

## COMMENCEMENT CERTIFICATE ABOVE PLINTH

Permission is hereby granted, under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to Shri. Barkya Laxman Kor and 18 others through Constituted Attorney Shri. Nirav Ajay Thaker for the development of Residential Building above plinth level comprising of Stilt floor + 1<sup>st</sup> (built amenity + residential) + 2<sup>nd</sup> (built amenity + residential) + 3<sup>rd</sup> to 14<sup>th</sup> upper floors with total proposed BUA of 3,499.65 sqm (Basic BUA 1,868.70 sqm + Additional BUA 1,630.95 sq.m) as against the total permissible built up area of 5,045.49 sqm on the land bearing CTS No. 71, 71/1 to 71/8 of Village Goregaon, Mumbai, as depicted on the drawing no. 1/12 to 12/12. The Commencement Certificate above plinth is granted on the following conditions:

**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 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 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 Maharashtra Regional and Town Planning Act, 1966.
5. Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assignees and every person deriving title through or under him.
6. The provisions in the proposal which are not conforming to applicable Development Control and Promotion Regulations and other acts are deemed to be not approved.
7. 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.

**Mumbai Metropolitan Region Development Authority**

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

T +91 22 2659 1234 EPABX +91 22 2659 0001 / 4000 F +91 22 2659 1112 / 1264

<https://mmrda.maharashtra.gov.in>



8. 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.
9. The applicant shall obtain all the permissions required to be obtained and pay all the necessary dues/ charges /fees etc. required to be paid to the concerned Authorities under the provisions of all applicable statutes, wherever necessary, prior to Commencement of the construction / during 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. ChEng/817/SR/Roads, dt 30-03-2007;
11. The building should not be occupied without obtaining Occupancy Certificate from MMRDA.
12. The applicant shall be solely responsible for compliance of all the provisions / requirements of all applicable statutes and conditions mentioned in all the NOCs / Clearances / Remarks of consultants / Lease Deed / CFO etc.
13. The applicant shall develop RG areas and shall plant the required number of trees in the RG area as per DCPRs and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
14. 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 19-07-2012.
15. The applicant shall install Rain Water Harvesting System as per regulation no. 62 of BMC's Development Control and Promotion Regulations - 2034.
16. The applicant shall comply with BMC's Circular no. CHE/27921/DP/ Gen; dated 06-01-2014 [in respect of preservation of documents mentioned at sr. no. (a) to (k) therein] and applicant shall submit Undertaking and Indemnity Bond mentioned therein before applying for Occupation Certificate.
17. The applicant shall obtain all the necessary final NOCs/Completion Certificates/ clearances relating to water supply, sewerage, SWD, Tree, CFO etc. from BMC and submit the same to MMRDA before applying for Occupancy Certificate for the buildings on the land under reference.
18. The applicant shall execute and submit the supplementary lease deed with respect to additional built up area before applying for full Occupancy Certificate.
19. The applicant, whenever demanded shall pay development Cess along with applicable interest in case of BUA approved by way of Additional FSI, if applicable as per any future policy/clarification.
20. The applicant shall pay entire stamp duty of the prospective buyers for the residential units comprised in the built up area for which this commencement certificate is issued by granting 50% rebate in the payment of addl. built up area



premium, premium for availing area under staircase, lift, lift lobby free of FSI by paying premium and premium for condonation in marginal open space deficiency in accordance with the Govt. order 14-01-2021, MMRDA's Circular dated 21-12-2021 and undertaking dated 18-05-2022 submitted by the applicant.

21. The construction and demolition wastes shall be handled and transported to the designated unloading site and the applicant shall comply with all the conditions mentioned in SWM NOC.
22. The applicant shall be liable to pay all the dues, if any, as per any Law/Act/ Notification/ Circular etc. issued from time to time by any competent Authority, as and when such demand is raised.
23. The applicant shall ensure that all the NOC's, Approvals, Bank Guarantees etc. submitted for obtaining this permission are valid till the development is completed in all respects.
24. The applicant shall obtain the NOC from lift inspector/PWD and submit the same to MMRDA before applying for grant of occupancy certificate.
25. The applicant shall abide by all the undertakings submitted to MMRDA.
26. The applicant shall obtain CFO NOC for the proposed amendments in floor plans for which this Commencement Certificate is issued and submit it to MMRDA before applying for Occupancy Certificate.
27. The applicant shall submit the supplementary Right of Way document to MMRDA before applying for Occupancy Certificate/part Occupancy Certificate to the building under reference indicating name of owner of the land under Right of Way. If applicant fails to do so, then s/he shall obtain amended CFO NOC without deriving access through the said RoW. The responsibility to obtain amended CFO NOC shall entirely vest with the applicant and MMRDA shall not be held responsible, if in case CFO refuses to grant such NOC. If the access through RoW is not derived in future due to non submission of supplementary RoW document, then the applicant shall pay the difference in premium if any for condonation in marginal open space deficiency that will arise due to treating North side of the plot as non front side.
28. The applicant, before applying for Occupancy Certificate, shall submit AAI/appropriate authority's certificate certifying that the top elevation of constructed structure under reference is within the limits of top elevation permitted by AAI above Mean Sea Level (AMSL).
29. The applicant shall submit certificate issued by the Hydraulic Engineer, BMC under Section 270A of the MMC Act, 1888, amended from time to time, before applying for part/full Occupancy Certificate in accordance with the BMC Circular dated 22-09-2022.



**Planner,  
Town Planning Division**



Copy with set of approved drawings bearing nos. 1/12 to 12/12:

✓ 1) **Shri. Barkya Laxman Kor and 18 others through Constituted Attorney Shri. Nirav Ajay Thaker,**  
503, Purashottam Building  
21 J P Road, Andheri West  
Mumbai – 400 058

2) **Shri. Snehal Shah**  
107-108, Matharu Arcade, Plot No. 32,  
Paranjape Scheme, above Axis Bank,  
Subhash Road, Vile Parle (E)  
Mumbai – 400 057

Copy with set of approved drawings bearing nos. 1 to 12 to:

**The Executive Engineer,**  
Bldg. Proposals Suburbs, 6th floor,  
MCGM Office, Hindu Hriday Samrat Balasaheb Thakre Market,  
Poonam Nagar, Jogeshwari (E)  
Mumbai – 400 093

