



No. SROT/BSNA/2501/BP/Amended CC/
Anjur, Mankoli, Surai, Sarang & Vehela/ 810/2023

Date: 06 JUN 2023

AMENDED COMMENCEMENT CERTIFICATE

To,

M/s Macrotech Developers Ltd,
412, Floor- 4, 17G Vardhaman Chamber,
Cawasji Patel Road, Horniman Circle,
Fort, Mumbai-400001.

Sir,

With reference to your application for the grant of sanction of Amended Commencement Certificate under Section 44 & 45 of Maharashtra Regional and Town Planning Act, 1966, to carry out development work of for the Proposed **Residential & Commercial Buildings of the "Integrated Township Project"** on land bearing S.No. 232(P), 235, 238/1/1A(P), 239 Pt, 240/1D, 240/3/A Pt, 247/3, 252/1pt, 253P, 253P, 254P, 254 Pt, 254 Pt, 254 Pt, 255/1A, 255/1B, 255/2, 255/3, 256, 257/2P, 257/2P, 262P, 263, 264(P), 265/2, 265/3, 265/4Pt, 266, 269/3, 270 Pt, 270Pt, 270 Pt, 270/4, 271, 272 Pt, 272 Pt, 272 Pt, 275 Pt, 275/B/Pt, 276 Pt, 276 Pt, 276 Pt, 277/1/1, 277/1/2P, 277/2/2, 277/2/1(P), 277/3(P), 277/2/3, 277/5, 278/1(P), 278/2(P), 278/3, 278/8P, 291P, 291P, 291A, 292, 293/1, 293/3, 294, 298/3, 299/5P of Village Anjur, S. No 12/2, 14/1, 14/2, 14/4, 14/5, 14/6, 14/7, 14/8, 15/5A, 15/6A, 15/6B, 20/3, 20/4, 21/2(p), 21/3B(p), 21/6A(p), 21/7P, 21/8P, 21/9P, 25/2, 25/4 (P), 25/5, 25/9, 26/3, 27/1P, 27/2, 28/1, 28/2, 31/7, 31/9, 31/10, 31/11, 31/12, 31/13, 31/14, 31/15, 31/16, 32/1, 32/2, 32/4A, 32/5, 32/6, 33/1, 33/2, 32/8P, 33/3, 33/4, 33/7, 33/8, 33/9, 33/10, 33/11, 34/2P, 34/2P, 34/2P, 36/1, 36/2A, 36/2B, 36/3, 36/4, 36/5P, 36/7, 36/9, 37/1, 37/5, 37/6, 38/5A, 38/5B, 38/6P, 38/6P, 38/7, 38/9A, 38/9B, 39/1, 39/2, 39/3, 39/5, 39/6, 40/3, 40/6, 40/7A, 40/7C, 40/8A, 40/9, 40/10(p), 41/1, 41/3Pt, 41/4, 41/5, 41/6, 41/7, 41/8, 41/9, 41/10P, 41/10P, 41/11A(P), 42/2, 43/1, 43/2, 43/4, 43/6, 43/9, 43/10, 44/1, 44/9A, 45/1B(P), 45/1B(P), 45/2P, 45/2(p), 45/3, 45/4, 45/5, 45/7, 45/8, 45/11, 46/1, 47/1, 47/3, 47/4P, 47/4P, 47/5, 47/6, 48/1B(P), 48/1/1P, 48/1/A P, 48/3, 48/4, 48/5, 48/6(p), 48/7, 48/8, 48/9, 48/10, 48/11, 48/12, 48/13, 48/14, 49/1P, 49/1P, 49/1P, 49/2 P, 49/4, 49/5, 50/2, 50/3P, 50/3(P), 50/4/A, 50/4BP, 50/4B(P), 50/5, 50/6, 50/7, 50/8, 50/9/B, 50/10P, 51/1, 51/2, 52/1, 52/2, 53/A, 53/B, 53/C, 54/1P, 54/2, 54/3P, 54/4, 54/5A, 54/5B, 54/5C, 54/5D, 55/1, 55/2, 55/3/A, 55/3B, 55/4, 55/5P, 55/5P, 55/7, 55/8, 55/9P, 55/9P, 55/10, 55/11P, 55/11P, 55/12B(P), 55/12A, 55/13, 55/14, 55/15, 55/16, 56/1P, 56/1P, 56/1B, 56/1/D, , 57/P, 57/P, 57/P, 58/P, 58/P, 59/1, 60/1(P, 60/1(P), 61/1, 60/2, 62, 63, 63/A(P), 63/A(P), 65/1, 66/1, 66/2, 66/3, 66/4, 66/5, 67/1, 67/2, 67/3, 67/4, 67/5, 67/6, 67/7, 67/8, 67/9, 67/10, 67/11, 67/12, 67/13, 68/2P, 69/3(P, 69/3(P), 69/4, 69/5A(P, 69/5A(P), 69/6, 69/7, 70/1, 70/2P, 70/3(P), 70/5, 70/6, 70/7(P), 71/1, 71/4B, 71/4C, 71/6, 72/1P, 72/1P, 72/2P, 72/2P, 72/3, 72/4A, 72/6P, , 72/6P, 72/7, 73/2, 73/4A, 73/4C(P, 73/4/C (P), 73/5, 73/6, 73/7, 73/8A, 73/8B, 73/9, 73/10, 73/11, 73/12, 73/13, 73/14, 73/15, 73/16, 73/17A, 73/17B, 73/18A, 73/18B, 73/18C, 73/18D, 73/19, 74/14(P, 74/14(P), 74/16, 74/18 & 74/20 of Village Mankoli, S.No. 8/2, 8/3, 8/5A, 8/5B, 9/7, 9/12, 9/13, 9/14, 9/15(p), 9/16, 9/17, 9/18, 9/20, 10/1, 10/4, 10/6, 10/8, 10/9, 10/10, 10/11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/10, 12/11, 12/12, 12/13, 12/14, 12/15, 13/1, 13/3, 13/5 P, 14/3, 14/4, 14/5, 14/6, 14/7, 14/8, 14/9, 14/10P, 14/10 P, 14/11, 14/12, 14/13P, 14/13 P, 14/14, 14/15, 14/16, 14/17, 15/1, 15/2/A, 15/3, 15/4, 15/5, 15/6, 15/7, 15/8, 15/9, 15/11, 15/12, 16/P, 16/P, 17/1, 17/2, 17/3, 18/1P, 18/1P, 18/2, 18/3, 18/4, 19/1, 19/2, 19/3, 19/4, 20, 21, 22/1/Pt, 22/1Pt, 22/2, 23, 24, 25/1A, 25/1/2, 25/2Pt, 25/2Pt, 26/1P, 26/2, 27/1P, 27/1P, 27/1P, 27/2, 28/1 P,

Mumbai Metropolitan Region Development Authority

28/2, 28/5, 28/3, 28/4, 28/6, 28/7 P, 28/8/B(28/8/2), 28/8B/1P (28/8/2/1 P), 28/8B/1P (28/8/2/1 P), 28/8A, 28/10, 28/11, 28/12, 28/13,28/14 P, 28/14P, 28/14B P, 28/14B Pt, 28/15, 28/16P, 28/16P, 29/1P, 29/2, 30/1P, 30/4(p), 30/6, 30/8, 30/9P, 31/1, 31/2, 31/3, 32/1(p), 34/1, 34/2P, 34/2P, 35/1A, 35/1Pt, 35/1P, 35/2, 36/1(P), 36/2, 36/3, 36/4, 36/5, 36/6, 36/9, 36/10P, 36/10P, 36/12, 37/2P, 37/2P, 37/3, 37/6, 37/7, 37/8, 37/10, 37/12, 37/13P ,37/13P, 37/14(P), 38/3, 38/4, 38/6, 38/7, 38/8, 38/9, 38/13, 38/16, 38/17, 38/19(p), 38/20, 38/21, 38/29, 38/31(P), 38/39, 38/40, 38/46, 38/47, 38/78, 39/Pt, 39Pt, 39/0Pt, 40/1P, 40/1P, 40/1P, 40/2(p), 40/3, 40/7, 40/8Pt, 40/8Pt, 40/10, 40/11, 40/12P, 40/14, 40/17, 40/19P, 40/20, 40/21, 40/22(p), 40/23, 40/26P, 40/27, 40/38, 41/1(p), 41/2, 41/4, 41/5, 41/6, 42(p), 43/1(p), 43/2(P),43/3 , 44/1P, 44/4(p), 44/5, 44/6, 44/7 of Village Surai and S. No. 32/ 1/B/P, 32/1/B P, 34/1/P, 34/1P, 34/1P, 34/2, 34/2B (34/2/2), 35/3/P, 35/3P, 35/4, 39/1(p), 40/1/A(P, 40/1/A P, 40/1/B, 40/2, 40/3, 40/4, 40/6, 40/7, 40/8, 40/9, 40/10P, 40/10, 40/11, 40/12, 40/13, 40/14P, 40/15, 40/17, 41/1, 41/2P, 41/2P, 41/2 P, 41/3, 41/4, 41/6P, 41/7, 41/8, 41/9, 41/11, 41/12P, 41/15, 41/16, 41/17, 41/18, 41/19, 41/20, 41/21, 41/22, 41/23, 41/24, 41/25, 41/26, 41/27, 41/28, 41/30, 42/1, 42/2, 42/3, 42/2/A, 42/4, 43/1 P, 43/1, 43/2, 43/4, 43/5P, 43/5, 43/6 P, 43/6, 43/8P, 43/9, 43/10, 43/13, 43/15, 43/16, 43/17(p), 43/18, 44/1, 44/2, 45/3, 46/1, 47/1P, 47/1, 47/2, 47/3/A, 47/3/B, 47/3/C, 47/5A, 47/5B, 47/6, 47/7, 47/8B, 47/8C, 47/8, 47/9P, 47/10, 47/11, 47/12A, 47/12B, 47/12C, 47/13, 47/14, 47/15, 47/16, 47/17, 47/18, 47/19, 47/21, 47/22, 47/23, 47/24 P, 47/24, 47/26, 47/27A, 47/27B, 47/28, 48/1, 48/2, 48/3, 48/4, 48/5, 48/6, 48/7, 48/8, 48/10, 49/3, 50/3, 50/8, 50/11(P) of Vill. Sarang, S. No. 21/14, 21/16, 21/17(P), 21/18(P), 21/19, 21/22 of Vill. Vehele, Taluka Bhiwandi Dist. Thane, on plot admeasuring **13,79,039.99 Sq.m.** with total permissible built up area of **38,35,029.30sq.m** (Comprising of Base FSI-1.00, Premium FSI-0.70 and Ancillary Area FSI to the extent of 60% on balance Residential potential & 80% on balance Non-Residential potential) and proposed built up area as per provisions of UDCPR of **7,41,061.04 Sq.m (comprising of Residential Sale Component BUA : 6,83,289.73 Sq.m. + Non Residential BUA: 57,771.31 Sq.m.)** along with BUA for Social Housing Component of **61,205.60 Sq.m.**(Not counted in FSI) (Details in table 1a, 1b, 2a & 2b below) and retained built up area as per provisions of BSNA DCR of **3,62,347.61Sq.m (comprising of Residential Sale Component BUA : 3,52,649.08Sq.m. + Non Residential BUA: 9,698.53 Sq.m.)** and **BUA for Social Housing Component of 26,669.84 Sq.m. (Not counted in FSI)** as depicted on Drawing Sheets (Total 69 Nos. of Sheet) on the following conditions:

Table 1a: (Indicating the details of Residential Buildings for which Commencement Certificate is hereby granted for the Integrated Township Project)

SECTOR	CLUSTER NO.	WING	TYPE	NOS. OF FLOOR	HEIGHT IN MT.	BUA	REMARKS
E	6.01 (A) (CROWN)	A	CR1-B1	G + 14	45.00	14595.87	New Building
		B	CR1-A	G + 14	45.00	15264.75	New Building
		C	CR1-A	G + 14	45.00	15264.75	New Building
		D	CR1-A2	G + 14	45.00	14908.36	New Building
		E	CR1-A3	G + 14	45.00	14759.22	New Building
	6.01 (B) (CROWN)	F	CR1-B	G + 14	45.00	14577.22	New Building
		G	CR1-A1	G + 14	45.00	14908.36	New Building
		H	CR1-A2	G + 14	45.00	14908.36	New Building
		I	CR1-A1	G + 14	45.00	14908.36	New Building
	6.02 (SOCIAL HOUSING)	A	SCH-3	G + 14	45.00	9732.40	New Building
		B	SCH-4	G + 14	45.00	13455.64	New Building
SUB-TOTAL		11				157283.29	
F	7.01 (A) (CROWN)	A	CR2-A	G + 14	45.00	14355.54	New Building
		B	CR2-B	G + 14	45.00	12666.38	New Building
		C	CR2-A1	G + 14	45.00	14183.49	New Building
		D	CR2-A1	G + 14	45.00	14183.49	New Building
	7.01 (B) (CROWN)	E	CR2-A	G + 14	45.00	14355.54	New Building

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	7.01 (C) (CROWN)	F	CR2-A3	G + 14	45.00	14254.08	New Building
		G	CR2-A4	G + 14	45.00	14314.17	New Building
		H	CR2-A2	G + 14	45.00	14254.08	New Building
	7.01 (D) (SOCIAL HOUSING)	I	SCH-05	G + 14	45.00	14759.22	New Building
SUB-TOTAL		9				127325.99	
G	8.01 (CROWN)	A	CR2-B2	G + 14	45.00	12666.00	New Building
		B	CR2-B3	G + 14	45.00	12788.84	New Building
		C	CR2-A3	G + 14	45.00	14254.08	New Building
SUB-TOTAL		3				39708.92	
H	PLOTTED - 1 (ROW HOUSES)	24	200E-R	G + 1	7.90	4476.48	Amended
		5	200E-N	G + 1	7.90	932.60	Amended
		2	200E-S	G + 1	7.90	373.04	Amended
		31	200W-R	G + 1	7.90	5782.74	Amended
		2	200W-N	G + 1	7.90	373.08	Amended
		1	200W-S	G + 1	7.90	186.54	Amended
		16	300E-R	G + 1	7.90	4534.24	Amended
		1	300E-N(Lift)	G + 1	7.90	278.66	Amended
		4	300E-S	G + 1	7.90	1133.56	Amended
		16	300W-R	G + 1	7.90	4534.24	Amended
		5	300W-N	G + 1	7.90	1416.95	Amended
		4	300W-S	G + 1	7.90	1133.56	Amended
		3	400E-R	G + 1	7.90	1135.05	Amended
		1	400E-R (Lift)	G + 1	7.90	374.40	Amended
		4	400W-R	G + 1	7.90	1513.40	Amended
		7	450A-R	G + 1	7.90	2106.79	Amended
		1	450A-R (Lift)	G + 1	7.90	296.90	Amended
		8	450B-R	G + 1	7.90	2420.96	Amended
		1	450B-N	G + 1	7.90	302.62	Amended
		7	450C-R	G + 1	7.90	2106.79	Amended
		5	450D-R	G + 1	7.90	1513.10	Amended
		1	450D-R(Lift)	G + 1	7.90	300.22	Amended
		4	600E-R	G + 1	7.90	1621.16	Amended
		2	600E-R (Pool)	G + 1	7.90	810.58	Amended
		2	600W-R	G + 1	7.90	809.26	Amended
		1	600W-R(Pool)	G + 1	7.90	404.63	Amended
SUB-TOTAL		158				40871.55	
TOTAL RESIDENTIAL FOR SALE		178				327242.49	
TOTAL RESIDENTIAL FOR SOCIAL HOUSING		03				37,947.26	
TOTAL RESIDENTIAL DEVELOPMENT		181				365189.75	

Table 1b: (Indicating the details of Non-Residential Buildings for which Commencement Certificate is hereby granted for the Integrated Township Project)

SECTOR	CLUSTER / BUILDING	NOS. OF FLOOR	HEIGHT IN MT.	BUA	REMARKS
G	MLCP 04 (a+b)	G + 12	34.50	1434.77	New Building
	CLUB HOUSE (G)	GROUND	6.25	1473.60	New Building
I	RETAIL(I)	GROUND	4.30	413.05	New Building
TOTAL NON-RESIDENTIAL DEVELOPMENT (G+I)				3321.42	
GRAND TOTAL OF DEVELOPMENT (RESIDENTIAL + NON-RESIDENTIAL)				368511.17	

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Table 2a: (Indicating the details of Residential Buildings under UDCPR for which Commencement Certificate is already granted Earlier for the Integrated Township Project and there is no change)

SECTOR	CLUSTER NO.	WING	TYPE	NOS. OF FLOOR	HEIGHT IN MT.	BUA	REMARKS
A	1.03 (E) (CASA TIARA)	G	T3	G + 23	69.90	10744.01	No Change
		H	T3	G + 23	69.90	10744.01	No Change
	1.03 (F) (CASA TIARA)	J	T3	G + 23	69.90	10744.01	No Change
		K	T3	G + 23	69.90	10744.01	No Change
		L	T3	G + 23	69.90	10744.01	No Change
		N	T3	G + 23	69.90	10744.01	No Change
		Q	T3	G + 23	69.90	10744.01	No Change
	1.03(G) (CASA TIARA)	S	T3	G + 23	69.90	10744.01	No Change
	1.04	A	T3	G + 23	69.90	10744.01	No Change
		B	T3	G + 23	69.90	10744.01	No Change
		C	T3	G + 23	69.90	10744.01	No Change
		D	T3	G + 23	69.90	10744.01	No Change
	1.05 (SOCIAL HOUSING)	D	SCH-2	G + 10	32.20	7752.78	No Change
		E	SCH-2	G + 10	32.20	7752.78	No Change
		F	SCH-2	G + 10	32.20	7752.78	No Change
SUB-TOTAL		15				152186.46	
B	3.02 (B) (CASA EDEN)	A	P2	G + 23	69.60	9966.12	No Change
		E	P2	G + 23	69.60	9966.12	No Change
	3.02 (C) (CASA EDEN)	B	O3	G + 23	69.60	12988.08	No Change
		C	U2	G + 23	69.60	13560.80	No Change
		D	O3	G + 23	69.60	13049.30	No Change
SUB-TOTAL		05				59530.42	
C	3.03 (A) (CASA WOODLAND)	A	P1	G + 23	69.60	9951.79	No Change
		B	P1	G + 23	69.60	9945.64	No Change
	3.03 (B) (CASA WOODLAND)	C	A	G + 23	69.60	9440.51	No Change
	4.01 (A) (CASA MEADOWS)	A	P2	G + 23	69.90	9959.16	No Change
		D	P1	G + 23	69.90	9945.64	No Change
		G	U2	G + 23	69.90	13560.80	No Change
	4.05	E & F	I3	G + 11	35.80	9979.53	No Change
		G	I1	G + 23	69.85	9347.50	No Change
SUB-TOTAL		08				82130.57	
D	5.02 (IRIS)	A	I1	G + 23	69.85	9347.50	No Change
		B	I1	G + 23	69.85	9347.50	No Change
	5.03 (IRIS)	C	I2	G + 23	69.85	15708.47	No Change
		D	I2	G + 23	69.85	15708.47	No Change
SUB-TOTAL		04				50111.94	
SECTOR	CLUSTER NO.	NOS. OF VILLAS	TYPE	NOS. OF FLOOR	HEIGHT IN MT.	BUA	REMARKS
H	PLOTTED - 1 (ROW HOUSES)	1	RH6	G + 1	8.05	1022.38	No Change
SUB-TOTAL		1				1022.38	
I	PLOTTED - 2 (ROW HOUSES)	29	250E	G + 1	7.90	5603.09	No Change
		24	250w	G + 1	7.90	4637.04	No Change
		27	350E	G + 1	7.90	7845.12	No Change
		16	350W	G + 1	7.90	4648.96	No Change

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		5	450A	G + 1	7.90	1513.00	No Change
		3	450B	G + 1	7.90	903.93	No Change
		7	450C	G + 1	7.90	2118.20	No Change
		6	450D	G + 1	7.90	1807.86	No Change
		1	650E	G + 1	7.90	405.34	No Change
		12	650W	G + 1	7.90	4841.28	No Change
SUB-TOTAL		130				34323.82	
TOTAL RESIDENTIAL FOR SALE		160				356047.24	
TOTAL RESIDENTIAL FOR SOCIAL HOUSING		03				23258.34	
TOTAL RESIDENTIAL DEVELOPMENT		163				379305.58	

Table 2b: (Indicating the details of Non-Residential Buildings under UDCPR for which Commencement Certificate is already granted Earlier for the Integrated Township Project and there in no change)

SECTOR	CLUSTER / BUILDING	NOS. OF FLOOR	HEIGHT IN MT.	BUA	REMARKS
A	MLCP 01	G + 12	34.35	2023.04	No Change
	SCHOOL 02A (SS48)	G + 5	22.95	8915.82	No Change
	MEDITATION HALL	GROUND	10.16	82.15	No Change
SUB-TOTAL				11021.01	
B	MLCP 02	G + 13	37.35	1729.22	No Change
SUB-TOTAL				1729.22	
D	OFFICE BLDG. (D)	G + 15	58.05	39942.51	No Change
SUB-TOTAL				39942.51	
I	CLUB HOUSE (I)	G + 1	8.70	1757.15	No Change
SUB-TOTAL				1757.15	
TOTAL NON-RESIDENTIAL DEVELOPMENT (A+B+D+I)				54449.89	
GRAND TOTAL OF DEVELOPMENT (RESIDENTIAL + NON-RESIDENTIAL)				433755.47	

Viz:

1. This 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 & Town Planning Act, 1966.

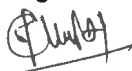
5. Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assignees & every person deriving title through or under him.
6. The provisions in the proposal which are not confirming to applicable Development Control Regulation and 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 applicant is required to submit the detailed Structural Drawings along with final Structural Stability certificate for the buildings approved as per the present Commencement Certificate which shall be duly signed and certified by licensed Structural Engineer at the time of applying for Occupancy Certificate of respective buildings.
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. 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:
 - I. Name and address of the owner/developer, architect and contractor;
 - II. Survey No./ City Survey No./ Ward No. of the land under reference, with description of its boundaries;
 - III. Order No. and date of grant of development permission issued by MMRDA;
 - IV. F.S.I permitted;
 - V. Address where the copies of detailed approved plans shall be available for inspection;
10. A notice in the form of advertisement giving all the details mentioned in 9 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
11. The applicant shall obtain permission / approval for amalgamation / subdivision of lands u/r, as depicted in the accompanying drawing;
12. For any change and variation in the plans, prior approval of MMRDA shall be obtained;
13. 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;
14. This permission / approval shall not entitle the applicant to build on land which is not in his ownership in any way;
15. 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 letter;

16. All the conditions of the Locational Clearances dated 29.04.2017, 25.05.2018, 10.12.2018, 04.09.2019 & 26.02.2021 granted by Urban Development Dept., Mantralaya, Mumbai / the Director of Town Planning, Maharashtra State, Pune, Govt. of Maharashtra for the Integrated Township Project on the land under reference shall be binding on the applicant;
17. All the conditions of the Letters of Intent dated 05.07.2017, 02.07.2018 & 13.02.2019 issued by MMRDA & the Letters of Intent issued by Collector Thane 18.11.2019 & 09.04.2021 for the Integrated Township Project on the land under reference shall be binding on the applicant
18. This approval has been issued by considering the present available access to the plot as depicted on the Layout Plan 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;
19. As per Reg. No. 14.1.1.9 (vi) of UDCPR, the Occupancy Certificate to any Sale Buildings shall be granted in proportion to BUA of Occupancy Certificate for Social Housing Buildings;
20. It shall be binding on the applicant to ensure adequate supply of water to the proposed Integrated Township Project under reference.
21. Electric-substation shall be constructed for supply of Electricity to the Project as per the Electricity Company's requirements.
22. It shall be binding on the applicant to ensure adequate supply of electricity to the proposed Integrated Township Project under reference. Further, applicant shall submit the NOC/sanction of load release for respective buildings/clusters at the time of applying for Occupancy Certificate.
23. That the Internal Roads, DP roads, Reservations, Amenities and Plots shall be demarcated by TILR/ SLR and should get it certified by MMRDA before development;
24. 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 applicable DCR's;
25. The Reservations of Primary School, Secondary School and the DP roads located within the 'Integrated Township Project' shall be developed by the applicant and after the development shall be made available to the general public;
26. The present approval is granted considering all toilets and WCs which are not opening on outer sides or in shafts of required size as per Reg. no. 9.20.2 of UDCPR are completely artificially lighted and artificially / mechanically ventilated with alternate continuous supply of electricity as certified by MEP consultant and as per undertaking submitted by the applicant. It shall be the applicant's responsibility to ensure the proper and continuous working of the said mechanical ventilation and artificial lighting systems. In case of any issue/ court matter/safety arising in future with regards to the adequacy of the mechanical ventilation & artificial lighting proposed by applicant, the complete responsibility lies with applicant and MEP Consultant & MMRDA shall stand indemnified.
27. That the applicant shall develop RG areas before applying for Occupancy Certificate of respective buildings/cluster;

28. The applicant shall make provisions for dedicated Solid waste management system to treat 100% wet waste being generated in the proposed buildings as per Regulation no. 13.5 of sanctioned UDCPR before applying for Occupancy Certificate of respective buildings. Further, the provisions of Regulation No. 13.5 shall be binding on applicant;
29. 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.
30. The applicant shall install the Rain Water Harvesting Structures 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 before applying for Occupancy Certificate of respective buildings.
31. The applicant shall install the SWH or RTPV system as per Regulation no. 13.2 of sanctioned UDCPR which shall be made operational before applying for Occupancy Certificate to MMRDA of respective buildings.
32. Regarding any disputes MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
33. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, and shall submit the same to MMRDA;
34. Applicant shall fulfil all the liabilities as mentioned in Reg. No. 14.1.1.10 of UDCPR from time to time and develop the Integrated Township Project while strictly adhering to the regulations and specifications as stipulated in UDCPR;
35. 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;
36. 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;
37. 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;
38. 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;
39. 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;
40. The conditions of NOC dated 24.05.2016, 05.04.2017, 06.02.2018 & 08.10.2018 from Water Resources Department shall be binding on the Applicant;



41. The conditions of NOC dated 27.05.2016 from Chief Conservator of Forest, Forest Department, Government of Maharashtra & NOCs dated 19.01.2018, 11.10.2018, 30.04.2019 & 24.02.2022 from Dy. Conservator of Forest, Thane Forest Dept. shall be binding on the Applicant;
42. The conditions of NOC dated 16.01.2017, 05.02.2018 & 29.08.2018 issued by Tahsildar, Bhiwandi shall be binding on the Applicant;
43. The conditions of NOC dated 11.08.2017 issued by Collector, Thane shall be binding on the Applicant;
44. The conditions of Maharashtra State Electricity Transmission Co. Ltd. dated 22.12.2017 shall be binding on applicant; for HT lines on land u/r.
45. The applicant shall obtain NOC from the Concerned Railway Authorities for the proposed Tentative Route of Suburban Railway line passing through the Integrated Township Project and necessary bridge or Under Pass as per requirement shall be constructed;
46. The applicant shall co-operate with MMRDA officials/representative at all times of site visit and carry out instructions given;
47. 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;
48. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;
49. It shall be binding on the applicant to provide the required plot area for 'Other Public Utilities', as per the provisions of sanctioned DCR of BSNA for buildings retained as per BSNA DCRs;
50. Any future modifications/amendments with respect to the sanctioned DP for BSNA shall be binding on applicant;
51. Applicant shall submit the renewed Bank Guarantee after lapse of the current Bank Guarantee dt. 23.12.2022 & dt. 09.02.2023;
52. All conditions of Provisional Fire NOC dt. 16.05.2018, 12.03.2019, 06.04.2021, 11.04.2022, 24.01.2023 & 21.04.2023 and Final Fire NOCs dt. 12.03.2021, 02.03.2022, 15.09.2022, 15.02.2023 & 20.02.2023 issued by the Director, Maharashtra Fire Services shall be binding on the applicant. If any amendments are proposed in the plans approved herewith at any stage, it shall be necessary for applicant to obtain revised Fire NOC accordingly. Further, applicant shall be required to submit the final Fire NOC from Director, Maharashtra Fire Services at the time of applying for Occupancy Certificate of the respective buildings.
53. The applicant is required to submit revised Fire NOC from the Director Maharashtra Fire Services for the amendments carried out in the project under reference;
54. All the conditions of the Environmental Clearance dt.16.07.2022 issued by the State Level Environment Impact Assessment Authority (SEIAA) shall be binding on the applicant. Further, applicant shall obtain the revised environment clearance balance area of amended layout of the proposal under reference and accordingly submit a copy of the same to this office before submitting proposal on said land area.;




55. The conditions of Consent to Establish from MPCB dated 09.08.2018 & 07.10.2021 shall be binding on applicant. Further, applicant shall submit Consent to Operate before applying for Occupation Certificate of Buildings;
56. The applicant shall install Electric Sub-Station as per Regulation no. 3.6 of sanctioned UDCPR which shall be made operational on site before applying for Occupancy Certificate of respective buildings;
57. The applicant shall install the Solid Waste Management System as per Regulation no. 13.5 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of the same shall be obtained from consultant and submitted before applying for Occupancy Certificate of respective buildings;
58. Applicant shall not commence construction on land bearing S.No. 235 p & 236 p of Vill Anjur admeasuring 4805.00sq.mt and the equivalent built –up area of said land area is restricted until MCZMA clearance for the said lands affected by CRZ is submitted to MMRDA. It is mandatory to submit the said clearance before proposing any construction on said lands. If any amendments with regards to CRZ are proposed by MCZMA in the plans approved herewith at any stage, it shall be necessary for applicant to obtain revised permission from MMRDA accordingly;
59. No construction shall be permissible on lands having slope equal to or more than 1:5 in the said ITP.
60. Applicant is required to pay Labor Welfare Cess of amount ₹ 4,04,43,067.00/- (Rupees Four Crore Four Lakh Forty Three Thousand & Sixty Seven 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 as per phase wise construction on a yearly basis as per Labor Cess Act and submit a copy of receipt to this office every year or at the time of applying for Occupancy Certificates for the buildings of ITP whichever is earlier. If any discrepancy is found in payment of Labor Cess charges, the applicant shall be liable to pay the same;
61. The present layout approval has been granted along with the proposed plot areas allocated for Mandatory Town Level Amenities proposed as per Reg. No. 14.1.1.7 (iii) (a) to (h) of UDCPR as per requirements mentioned therein as the proposed FSI of the ITP is less than 1.00 and the Master Layout area of the ITP is less than 200 Ha. However, for any future amendments wherein the proposed FSI of the ITP exceeds 1.00, the Built-up area requirement of the said Mandatory Town Level Amenities shall be increased proportionately. Further if the future Master Layout area of the ITP exceeds 200 Ha., then the requirements of the Mandatory Town Level Amenities shall be increased proportionately as per applicable DCRs. Further, the applicant is required to develop the same in equal proportion of residential & commercial development on land u/r;
62. The Internal Roads, DP roads, Reservations, Amenities and Plots shall be demarcated by TILR/ SLR and applicant shall get the demarcation certified by MMRDA before development; All the Amenities, Utilities, Facilities, Reservations and the Road Network shall be fully developed by the Developer at his own cost as per the specifications given by the MMRDA in concurrence with the sanctioned provisions of applicable DCR's and shall be accessible to



general public. Further, the applicant is required to develop the same in equal proportion of residential & commercial development on land u/r;

63. The applicant shall hand over land under City Level Facilities free of cost to MMRDA and submit 7/12 extract/ PR Card in the name of MMRDA for the same which shall be free from all encumbrances as and when required by MMRDA. The responsibility of keeping said land encroachment free lies with applicant.
64. The plinth level of proposed buildings shall be above the surrounding ground level so that, adequate drainage of site is ensured as per regulation no. 9.1 of UDCPR. The applicant shall make necessary arrangements as per site topography. In case of flood or heavy rain and in case of loss of property or loss of life in the area for which commencement certificate has been given, the concerned developer shall be fully responsible for it. MMRDA shall stand indemnified.
65. Applicant is required to comply and fulfill all the conditions as mentioned in Reg. No. 14.1.1.9 of UDCPR.


06/06/2023
(Trupti Rane)
Planner, MMRDA

Copy with set of approved drawings bearing nos. 01 (Building Layout Plan) & 02 to 69(Building Plans).

1. Shri. Pradeep Kamble

M/s. Pradeep M Kamble and Associates (Licensed Architect),
B-101, Jakh Bautera Complex,
Pandit Malviya Path, Ramnagar, Dombivli, Thane.

2. Copy forwarded to:

The Collector,

Collector Office, Thane. as required u/s 45 of MR & TP Act, 1966



