Maharashtra Fire Services dt. 03.06.2022 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, Applicant shall obtain the final NOC from CFO before applying for Occupancy Certificate;
36. All conditions of the NOC from Metro PIU dt. 12.11.2021 shall be binding on applicant. Further, applicant is required to renew the said NOC from Metro PIU dt. 12.11.2021 and submit a copy of the same to MMRDA before applying for any further approvals.
37. It shall be mandatory for the applicant to ensure the provision of water supply to the proposal u/r and submit NOC/Letter of allotment for the same to MMRDA before applying for OC;
38. Applicant is required to pay Labor Welfare Cess of amount ₹ 1,29,01,122.00/- (Rupees One Crore Twenty Nine Lakh One Thousand One Hundred and Twenty Two 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;

39. The applicant shall hand over land under Reservation No. C-15 (College) & 15 m wide DP road 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. The responsibility of keeping the said land encroachment free lies with the applicant till further directions of MMRDA;
40. All conditions of the Environmental Clearance dt. 25.08.2022 shall be binding on applicant. Further, applicant shall obtain the revised Environmental Clearance with regards to any changes/modifications made to the proposal in future and submit a copy of the same to this office before requesting for any further approvals;
41. All conditions of the Consent to Establish from Maharashtra Pollution Control Board (MPCB) dt. 18.11.2022 shall be binding on applicant. Further, applicant is required to obtain the Consent to Operate from MPCB and submit a copy of the same to MMRDA before applying for Occupancy Certificate;
42. All conditions of the NOC from MSEDCL dt. 17.08.2022 shall be binding on applicant. Further, no construction shall be carried out within the specified distance of 7.5 m from centerline of HT Line passing through the land under reference as per the said NOC from MSEDCL;
43. This Amended Commencement Certificate supersedes the earlier Amended Commencement Certificate dt. 22.07.2022 issued for the proposed development on the land under reference.

Amol Bhagat

(Amol Bhagat)
Planner,

Planning Division, MMRDA

Copy to,

1. **Shri. Preetam Nandlaskar (Architect),
Nandlaskar & Associates,
D-703, Balaji Aangan CHS.,
Plot No. I-1, Sector-3, Kharghar,
Navi Mumbai-410210**
2. Copy forwarded to:
The Collector,
Collector Office, Thane.
as required u/s 45 of MR & TP Act, 1966.

