



स्वातंत्र्याचा अमृत महोत्सव



No. SROT/ Growth Centre /2401 /BP /ITP-Usarghar-Gharivali-01/
Amended CC Phase 8 B.No. 43, 44 & 45/Vol-46/ 527/2024

Date: 14 MAY 2024

AMENDED COMMENCEMENT CERTIFICATE

To,

The Director,

M/s. Runwal Residency Pvt. Ltd.,

Runwal & Omkar E-square, 4th Floor,

Opp. Sion – Chunabhatti Signal, Sion (E), Mumbai-400 022

Sir,

Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to you for the proposed development (plot area 46.44 Ha) within the proposed Integrated Township Project (ITP) (as mentioned in Tables below) on lands bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5/A, 45/5/B, 45/6, 46/1/2, 46/2A, 46/2B, 46/3, 47/2, 49, 50, 51, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94/2 of Village Usarghar, Taluka Kalyan, S. Nos. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18, 19, 22, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 44/1 (Pt), 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 49, 50/1, 50/2, 50/3 of Village Gharivali, Taluka-Kalyan, Dist-Thane on Plot area of 4,65,228.00 sqm (46.52 Ha.) with now proposed BUA of Sale Component (including Base FSI, Premium FSI & Ancillary Area FSI) of 9,57,907.11sqm. (Including Sale Residential Component + Sale Economic Activity Component), BUA of Social Housing Component of 55, 829.55 sqm as against the Total Entitlement Potential of this ITP as per UDCPR is 12,86,854.56 sqm [including Base BUA of 4,65,228.00 sqm (Base FSI-1.00), Premium BUA of 3,19,146.41 sqm (Premium FSI of 0.70 after deducting the premium component of 2% Amenity Plot), Ancillary area FSI of 5,02,480.15 sqm (at 60% of Residential Component & 80% Non-Residential Component)] as depicted on the total drawing 20 nos. for shown in the built-up area table as mentioned below:

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

Table-1 - Indicating the details of buildings for which Amended Commencement Certificate as per UDCPR is hereby granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht. (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)	No. of Units
					A	B	C	D = A + B + C	
Residential User (Phase -8)	Building - 43	Ground (pt) & Podium(pt) + 1 st (pt) & Podium (pt) to 5 th (pt) & Podium(pt) + 6 th + 7 th to 30 th Floors	94.85	01	0.00	9275.84	5565.51	14841.35	156
	Building - 44	Ground (pt) & Podium(pt) + 1 st (pt)& Podium (pt) to 5 th (pt) & Podium (pt) + 6 th + 7 th to 30 th Floors	94.85	01	0.00	10001.44	6000.86	16002.30	98
	Building - 45	Ground (pt) & Podium (pt) + 1 st (pt) & Podium (pt) + 2 nd to 4 th podium+ 5 th (pt) & Podium(pt) + 6 th + 7 th to 30 th Floors,	94.85	01	0.00	9098.21	5458.92	14557.13	92
	Watchman Cabin	01 Nos. On Ground Level	2.90	---	0.00	3.31	1.98	5.29	-
Total for Sale Component (Residential)(1) =			94.85	03	0.00	28378.80	17027.27	45406.07	346

Table-2 - Indicating the details of buildings for which Amended Commencement Certificate as per UDCPR is hereby granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht. (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)	No. of Units
					A	B	C	D = A + B + C	
Economic Activity User (Phase -8)	Building - 43,44,45	On 5 th podium	6.10	--	0.00	799.55	639.64	1439.19	--
Total for Sale Component (Economic Activity)(2) =			6.10	--	0.00	799.55	639.64	1439.19	--

Table-3 - Indicating the details of buildings for which Amended Commencement Certificate as per UDCPR is already granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)
					A	B	C	D = A + B + C
Sale (Economic Activity) Component Commercial User	Educational (School) building (Block A,B &C) in secondary school reservation (SC8)	Ground + ^{1st} to 7 th Floor	28.60	01	8,986.67	0.00	7,124.36	16,111.03
Total for Sale Component (Economic Activity)				01	8,986.67	0.00	7,124.36	16,111.03

Table 3A : Indicating the details of building for which Part Occupancy Certificate as per UDCPR is already granted on 22/06/2023.

User	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	Base BUA (in sqm.)	Premium BUA (in sqm.)	Ancillary BUA (in sqm.)	Total BUA (in sqm.)
				A	B	C	D = A + B + C
Sale Component (Economic Activity) Educational Building	Educational Building (Block-B)	Ground + 3 rd Upper Floor	14.60	2070.83	---	1656.67	3,727.50
Total for Sale Component (Economic Activity).....(3A)=				2070.83	---	1656.67	3,727.50

Note: MMRDA has issued OC for 3,727.50 Sqm of BUA out of total BUA of 16,111.03 Sqm.

Table-4 - Indicating the details of buildings for which Commencement Certificate as per UDCPR is already granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)	No. of Units
					A	B	C	D = A + B + C	
Residential User (Phase - 6A)	Building 53	Basement + Ground (pt.) & Stilt Floor (pt.) + 1st Floor (pt.) & Podium 1 (pt.) + 2nd Floor (pt.) & Podium 2 (pt.) + 3rd Floor (pt.) & Podium 3 (pt.) +	101.80	01	0.00	17,672.48	10,603.49	28,275.97	445

		4th Floor (pt.) & Podium 4 (pt.) + 5th to 34th Floors							
	Building 54	Basement + Ground(Shops) (pt.) /Stilt Floor (pt.) + 1st Floor (pt.) & Podium 1 (pt.) + 2nd Floor (pt.) & Podium 2 (pt.) + 3rd Floor (pt.) & Podium 3 (pt.) + 4th Floor (pt.) & Podium 4 (pt.) + 5th to 34th Floors	101.80	01	0.00	20,502.06	12,301.23	32,803.29	503
	Club House 5	On Podium 4 in RG-32	2.90	---	Counted in free of FSI component in recreational open space as per regulation no 6.8 (ix) of UDCPR				---
	Watch man Cabin	02 Nos. On Ground Level	2.90	---	0.00	13.61	8.17	21.78	---
Total for Sale Component (Residential) .(4)=				02	0.00	38,188.15	22,912.89	61,101.04	948

Table-5 - Indicating the details of buildings for which revised Commencement Certificate as per UDCPR is already granted [For Sale Component]

User	Type of Wing / Building No	No. of Store y	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premiu m area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)	No. of Units
					A	B	C	D = A + B + C	
Reside ntial User (Phase -1)	Building - 1 (Type A)	Stilt + 1 st to 23 rd Floors	69.90	01	8,401.64	0.00	5,040.99	13,442.63	179
	Building - 2 (Type B1)		69.90	01	6,614.30	0.00	3,968.58	10,582.88	134
	Building - 3 (Type C1)		69.90	01	6,387.90	0.00	3,832.74	10,220.64	179
	Building - 4 (Type B2)		69.90	01	6,614.30	0.00	3,968.58	10,582.88	134
	Building - 5 (Type D1)		69.90	01	8,313.57	0.00	4,988.15	13,301.72	179
	Building - 6 (Type C2)		69.90	01	6,387.90	0.00	3,832.74	10,220.64	179
	Building - 7 (Type D2)		69.90	01	8,313.57	0.00	4,988.15	13,301.72	179
	Building - 8 (Type B1)		69.90	01	6,614.30	0.00	3,968.58	10,582.88	134
	Building - 9 (Type C1)		69.90	01	6,387.90	0.00	3,832.74	10,220.64	179

	Building - 10 (Type B2)		69.90	01	6,614.30	0.00	3,968.58	10,582.88	134
	Building - 11 (Type D1)		69.90	01	8,313.57	0.00	4,988.15	13,301.72	179
	Building - 12 (Type E)		69.90	01	5,839.51	0.00	3,503.70	9,343.21	134
Total for Sale Component (Residential)(5)=				12	84,802.76	0.00	50,881.67	1,35,684.44	1,923

Table-5A - Indicating the details of buildings for which Occupancy Certificate as per UDCPR is already granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)	No. of Units
					A	B	C	D = A + B + C	
Residential User (Phase -1)	Building - 2 (Type B1)	Stilt + 1 st to 23 rd Floors	69.90	01	6,614.30	0.00	3,968.58	10,582.88	134
	Building - 3 (Type C1)		69.90	01	6,387.90	0.00	3,832.74	10,220.64	179
	Building - 4 (Type B2)		69.90	01	6,614.30	0.00	3,968.58	10,582.88	134
	Building - 5 (Type D1)		69.90	01	8,313.57	0.00	4,988.15	13,301.72	179
	Building - 6 (Type C2)		69.90	01	6,387.90	0.00	3,832.74	10,220.64	179
	Building - 7 (Type D2)		69.90	01	8,313.57	0.00	4,988.15	13,301.72	179
	Building - 8 (Type B1)		69.90	01	6,614.30	0.00	3,968.58	10,582.88	134
	Building - 9 (Type C1)		69.90	01	6,387.90	0.00	3,832.74	10,220.64	179
	Building - 10 (Type B2)		69.90	01	6,614.30	0.00	3,968.58	10,582.88	134
	Building - 11 (Type D1)		69.90	01	8,313.57	0.00	4,988.15	13,301.72	179
	Building - 12 (Type E)		69.90	01	5,839.51	0.00	3,503.70	9,343.21	134
Total for Sale Component (Residential)(5A)=				11	76,401.12	0.00	45,840.68	1,22,241.81	1744

Note: MMRDA has issued OC for 1,22,241.81 Sqm (Total Units-1744) of BUA out of total BUA of 1,35,684.44Sqm. (Total Units -1,923)

Table-6 - Indicating the details of buildings for which revised Commencement Certificate as per UDCPR is already granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)	No. of Units
					A	B	C	D = A + B + C	
Residential User (Phase -2)	Building - 13	Stilt + 1 st to 23 rd Floors	69.90	01	5,885.86	0.00	3,531.52	9,417.38	134
	Building - 14		69.90	01	8,340.36	0.00	5,004.21	13,344.57	179
	Building - 15		69.90	01	6,332.01	0.00	3,799.21	10,131.22	134
	Building - 16		69.90	01	6,343.93	0.00	3,806.36	10,150.29	180
	Building - 17		69.90	01	5,430.24	0.00	3,258.14	8,688.38	134
	Building - 18*		69.90	01	5,864.71	0.00	3,518.83	9,383.54*	134
	Building - 19*		69.90	01	6,359.28	0.00	3,815.57	10,174.85*	180
	Building - 20*		69.90	01	5,864.59	0.00	3,518.76	9,383.35*	134
	Building - 21*		69.90	01	5,424.24	0.00	3,254.55	8,678.79*	134
	Building - 22		69.90	01	4,680.30	0.00	2,808.18	7,488.48	134
	Building - 23		69.90	01	7,898.27	0.00	4,738.96	12,637.23	180
Total for Sale Component (Residential)									
.....(6)=				11	68,423.80	0.00	41,054.28	1,09,478.08 *	1,657

*Note: At the time of issuance of OC for B.No. 18, 19, 20 & 21, due the deviation in BUA there is increase in the BUA of 54.61 Sqm. Accordingly, revised values of BUA for B.No. 18, 19, 20 & 21 are incorporated in above table. Accordingly, the total BUA for Phase-2 (B. No. 13 to 23) is 1,09,478.08 Sqm

Table-6A : Indicating the details of building for which Occupancy Certificate as per UDCPR is already granted

User	Phase	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	No. of Wing	Base BUA (Sqm)	Premium area Sqm	Ancillary area (Sqm)	Total BUA (Sqm)	No. of Units
						A	B	C	D = A + B + C	
Sale Residential Component	Phase-02	Building No. 18	Stilt + 1 st to 23 rd Floors	69.60	1	5,864.71	0	3,518.83	9,383.54*	134
		Building No. 19		69.60	1	6,359.28	0	3,815.57	10,174.85*	180
		Building No. 20		69.60	1	5,864.59	0	3,518.76	9,383.35*	134

	Building No. 21	69.60	1	5,424.24	0	3,254.55	8,678.79*	134
Total for Sale Component (Residential)....(6A) =				23,512.83	0	14,107.70	37,620.53	582
Note: At the time of issuance of OC for B.No. 18, 19, 20 & 21, due the deviation in BUA there is increase in the BUA of 54.61 Sqm with respect to approved CC. Accordingly, MMRDA has issued OC for 37,620.53 Sqm (Total Units-582) of BUA out of total BUA of 1,09,478.08 Sqm. (Total Units -1,657)								

Table-7 - Indicating the details of buildings for which revised Commencement Certificate as per UDCPR is already granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)	No. of Units
					A	B	C	D = A + B + C	
Residential User (Phase-3)	Building - 24	Stilt + 1 st to 32 nd Floor	96.00	01	15,120.27	0.00	9,072.16	24,192.43	346
	Building - 25		96.00	01	12,409.02	0.00	7,445.41	19,854.43	314
	Building - 26		96.00	01	12,351.12	0.00	7,410.67	19,761.79	311
	Building - 27		96.00	01	12,351.12	0.00	7,410.67	19,761.79	311
	Building - 28		96.00	01	12,409.02	0.00	7,445.41	19,854.43	314
	Building - 29		96.00	01	13,274.41	0.00	7,964.65	21,239.06	376
	Building - 30		96.00	01	12,646.27	0.00	7,587.76	20,234.03	313
Total Sale Component (Residential).....(7) =				07	90,561.23	0.00	54,336.73	1,44,897.96	2,285

Table-8 - Indicating the details of buildings for which amended Commencement Certificate as per UDCPR is already granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)	No. of Units
					A	B	C	D = A + B + C	
Residential User (Phase-4)	Building - 31	Basement +	95.95	01	0.00	13,840.07	8,304.04	22,144.11	314
	Building - 32	Stilt + 1st to	95.95	01	0.00	13,347.24	8,008.35	21,355.59	314
	Building - 33	32nd Floors	95.95	01	69.09	14,911.77	8,988.52	23,969.38	282
	Building - 34		95.95	01	14,933.29	46.60	8,988.52	23,969.38	282
	Building - 35		95.95	01	14,933.29	46.60	8,988.52	23,969.38	282

	Building - 36		95.95	01	14,932.67	48.13	8,988.52	23,969.38	282
	Building - 37		95.95	01	8,010.53	6,589.36	8,759.94	23,359.83	282
	Building - 38		95.95	01	0.00	11,144.46	6,686.67	17,831.13	250
Total Sale Component (Residential)(8) =				08	52,880.27	59,974.83	67,713.08	1,80,568.18	2,288

Table-9 - Indicating the details of buildings for which amended Commencement Certificate as per UDCPR is already granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)	No. of Units
					A	B	C	D = A + B + C	
Residential User (Phase-5)	Building - 39	B2 + B1 + Ground + Stilt (Podium Top) +1st To 27th Floor	84.65	01	15,102.30	0.00	9,061.38	24,163.68	515
	Building - 40		84.65	01	11,379.04	0.00	6,827.43	18,206.47	380
	Building - 41		84.65	01	11,831.89	0.00	7,099.14	18,931.03	380
	Building - 42		84.65	01	4,429.88	5,117.47	5,728.41	15,275.76	326
	Watchman Cabin	--	--	--	7.50	0.00	4.50	12.00	--
	Club house	Ground + 1 upper floor	9.30	--	Counted in free of FSI component in recreational open space as per regulation no 6.8 (ix) of UDCPR				--
Total Sale Component (Residential) ...(9)=				04	42,750.61	5,117.47	28,720.86	76,588.94	1,601

Table-10 - Indicating the details of buildings for which revised Commencement Certificate as per UDCPR is already granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)
					A	B	C	D=A+ B + C
Residential User (Part of Phase-1&2)	Club House-1 of MLCP-1	2Basements + Ground (Shops) / Stilt (Parking) + 1 st to 10 th Floors (Club House at 9 th & 10 th floor).	36.15	--	3,182.31	0.00	1,909.38	5,091.69
Residential User (Part of Phase-1&2)	3 Nos. of Toilets & 1 No of Driver's room) in MLCP-1.*	---	--	--	78.09	0.00	46.86	124.95*
Total Sale Component (Residential)(10) =				--	3,260.40	0.00	1,956.24	5,216.64*

*Note: At the time of issuance of OC for 3 Nos. of Toilets, 1 No of Driver's room and 2 Nos. of Security Cabins in MLCP-1, due the deviation in BUA there is increase in the BUA of 12.00 Sqm. Accordingly, revised values of BUA are incorporated in above table.

Table-10A: Indicating the details of building for which Part Occupancy Certificate as per UDCPR is already granted

User	Type of Wing / Building No	No. of Storey	Ht. (in M.)	No. of Wings	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)	No. of Units
Residential User (Part of Phase-1&2)	3 Nos. of Toilets & 1 No of Driver's room) in MLCP-1.*	---	--	--	78.09	0.00	46.86	124.95*	--
Total for Sale Component (Residential)(10A) =								124.95*	--

Note: MMRDA has issued OC for 124.95 Sqm of BUA out of total BUA of 124.95 Sqm.

Table-11 - Indicating the details of buildings for which revised Commencement Certificate as per UDCPR is already granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wing	Base BUA (In Sq.M.)	Premium area (In Sq.M.)	Ancillary area (In Sq.M.)	Total BUA (In Sq.M.)
					A	B	C	D = A + B + C
Sale (Economic Activity) Component Commercial User	14 no. of shops in MLCP-1 are counted in economic activity (Phase-1&2)	Ground (Pt.) for Commercial (Shops)	Included in MLCP-1 Building	--	220.12	--	176.09	396.21*
Total for Sale Component (Economic Activity)(11) =				01	220.12	--	176.09	396.21*

***Note:** At the time of issuance of OC for 14 no. of shops in MLCP-1, due the deviation in BUA there is increase in the BUA of 23.87 Sqm. Accordingly, revised values of BUA are incorporated in above table.

Table-11A: Indicating the details of building for which Part Occupancy Certificate as per UDCPR is already granted

User	Phase	Building No	No. of Storey	Ht. (in M.)	No. of Wings	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)	No. of Units
Sale ((Economic Activity) Shops	Phase -01	MLCP-1 (Part)	Basement 2 + Ground (Shops) + 3 rd Floor	9.45	--	220.12	--	176.09	396.21	14 Shops
Total for Sale Component (Economic Activity)(11A) =									396.21	14 Shops

Note: MMRDA has issued OC for 396.21 Sqm (14 Shops) of BUA out of total BUA of 396.21 Sqm (14 Shops).

Table-12 - Indicating the details of buildings for which revised Commencement Certificate as per 27 Villages DCR (upto plinth level is already granted) [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (In Sq.M.)
					A	B	C	D = A + B + C
MLCP-2 Residential User (Part of Phase-3&4)	Car Parking Floors + Club House-2 of MLCP-2	Basement +Gr+1 st to 20 th Parking Floors + 21 st & 22 nd Club House.	70.95	--	4,960.88	0.00	0.00	4,960.88

	3 Nos. of toilet & 1 no of Driver's room in MLCP-2	---	---	--	176.26	0.00	0.00	176.26
Total Sale Component (Residential)				--	5,137.14	0.00	0.00	5,137.14
.....(12)								

Table-13 - Indicating the details of buildings for which revised Commencement Certificate as per UDCPR is already granted [For Sale Component]

User	Type of Wing	No. of Storey	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (In Sq.M.)	No. of Units
					A	B	C	D = A + B + C	
Sale (Economic Activity) Component Commercial User	Shopping Arcade*	Basement + Ground Floor +1 st to 3 rd Floors	17.25	01	9,220.17	0.00	7,376.14	16,596.31*	352 Shops
Total for Sale Economic Activity Component Commercial User				01	9,220.17	0.00	7,376.14	16,596.31*	352 Shops
.....(13) =									

*Note: At the time of issuance of Part OC for in Shopping Arcade, due the deviation in BUA there is decrease in the BUA of 104.04 Sqm. Accordingly, revised values of BUA are incorporated in above table.

Table 13A : Indicating the details of building for which Part Occupancy Certificate as per UDCPR is already granted.

User	Type of Wing / Building No.	No. of Storey	Ht. (in M.)	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)	No. of Units
				A	B	C	D = A + B + C	
Sale Component (Economic Activity) Shopping Arcade	Shopping Arcade	Basement + Ground Floor (Pt) + 3 rd Upper Floor (Pt)	17.25	2,677.61	0.00	2,142.09	4,819.70	76 Shops
Total for Sale Component (Economic Activity)				2,677.61	0.00	2,142.09	4,819.70	76 Shops
.....(13A) =								

Note: At the time of issuance of Part OC for in Shopping Arcade, due the deviation in BUA there is decrease in the BUA of 104.04 Sqm with respect to approved CC. Accordingly, MMRDA has issued OC for 4,819.70 Sqm (Total Units-76) of BUA out of total BUA of 16,596.31Sqm. (Total Units -352 Shops)

Table-14 - Indicating the details of buildings for which revised Commencement Certificate as per UDCPR is already granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (In Sq.M.)
					A	B	C	D = A + B + C
Sale (Economic Activity) Component Commercial User	Retail-2 + Business Offices	Basement-1 [Parking(pt.) + Services(pt.); Lower Ground [Retail(pt.) + Parking(pt.) + Services(pt.); Upper Ground + 1 st Floor [Retail]; 2 nd Floor [Retail(pt.) + Multiplex(pt.) + MLCP(pt.); 3 rd to 9 th Floors [MLCP(pt.) + Offices(pt.); 10 th to 16 th [Offices]	66.75	01	21,957.06	58,405.92	64,290.39	1,44,653.37
Total for Sale Component (Economic Activity)(14) =				01	21,957.06	58,405.92	64,290.39	1,44,653.37

Table-15 - Indicating the details of buildings for which Commencement Certificate as per UDCPR is already granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (In Sq.M.)
					A	B	C	D = A + B + C
Sale (Economic Activity) Component Commercial User	Parking Building in parking area reservation (PA4)	Ground + 1st Floor	9.55	01	265.92	0.00	0.00	265.92
Total for Sale Component (Economic Activity)(15) =				01	265.92	0.00	0.00	265.92

Table-16 - Indicating the details of buildings for which Commencement Certificate as per UDCPR is already granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (In Sq.M.)	No. of Tenements
					A	B	C	D = A + B + C	
Sale (Economic Activity) Component Commercial User - Phase-5B	Runwal Edge (Building No. 52)	Basement + Ground + 1 st To 18 th Floors	67.95	01	0.00	7,806.83	6,245.46	14,052.29	Commercial Shops 14 + 1 Cafeteria & Offices 344
Total for Sale Component (Economic Activity).....(16)=				01	0.00	7,806.83	6,245.46	14,052.29	—

Table-17 - Indicating the details of buildings for which fresh Commencement Certificate as per UDCPR is hereby granted [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wing	Base BUA (Sqm)	Premium area (Sqm)	Ancillary area (Sqm)	Total BUA (Sqm)
					A	B	C	D = A + B + C
Sale (Economic Activity) Component Commercial User - Phase-6A	12 no. of shops in Phase-6A (Building No. 54) are counted in economic activity (Phase-6A)	Ground (Shops) for Commercial purpose	3.20	--	0.00	174.62	139.70	314.32
Total for Sale Component (Economic Activity).....(17)=				01	0.00	174.62	139.70	314.32

Table-18 - Indicating the details of buildings for which Amended Commencement Certificate as per UDCPR is hereby granted [For Social Housing Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wings	Total BUA (In Sq.M.)	No. of Tenement
Social Housing	EWS LIG Building No. 1	Stilt +1 st To 15 th Floor	46.70	01	8,482.21	147

EWS LIG Building No. 2	Stilt +1 st To 23 rd Floor	69.90	01	27,661.89*	474
EWS LIG Building No. 3	Stilt +1 st To 16 th Floor	49.60	01	19,668.16	330
Watchman Cabin	--	--	--	17.29	--
Total for Social Housing Component (Residential)(18)			03	55,829.55*	951

***Note:** At the time of issuance of Part OC for EWS LIG Building No. 2, due the deviation in BUA there is increase in the BUA of 5.60 Sqm. Accordingly, revised values of BUA are incorporated in above table.

Table- 18A Indicating the details of buildings for which Occupancy Certificate as per UDCPR is already granted [For Social Housing Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wings	Total BUA (In Sq.M.)	No. of Tenement
Social Housing	EWS LIG Building No. 1	Stilt +1 st To 15 th Floors	46.70	01	8,482.21	147
Total for Social Housing Component (Residential)(18A)=				01	8,482.21	147

Note: MMRDA has issued OC for EWS LIG Building No. 1 having 8,482.21 Sqm (147 Units) of BUA out of total BUA of 8,482.21 Sqm (147 Units).

Table-18B Indicating the details of buildings for which part Occupancy Certificate as per UDCPR is already granted [For Social Housing Component]

User	Type of Wing / Building No	No. of Storey	Ht (In M)	No. of Wings	Total BUA (In Sq.M.)	No. of Tenement
Social Housing	EWS LIG Building No. 2 including Watchman Cabin	Stilt +1 st to 8 th Floors	26.40	01	9,869.82	165
Total for Social Housing Component (Residential)(18B)				01	9,869.82	165

Note: MMRDA has issued OC for 9,869.82 Sqm (165 Units) of BUA out of total BUA of 27,661.89 Sqm (474 Units).

Table-20 - Details of Total Proposed Built-Up Area (till date) in entire Usarghar-Gharivali ITP

Sr. No.	Details of proposed Built-Up for which Commencement Certificate is already granted / hereby granted	Built-Up Area (in sqm.)
A	Total of Approved Sale Component (Residential Component) (Including Base, Ancillary & Premium FSI): [A] = (1+4+5+6+7+8+9+10+12) = [A] =	7,64,078.47
B	Total of Approved Sale Component (Economic Activity Component) (Including Base, Ancillary & Premium FSI): [B] = (2+3+11+13+14+15+16+17)..... [B] =	1,93,828.64
C	Total of Approved Sale Component (Including Residential + Economic Activity Component) (Including Base, Ancillary & Premium FSI): [C] = [A] + [B] =	9,57,907.11
D	Total of Approved Social Housing Component: [D] = (18) = [D] =	55,829.55
E	Grand Total of proposed BUA for which Commencement Certificate is already granted / hereby granted (Sale Component + Social Housing) : [(E) = (C)+(D)]	10,13,736.66

Sr. No.	Details of proposed Built-Up for which Occupancy Certificate (Part O.C. / Full O.C.) is already granted	Built-Up Area (in sqm.)
F	Total of Approved Sale Component (Residential Component) (Including Base, Ancillary & Premium FSI): [F] = (5A+6A+10A) = [F] =	1,59,987.29
G	Total of Approved Sale Component (Economic Activity Component) (Including Base, Ancillary & Premium FSI) : [G] = (3A+11A+13A)..... [G] =	8,943.41
H	Total of Approved Sale Component (Including Residential + Economic Activity Component) (Including Base, Ancillary & Premium FSI): [(H) = (F) + (G)] =	1,68,930.70
I	Total of Approved Social Housing Component: [I] = (18A+18B) = [I] =	18,352.03
J	Grand Total of proposed BUA for which Occupancy Certificate is already granted (Social Housing + Sale Component) : [(J) = (H) + (I)] = ...Sub-Total [J] =	1,87,282.73

Table-21 - Summary of Total Entitlement of BUA in entire Usarghar-Gharivali ITP

Sr. No	BUA Component	Permissible BUA (in sqm)	Proposed BUA till date (in sqm)	Balance BUA (in sqm)
		A	B	C = A - B
1	Base BUA	4,65,228.00	3,88,466.15	76,761.85
2	BUA based on Premium of 0.70	3,19,146.41	1,98,846.17	1,20,300.24
3	Total (Base BUA + Premium BUA) = (1) + (2)	7,84,374.41	5,87,312.32	1,97,062.09
4	BUA based on Ancillary FSI			
a)	at 60% for Residential BUA	3,75,058.13	2,84,603.01	90,455.12
b)	at 80% of Non-Residential BUA	1,27,422.02	85,991.78	41430.24
5	Total BUA based on Ancillary FSI= (4a) + (4b)	5,02,480.15	3,70,594.79	1,31,885.36
6	Total entitlement of BUA of Site A = (3) + (5)	12,86,854.56	9,57,907.11	3,28,947.45
7	Social Housing Component BUA, this is over-&-above BUA other than Entitlement Potential as per UDCPR	55,662.36	55,829.55	--
8	Total Entitlement of BUA including Social Housing Component = (6) + (7)	13,42,516.92	10,13,736.66	3,28,947.45

Approval to the Commencement Certificate is granted under Section 45 of the said Act, subject to the following conditions:

Viz:-

1. This Approval to Commencement Certificate supersedes MMRDA's earlier approvals. However, conditions mentioned therein other than following conditions shall be binding on the applicant;
2. This permission/Commencement Certificate shall not entitle the applicant to build on land which is not in his ownership in any way;
3. 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;
4. 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;
 5. 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;
 6. The provisions in the proposal which are not conforming to applicable Unified Development Control & Promotion Regulations (UDCPR) 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;
 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 permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction;

10. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/ Clearances obtained/will be obtained/required to be obtained from the competent authorities for the proposed development on the land under reference;
11. The applicant shall develop RG areas and shall plant the required number of trees in the RG area as per DCRs & ITP Notification and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate;
12. Applicant shall submit NOC from concern tree authority prior to start of any construction work on site;
13. The applicant shall submit notice for 'start of work' before commencement of construction on site;
14. 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 upto plinth level. Further, it may be noted that as per Regulation No. 2.8.4 of sanctioned UDCPR, after receipt of such intimation, the officers of the Authority may inspect the completed plinth.
15. The applicant shall comply with MCGM'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] & applicant shall submit Undertaking & Indemnity Bond mentioned therein before applying for Occupation Certificate;
16. 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:
 1. Name and address of owner, developer, all concerned licensed persons.
 2. Survey number / city survey number of land under reference.
 3. Order number and date of grant of development/ building permission/ redevelopment permission issued by the Authority.
 4. Built up area permitted.
 5. RERA registration no.
 6. Software QR Code for the Project generated in online building permission
17. A notice in the form of advertisement giving all the details mentioned in 16 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
18. 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;
19. 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;

20. The applicant shall permit the use of the internal access roads to provide access to an adjoining land;
21. 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;
22. The Security Deposit which was collected as per erstwhile DCR 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;
23. The applicant should submit (a) NOC from Tree-authority before commencement of buildings affected by trees on site and (b) NOC for External SWD, external water supply, Sewerage and Electricity supply for full potential of the plot and other required NOCs prior to requesting for Occupancy Certificate;
24. The Development shall be strictly as per the provisions of DP for Notified Area of 27 villages of Kalyan and Ambarnath Taluka sanctioned u/s 31(1) of MR & TP Act, 1966;
25. The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted/produced to MMRDA shall be considered to be authentic on the basis of the undertakings given by the Licensed Architect/Applicant/Developer;
26. 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;
27. 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;

28. Regarding any disputes, MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
29. The applicant shall sign the Memorandum of Understanding (MoU) with MMRDA as and when called upon by the MMRDA and pay the infrastructural Development Charges (IDC) or any other charges as approved by MMRDA in future for lands falling within Kalyan Growth Centre boundary and as ensured by applicant in Undertaking dated 13/08/2019;
30. The applicant shall abide with remarks, design, planning etc. from respective consultants for Third party certification for parking arrangement and maneuverability, Internal SWD, Internal Water works & Rain water harvesting, Internal drainage works, Internal Mechanical & Electrical, Structural design & plan showing the structural details for the proposed building, Detailed plan & design for Sewerage Treatment Plant from consultant, Internal road, Horticulture and Solid waste Management Plan for all the buildings/structures in ITP;
31. The applicant shall submit NOC from Competent Fire Authority at the time of submission of application for Commencement Certificate and final NOC prior to requesting for Occupancy certificate of any buildings/structures.
32. The applicant should submit Challan or receipt of Conversion tax, non-agricultural assessment and, wherever applicable, nazarana or premium and other Government dues as per Govt. of Maharashtra's Ordinance dated 05/01/2017 prior to commencement of work on site;
33. The applicant shall obtain permission/approval for amalgamation/subdivision of lands u/r, as depicted in the accompanying drawing;
34. The applicant shall submit fresh amalgamated / separate 7/12 extract;
35. For any change and variation in the plans, prior approval of MMRDA shall be obtained;
36. The work of filling of low lying land, diverting nallas, laying sewer lines etc, if any, should not be done unless the due intimation is given to concerned Authority and their permission is obtained for proceeding with the work;
37. All the conditions of conditional Locational Clearance dated 12/07/2019 granted by the Government of Maharashtra for the Integrated Township Project on the land under reference shall be binding on the applicant;

38. That the Water Supply shall be sourced / supplied with potable quality by developer at his cost. The norms of Recycling the water/ Rain water harvesting shall be applicable as prescribed by Government from time to time;
39. The applicant shall comply with and abide by all the conditions mentioned in MSEDCL NOC dt. 30.06.2020 (No. SE/KCK I/Tech/01009) for supply of 19 Mega Watt for the entire ITP. Applicant shall provide area for Electric Sub-Station as per Electricity Company's requirements and that the substation shall be constructed for supply of Electricity to the Project as per the Electricity Company's requirements. The applicant shall abide by the requirements of Electric Company. The applicant should obtain remarks from Electric Dept & CFO Dept for Substation provided in structure. The applicant shall obtain the final MSEDCL NOC before applying for Occupancy Certificate for buildings in this ITP;
40. Applicant shall provide area for Electric Sub-Station as per Electricity Company's requirements and that the substation shall be constructed for supply of Electricity to the Project as per the Electricity Company's requirements. The applicant shall abide by the requirements of Electric Company. The applicant should obtain remarks from Electric Dept & CFO Dept for Substation provided in structure. The applicant shall obtain the final MSEDCL NOC before applying for Occupancy Certificate for buildings in this ITP.
41. All the Amenities, Utilities, Facilities and the Road Network shall be fully developed by the Developer at his own cost as per the specifications given by the MMRDA. The amenities shall be in concurrence with the sanctioned provisions of UDCPR & DP for 27 Villages Notified Area published u/s 31(1) of MR & TP Act, 1966;
42. DP Reservations and the DP roads located within the 'ITP' shall be developed by the applicant and after the development shall be made available to the general public;
43. That the setback area if any and the DP Roads shall be duly constructed and handed over the Concerned Authorities before requesting for occupation permission or as directed by MMRDA;
44. The development shall be strictly as per the Notification no. TPS-1816/CR368(Part-1)/15/37(1CC)(G)/SP/UD-13, dated 08/03/2019 amended from time to time and as per the provisions of UDCPR 2020;
45. The applicant shall submit the proposal for Commencement Certificate as per the provisions of UDCPR 2020 and as per provisions laid down in Regulation No. 6 of Annexure 'A' of the Integrated Township Project Notification dated 08/03/2019 amended from time to time;

46. The applicant shall provide 9.00 m wide access to private, land locked and government lands which are within the said Project and also surrounded by the said Project at your cost;
47. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plan 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 to requesting for issuance of Occupancy Certificate;
48. 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;
49. 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 maps and the land area as per ownership documents;
50. The conditions of NOC dated 30/11/2018 & 07/05/2019 from Water Resources Department shall be binding on the Applicant;
51. The conditions of NOC dated 02/11/2018, 16/02/2019 & 20/04/2019 from Deputy Conservator of Forest, Forest Department, Govt. of Maharashtra shall be binding on the Applicant;
52. The conditions as mentioned in the ITP Regulation dt. 08/03/2019, Locational Clearance dt. 12/07/2019 issued by UDD, GoM, Letter of Intent dated 09/08/2019 issued by Collector, Thane shall be binding on the Applicant;
53. The conditions of NOC dated 24/10/2018, 21/02/2019 & 09/04/2019 from Archaeological Survey of India shall be binding on the Applicant;
54. The conditions of NOC dated 14/12/2018, 05/02/2019 & 08/04/2019 from Tahsildar, Kalyan regarding Ownership, Non-Tribal & Non-Government Land shall be binding on the Applicant;
55. The applicant shall keep the required setback distances in respect of set back from HT lines, if any;

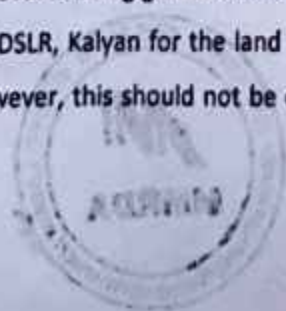
56. The applicant shall co-operate with MMRDA officials/representative at all times of site visit and carry out instructions given;
57. The applicant shall abide by all the conditions of all the NOC's obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference;
58. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;
59. Applicant shall submit NOC from respective Gram Panchayat mentioning that Cremation Ground & Burial Ground is available in the said village, prior to requesting occupancy certificate of buildings in this ITP;
60. Applicant shall provide the required plot area for 'Other Public utilities', as per the requirements as and when insisted by MMRDA;
61. The ITP shall have access of 18.00 M. width or more width before requesting for the issuance of Occupancy Certificate for the 'Integrated Township Project' under reference;
62. The applicant shall abide by the NOC from MSRDC dt. 05/01/2023 regarding final alignment of the proposed Alibaug-Virar Multi Modal Corridor (MMC) for the buildings in vicinity of MMC of this Integrated Township Project (ITP) to MMRDA subject to:
 1. Applicant shall submit revised measurement plan showing the modified alignment of the MMC before intimation for Plinth of EWS LIG Building No. 3 & if there is any change in the measurement plan pertaining to MMC alignment, then it will be binding on applicant to take amended layout approval for ITP under reference as per revised measurement plan showing modified alignment of MMC;
 2. The conditions mentioned in MMC NOC shall be binding for any construction of Structures/ buildings in the vicinity of MMC as shown in layout plan;
 3. If there is any change in alignment of MMC, then it will be binding on applicant to obtain revised Approval/NOC for MMC and accordingly amend the layout;
 4. Applicant should ensure to maintain connectivity within layout;
 5. Any decision from competent authority for MMC passing through layout will be binding on applicant;
63. As per Regulation No. 14.1.1.12 (vi), the applicant is required to submit the Bank Guarantee for the development of the basic Physical infrastructure of the 'Integrated Township Project' under

reference before requesting for the issuance of Commencement Certificate for the said 'Integrated Township Project;

64. The provisions of TPS shall be applicable to the applicant's ITP and the applicant shall pay the necessary applicable fees, charges, etc. to MMRDA, as and when made applicable by MMRDA under TPS as ensured by the applicant in their Undertaking dated 13.08.2019;
65. The applicant shall obtain the Consent to establish from MPCB within Six Month's time after issuance of Commencement Certificate for Phase 5B Commercial Building No-52;
66. The applicant shall abide to conditions mentioned in EC dt. 07/11/2019 , dt. 10/06/2022 & Corrigendum dt. 14/02/2023 and upgrade the EC for the proposed development in ITP after receipt of CC/building plans to buildings of further phases and submit upgraded EC accordingly from time to time, as per GoMs circular of Environment Department dt. 30/01/2014 prior to requesting for Occupancy Certificate;
67. The Multi-Level Car Parking (MLCP-1) with Shops on Ground Floor, Toilets, Driver's Rooms and Club House on terrace shall be allowed subject to the condition that the MLCP will be used exclusively for car parking purpose and that the Shops, Toilets, Driver's Rooms and Club House shall be computed in FSI computation;
68. The said podium parking, stilt parking, basement parking areas shall be exclusively used for parking purposes except otherwise specified in this ITP subject to the approval from Chief Fire Officer regarding required side marginal open spaces;
69. The responsibility to ensure adequate access of width prescribed by Planning Authority to all the lands of this ITP shall vest with the project proponent. The location, shape, size and profile of the 2% land parcel for Planning Authority in this ITP shall be provided by the project proponent/developer as per the requirement of MMRDA and at the location approved by MMRDA;
70. The applicant shall obtain the MIDC NOC for Water supply and submit the same before requesting Occupancy Certificate for any building within this ITP;
71. The applicant shall comply with all the requirements in case of building more than 70 m. height as per regulation no. 6.12 of UDCPR;
72. The applicant shall not misuse the free of FSI components of the building in the said ITP as ensured by them in their letter dt. 13/08/2019;

73. The applicant should obtain separate 7/12 extracts for R.G., DP Roads, DP reservations, Amenities etc. and submit the same to MMRDA prior to requesting for Occupancy Certificate for last building of ITP;
74. Applicant shall comply & abide with all the conditions mentioned in various NOCs from CFO and shall submit final NOC from CFO prior to requesting for Occupancy Certificate for the buildings in this ITP.
75. The applicant shall construct the required proportionate Social Housing Component in the said ITP in the form of built-up units and obtain approval from MMRDA for the same within 3 months;
76. This permission is granted as per the layout approved by DTP, Pune by letter dt. 11/06/2020. The applicant shall abide by the terms and conditions of this letter;
77. Applicant shall comply with all the conditions mentioned in Highway NOC issued by MSRDC dt 13.06.2019;
78. Applicant shall comply and abide with all the conditions mentioned in Metro NOC dt.17/05/2021 & Revalidated NOC dt. 31/03/2023 from Metro-PIU, MMRDA & revalidate the same time to time;
79. Applicant shall provide mechanical ventilation shaft as per regulations of UDCPR;
80. Applicant shall comply with all the conditions mentioned in NOC for Storm Water drain and shall submit final NOC prior to requesting for Occupancy Certificate;
81. Applicant shall comply with all the conditions mentioned in NOC for Sewage Treatment and shall submit final NOC prior to requesting for Occupancy Certificate;
82. The applicant shall abide by the rules and regulations of Social Housing (EWS/LIG) and shall submit NOC from CFO regarding maintaining minimum marginal open space of 6.00 M. around the EWS/LIG Buildings including Independent Podiums for parking purposes;
83. Applicant shall abide all the conditions and requirements of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time for Multiplex in Retail-2 Building in Site-A of ITP;
84. All the conditions of Govt. of Maharashtra's Directives in GR No. टिपीएस-1820/ अनौ.27/प्र.क्र.80 /20/नवि-13, dt. 14/01/2021 for availing 50% exemption in Premium BUA amount shall be applicable to the applicant and the applicant shall submit an Undertaking regarding the same to MMRDA. If there is any change/directions/modification/clarification/amendment etc received from government regarding the said GR then the same shall be binding & applicable on the applicant and applicant shall abide with it.

85. Applicant shall comply with all the conditions mentioned in tree NOC from KDMC;
86. If any discrepancy found regarding charges w.r.t development charges, VUTP charges, Premium FSI payment, Ancillary FSI payments, Scrutiny fees, etc. or any other applicable charges then the applicant shall be liable to pay the same as stated in undertaking dt.12/07/2022;
87. All the conditions mentioned in GoM notification dt. 23/12/2021 shall be binding on the applicant;
88. The applicant shall install the Rain Water Harvesting Structures as per Regulation no. 13.3 & 14.1 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 before application for Occupancy Certificate;
89. The applicant shall install Solar Assisted Water Heating (SWH) System/ Roof Top Photovoltaic (RTPV) System as per Regulation no. 13.2 & 14.1 of sanctioned UDCPR which shall be made operational before applying for Occupancy Certificate;
90. 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;
91. The applicant shall make provisions for dedicated Solid waste management system to treat 100% garbage and solid waste being generated in the proposed buildings as per Regulation no. 14.1.1.10 (v) (b) of sanctioned UDCPR before application of Occupancy Certificate;
92. 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, sewage and Storm Water, 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;
93. Applicant / Project Proponent shall fulfill all the liabilities mentioned in the Regulation No. 14.1.1.10 & 14.1.1.12 of UDCPR;
94. The present approval is being granted considering the plot boundary as shown on the measurement plan certified by DSLR, Kalyan for the land under reference dt. 24/08/2018 & 18/2/2021 submitted by applicant. However, this should not be construed as certification of boundary of the land under



reference by MMRDA. Applicant shall be solely responsible for any future disputes arise with regards to the boundary of the land under reference and MMRDA shall stand indemnified in this regard. Further, applicant shall submit final measurement plan certified by DSLR, Kalyan showing plot boundary before applying for Occupancy Certificate;

95. As per Accommodation Reservation Policy, applicant shall handover 70% of Area of Reservation of PG-21 (Area=25,249.70 Sqm.) & G-33 (Area=5501.30 Sqm.) free of cost to the Competent Authority and separate 7/12 extract for the said land shall in name of competent authority shall be obtained and submit to MMRDA before applying for Occupancy Certificate of the last building of ITP;
96. Applicant is required to pay Labour Cess of ₹ 28,01,82,258.00/-. It is binding on the applicant to pay Labour Cess in stages as per labour Cess laws. The payment shall be deposited in Maharashtra Building and Other Labour Welfare Association, Mumbai' in account no. 3671178591, IFSC Code No.: CBIN0282611 of Central Bank of India, BKC Branch and submit receipt to MMRDA before applying for Occupancy Certificate. If any discrepancy found in Labour Cess charges, the applicant shall be liable to pay the same;
97. The applicant shall obtain clarification from MSRDC regarding functionality from traffic and construction point of view and continuous connectivity for the proposed sanctioned 30.0 M wide DP Road running parallel North-South and partly beneath the revised alignment of the MMC before start of construction work of EWS LIG Building No.3;
98. The applicant shall dismantle the existing RMC Plant before start of construction work of Building No. 53 & 54 in Phase-6A;
99. That Notarized undertaking cum Indemnity Bond shall be submitted for abiding above conditions by applicant.
100. As per CFO NOC for Educational Building (School) dt. 03/08/2023, the shape and area of Play Ground is changed to ease the movement of Fire Engine. Accordingly, applicant is required to in-corporate these changes in PG and submit the revised proposal at the earliest, at the time of Amended Layout or at the time of Balance OC for Educational Building (School) or at the time of any Amendments proposed in the Educational Building (School) whichever is earlier.

Dipesh

(Dipesh Kundhadia)

Planner,

Planning Division, MMRDA



Copy with set of approved total drawings 1/27 to 27/27 nos.:

1. **Mr. Sandeep Prabhu (Architect),**
M/s. Saakaar Architects, 2nd Floor. Nakshatra, A Wing, Near TMC,
Almeida Road, Panchpakhadi, Thane (W) – 400 602.
2. **The Collector, Collector Office, Thane.....** As required u/s 45 of MR & TP Act, 1966.
3. **The Municipal Commissioner,**
Kalyan-Dombivli Municipal Corporation, Shankarrao Chowk,
Kalyan(W) – 421301 With reference to KDMC's letter No. जा.क्र.
कडौमपा/इ'प्रक्षे/कर92, dated 26/08/2016.