

NO.MSRDC/SPA/BP-347/Revised CC/2023/ 1416,

Date: 10 AUG 2023

'REVISED COMMENCEMENT CERTIFICATE'

To,

M/s. Superb Maa Infra and Housing LLP,
Mr. Sugat G. Waghmare (Partner),
B-111, Parmar Chember,
Sadhu vaswani Chowk, Pune- 411 001.
Owner/Developer/ POA (holder)

With reference to your Application dated 10/08/2022 & revised application dated 03/05/2023 for granting of '**Revised Commencement Certificate**' under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work/construction for **Proposed Residential Building** on land bearing **Survey No. 24/2/A & 24/2/B & Newly added Survey No. 25/4, 40 & 41 village- Giravale, Tal. Panvel, Dist. Raigad.**

The Revised Commencement Certificate/Building Permit for **Residential cum Commercial Building** purpose is herewith granted under section 45 of the said Act, subject to the following conditions:-

- 1) **This Revised Commencement Certificate is issued for the purpose of obtaining Environment Clearance, Consent to Establish from MPCB.** The Project Proponent shall obtain Environment Clearance Certificate as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dt. 14/09/2006 and its subsequent amendments. All terms and conditions laid down in Environment Clearance and Consent to Establish shall be followed scrupulously. **The Applicant/Developer shall submit the copy of said Environment Clearance, Consent to Establish to this office before Commencement of any work on the above land.**
- 2) This Revised Commencement Certificate supersedes earlier all Commencement Certificate.
- 3) The conditions stipulated in approvals/ NOC's from various Authorities shall be strictly adhered to. The Project Proponent shall apply for revised permission, if this approval is in contravention to any condition stipulated in approvals/ NOC's from any other department.
- 4) This revised commencement certificate/building permit shall remain valid for a period of one year commencing from the date of its issue. If the construction is not commenced within a period of one year, this Revised Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years 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.



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Project Office : Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 **Tel:** (022) 2757 5777

Registered Office: Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400036
Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH199656C101586

GST: 27AAACM6833C1ZP

www.msrdc.in

- 5) This permission is liable to be revoked by the MSRDC, as per the **Reg. no. 2.15 of Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA) UD-13 dtd. 02.12.2020 as amended from time to time, if there is misrepresentation of material fact in the application on the basis of which this revised Commencement Certificate is issued. Further, this revised Commencement Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.
- 6) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 7) This permission is limited to only for **Survey No. 24/2/A & 24/2/B & Newly added Survey No. 25/4, 40 & 41 village- Giravale, Tal. Panvel, Dist. Raigad** and does not entitle you to develop any other land.
- 8) This revised commencement certificate is issued for total built up area of **61,863.236 Sq. M. (Residential- 61551.255 Sq. M. & Commercial- 311.976 Sq. M.)** as mentioned in the approved plan attached to this Revised Commencement Certificate. However, applicant is allowed to construct the buildings in phased manner as applicant has to restrict built up area in each phase as below.
- Phase 01:** Applicant shall restrict the built up area to **41,376.205 Sq. M.** till the completion of the process of handing over of the land towards reservation and Amenity space to this authority.
- Phase 02:** After handing over of reservations (area under existing road widening & area under MSRDC DP Roads) and amenity space, applicant shall further construct the remaining built up area **20487.031 Sq. M.**
- The Applicant shall intimate this authority on successfully completion of milestones before starting up the work of phases mentioned above. In case of failure, appropriate action shall not be limited to revocation of this Revised Commencement Certificate.
- 9) The Applicant/Developer shall strictly adhere the **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA) UD-13 dtd. 02.12.2020 as amended from time to time which are applicable to land under reference.
- 10) This Revised Commencement Certificate is based on the documents submitted by the Applicant / Developer. This Revised Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant / Developer is solely responsible for settling for the same, at his own cost & risk.
- 11) The applicant shall pay to the Authority the costs, as may be determined by the Authority for provision and/or up gradation of infrastructure. The Applicant/Developer must pay Infrastructure development charges whenever MSRDC-SPA finalised and demand the same.
- 12) The Applicant/Developer shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.

- 13)The applicant shall inform to the Authority immediately after starting the development work in the land under reference, along with submission of documents mentioned at condition 1 above.
- 14)The amount of **Rs. 15,85,000/- (Rupees Fifteen Lakh, Eighty Five Thousand Only)** deposited at **MSRDC** vide receipt No: **3282** dtd. **18/02/2022** & receipt No: **4988** dtd. **08/08/2023** as **Security Deposit** for whole project shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the conditions stipulated in this Revised Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right to the Authority.
- 15)Neither the granting of this permission nor the approval of the drawings and specification, nor the inspection made by the officials during the development shall in any way relieve Applicant/Developer/Architect/Structural Engineer/ Supervisor or any licensed technical person of such development from full responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
- 16)The Applicant / Developer shall permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Acts/ Rules/ Regulations. The responsibility of Authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer.
- 17)Applicant/Developer shall make arrangement and provision for Installation of Solar Assisted Water Heating (SWH) System/Roof Top Photovoltaic (RTPV) System in accordance with the Regulation No. 13.2 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
- 18)Applicant/Developer shall make arrangement and provision for Rain Water Harvesting in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
- 19)Applicant/Developer shall make arrangement, provision and maintenance for Grey Water Recycling Plant in accordance with the Regulation No. 13.4 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
- 20)The Applicant/Developer is required to provide a solid waste disposal unit in accordance with the Regulation No. 13.5 of the Unified Development Control and Promotion Regulations for Maharashtra Stated dtd. 02.12.2020 as amended from time to time. The Applicant/developer shall have to provide non-bio degradable & bio-degradable waste separately, of sufficient capacity, at a location accessible to the authorised recyclers, to store/dump solid waste etc.
- 21)As per Regulation no. 9.27 in UDCPR, the Applicant shall provide minimum 8 passengers Fire Lift.
- 22)The Applicant/Developer shall get the approved layout demarcated on the site by the land record department. The measurement plan showing respective areas of Plots, Roads, Open Spaces, Amenity Spaces or other reservations shall be certified by the Dy. Superintendent of Land Records. The demarcation of approved layout on site shall be carried out without altering the dimensions and area of the Roads, Open Spaces or other reservations. The



- demarcated layout measurement plan certified by Land Record Department shall be submitted at the time of intimation for plinth completion. Applicant shall revise layout/Building Plans in case of any deviations observed in Dy.SLR measurement Plan.
- 23) As per Regulation no. 2.8.4 in UDCPR, the Applicant has to give intimation in the prescribed format certified by Architect to the Authority after the completion of work up to plinth level.
 - 24) The Applicant/Developer shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
 - 25) The internal roads within this approved layout and those connecting to adjacent plots shall form part of Public Street. The applicant/ Developer shall develop and maintain the same at his own cost till such time the Authority invokes the Reg. no. 3.3.11 of **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA) UD-13 dtd. 02.12.2020 as amended from time to time. The applicant shall not restrain the public from using it.
 - 26) The size and location of Sub-station & meter room may be fixed in consultation of MSEDCL before applying for Occupancy Certificate. The NOC from MSEDCL shall be submitted for the same.
 - 27) Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India.
 - 28) The Applicant/Developer shall pay all the dues before seeking Occupancy Certificate.
 - 29) The applicant shall also take occupancy Certificate from this authority before occupying the premises.
 - 30) Every plot of land shall have at least 1 tree for every 100 Sq. m or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standards, additional number of new trees shall be planted.
 - 31) The Applicant/Developer shall ensure permanent potable water connection and permanent power connection to the consumer/occupier of tenements / units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable Water Supply & Power Supply to the occupiers.
 - 32) The Applicant/Developer shall provide at his own cost, the Infrastructural facilities (Such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority.
 - 33) 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 is granted by the Authority. If the Occupancy in the building is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Authority may impose/levy penalty, as may be determined, to regulate such occupancies.



- 34) Applicant shall provide the services as mentioned in provisional fire NOC issued by fire department and Final Fire NOC shall be submitted at the time of seeking Part Occupancy/ Full Occupancy whichever is earliest.
- 35) The amount of **Rs. 11,91,850/- & Rs. 35,59,000/-** for gross BUA of 19,825.00 Sq. M. out of total gross BUA of 79,250 Sq. M. (as per 1% of Rs 23,958/- i.e. ASR 2023-2024 rate) deposited at MSRDC vide receipt No. **3286** dtd. **18/02/2022** & vide receipt No. **4986** dtd. **08/08/2023** as Labour Cess. The applicant shall pay balance labour cess as per prevailing rates for completed work in particular year directly to the concerned department and submit the receipt of payment to this office. The letter submitted dated 08/08/2023 submitted by the developer shall be binding on the developer.
- 36) The Recreational Ground/Open Spaces within the approved Layout shall be developed by the applicant/Developer before applying for Occupancy Certificate and maintain the same at his own cost.
- 37) Applicant shall pay the balance premia against ancillary FSI, Premium FSI in instalments as per Regulation no. 2.2.14, i (B) Option -2 of UDCPR.

Failure to comply with above conditions would result in revocation of this commencement certificate.

Enclosures – 1 set of drawing (19 nos. of sheet)

Office Copy Signed
By Chief Planner,
MSRDC Ltd.


Deputy Chief Planner
SPA-MSRDC

Office No. 022-27575777

Date: **10 AUG 2023**

Office Stamp:



CC to:

1. **Ar. Vitthal Patil** (CA/2015/70996) 117, Mittal Chambers, Nariman Point, Mumbai- 400 021.
2. The District Collector, Office of the Collector, Revenue Dept, Near Hirakot Lake, Alibag, Dist – Raigad 402201.
3. Dy. Superintendent of Land Records, New Panvel East, Navi Mumbai. Dist. Raigad- 410206.
4. Controller of Unauthorized Constructions (CUC Cell) M.S.R.D.C Ltd., Bandra (West), Mumbai.
5. The Assistant Commissioner of Labour office, Shree Ganesh Plaza, Phase I, 1st Floor, Plot No 1, Sector-1, Khanda Colony, New Panvel- 410206.
6. Giravale Grampanchyat, at Giravale, Post. Somatane, Tal.- Panvel, Dist. Raigad.