



सर्वोच्च अखिल महाराष्ट्र

No. SROT/BSNA/2501/BP/Amended CC/Kon-75/1696/2022

Date: 29 DEC 2022



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MMRDA

AMENDED COMMENCEMENT CERTIFICATE

To,

Shri. Mahesh A. Gair (POAH)
M/s SM Life Space Pvt. Ltd.
1302, Priyanshu Building,
Near Mohan Marriage Garden,
Panchpakhal, Thane

Sir,

With reference to your application No. Nil, dated 15.06.2022 for the grant of sanction of Amended Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966, to carry out development work of Residential & Commercial Building (Wing-A & B) on land bearing S. No. 185, H. No. 15, S. No. 281, H. No. 1, 2, 3 & 4 of Vill. Kon, Tal -Bhivandi, Dist- Thane on gross plot admeasuring 2,576.00 Sq.m., and net plot area admeasuring 2,095.50 Sq.m., with permissible Built-up Area of 4717.40 Sq.m. (comprising of Base FSI of 1.10 + Premium FSI of 0.30 + Ancillary FSI upto 60% (for Residential) and 80% (for Commercial) of (proposed Base + Premium FSI)) and proposed Built-up Area of 4710.57 sq.m. (comprising of Base FSI of 1.10 + Premium FSI of 0.27 + Ancillary FSI 60% (for Residential) and 80% (for Commercial)) as depicted on Drawing Sheets (Total 3 Nos.), the Amended Commencement Certificate is granted under Section 45 of the said Act, subject to the following conditions:

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 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

Mumbai Metropolitan Region Development Authority

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