

No. SROT/Growth Centre/2401/BP/ITP-Usarghar-Sandap-01/Vol-19 & 21/ 899 /2023 Date: 23 JUN 2023

AMENDED COMMENCEMENT CERTIFICATE

To,
The Director, M/s. Horizon Projects Pvt. Ltd.
Runwal & Omkar E-square, 5th 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 Director, M/s. Horizon Projects Pvt. Ltd., Runwal & Omkar E square, 5th Floor, Opp Sion – Chunabhatti Signal, Sion (E), Mumbai-400 022 for the Proposed Development (As mentioned in table below) for the proposed Integrated Township Project on land bearing S. Nos. 17/1, 17/2, 17/3/A, 17/3/B, 17/4, 17/5, 19/1, 19/2, 19/3, 19/4, 20/3, 20/4, 20/5, 34/1, 36/1/A, 36/1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93(Pt), 103/2, 103/3, 103/4, 103/5, 103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2, 106/3, 107/1, 107/2A, 107/2B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22, 107/23, 107/24, 107/25A, 107/25B, 107/26A, 107/26B, 108/1, 108/2, 108/3, 109(Pt), 134/1, 134/2, 134/3 of Village Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21 /1 of Village Sandap, Taluka-Kalyan, Dist-Thane for the total ITP plot area of 4,91,917.72 sq.m. (49.19 Ha.) with proposed BUA of 4,74,073.16 sq.m. (Sale Component) as against the total permissible built up area of 13,40,569.77 Sqm [Base FSI of 1.00 on gross plot] + [Premium FSI of 0.70] + [Maximum Permissible Ancillary BUA for Residential Activity as per UDCPR = 60% of Proposed BUA for Residential Activity] + [Maximum Permissible Ancillary BUA for Non-Residential Activity as per UDCPR = 80% of Proposed BUA for Non-Residential Activity] and proportionate Social Housing component is 49,825.24 Sqm. as depicted on the drawing nos 1/81 to 81/81.

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 building (Residential- Sale Component) for which Commencement Certificate as per UDCPR is hereby granted : | | | | | | | | | | |
|---|-----------|-----------------------------|--|-------------|-------------|---------------------|------------------------|--------------------------|---------------------|--------------|
| User | Cluster | Type of Wing / Building No. | No. of Storey | Ht. (in M.) | No. of Wing | Base Area (in sqm.) | Premium Area (in sqm.) | Ancillary Area (in sqm.) | Total BUA (in sqm.) | No. of Units |
| | | | | | | A | B | C | D = A+B+C | |
| Sale (Residential) Component | Cluster 6 | Tower 1 | Ground + 1st to 33rd Floors | 98.90 | 1 | 13,415.05 | --- | 8,049.03 | 21,464.08 | 323 |
| | | Tower 2 | Ground + 1 st to 4 th | 98.90 | 1 | 12,788.38 | --- | 7,673.03 | 20,461.40 | 303 |
| | | Tower 3 | Podium floor, 5 th Podium Top Floor, 6 th to 33 rd Floors | 98.90 | 1 | 13,776.93 | --- | 8,266.16 | 22,043.09 | 303 |
| | | Tower 4 | Basement + Ground + 1 st to 4 th | 98.90 | 1 | 16,990.14 | --- | 10,194.08 | 27,184.22 | 420 |
| | | Tower 5 | Podium floor, 5 th | 98.90 | 1 | 16,990.14 | --- | 10,194.08 | 27,184.22 | 420 |
| | | Tower 6 | Podium | 98.90 | 1 | 13,776.93 | --- | 8,266.16 | 22,043.09 | 303 |
| | | Tower 7 | Top Floor, 6 th to 33 rd Floors | 98.90 | 1 | 12,788.38 | --- | 7,673.03 | 20,461.40 | 303 |
| | | Tower 8 | Basement + Ground + 1 st to 33 rd Floors | 98.90 | 1 | 13,358.99 | --- | 8,015.39 | 21,374.38 | 323 |
| | | Tower 9 | | 98.90 | 1 | 12,223.01 | --- | 7,333.80 | 19,556.81 | 257 |
| | | Club House | Podium | | 1 | | --- | | | |
| Total (A) = | | | | | | 1,26,107.93 | --- | 75,664.76 | 2,01,772.69 | 2,955 |

| Table 2 : Indicating the details of building (Commercial- Sale Component) for which Commencement Certificate as per UDCPR is hereby granted : | | | | | | | | | | |
|--|-----------|-----------------------------|-------------------|-------------|-------------|---------------------|------------------------|--------------------------|---------------------|--------------|
| User | Cluster | Type of Wing / Building No. | No. of Storey | Ht. (in M.) | No. of Wing | Base Area (in sqm.) | Premium Area (in sqm.) | Ancillary Area (in sqm.) | Total BUA (in sqm.) | No. of Units |
| | | | | | | A | B | C | D = A + B + C | |
| Sale (Economic Activity) Component | Cluster 6 | Retail Shops | Ground Floor only | 3.2 | - | 590.68 | --- | 472.55 | 1,063.23 | 26 |
| Total (B) = | | | | | | 590.68 | --- | 472.55 | 1,063.23 | 26 |

Table 3 : Indicating the details of building for which Part Occupancy Certificate (as per UDCPR) was already granted on 12/12/2022.

| User | Cluster | Type of Wing / Building No. | No. of Storey | Ht. (in M.) | No. of Wing | Base Area (in sqm.) | Premium Area (in sqm.) | Ancillary Area (in sqm.) | Total BUA (in sqm.) | No. of Units |
|--|-----------|-----------------------------|---|-------------|-------------|---------------------|------------------------|--------------------------|---------------------|--------------|
| | | | | | | A | B | C | D= A+B+C | |
| Sale (Res.) Component - Residential User | Cluster 4 | Tower No. 6 * | Lower Stilt + | 68.90 | 01 | 4,817.54 | --- | 2,890.53 | 7,708.07 | 79 |
| | | Tower No. 7 * | Upper Stilt + | 68.90 | 01 | 4,364.61 | --- | 2,618.77 | 6,983.38 | 79 |
| | | Tower No. 8 * | Podium P1 + | 68.90 | 01 | 4,063.54 | --- | 2,438.12 | 6,501.66 | 79 |
| | | Tower No. 9 * | Stilt/Lobby | 68.90 | 01 | 5,329.55 | --- | 3,197.73 | 8,527.28 | 121 |
| | | Tower No. 10 * | Level + 1 st to 20 th | 68.90 | 01 | 4,359.13 | --- | 2,615.48 | 6,974.60 | 79 |
| | | Tower No. 11 * | Floors | 68.90 | 01 | 5,372.50 | --- | 3,223.50 | 8,596.00 | 121 |
| | | Tower No. 12 * | | 68.90 | 01 | 4,058.15 | --- | 2,434.89 | 6,493.04 | 79 |
| | | Society | | -- | -- | 12.50 | --- | 7.50 | 20.00 | --- |
| Total (C) = | | | | | | 32,377.52 | --- | 19,426.52 | 51,804.03 | 637 |

* Note :- The nomenclature of earlier approved Building Nos. 6, 7, 8, 9, 10, 11 & 12 of Cluster No. 4 are now changed as Tower No. 6, 7, 8, 9, 10, 11 & 12 respectively.

Table 4 : Indicating the details of building for which Part Occupancy Certificate (as per UDCPR) was already granted on 19/05/2022.

| User | Cluster | Type of Wing / Building No. | No. of Storey | Ht. (in M.) | No. of Wing | Base Area (in sqm.) | Premium Area (in sqm.) | Ancillary Area (in sqm.) | Total BUA (in sqm.) | No. of Units |
|--|-----------|-----------------------------|---|-------------|-------------|---------------------|------------------------|--------------------------|---------------------|--------------|
| | | | | | | A | B | C | D = A+B+C | |
| Sale (Res.) Component - Residential User | Cluster 4 | Tower No. 1 | Lower Stilt + | 68.90 | 01 | 5,051.46 | --- | 3,030.88 | 8,082.34 | 79 |
| | | Tower No. 2 | Upper Stilt + | 68.90 | 01 | 4,806.91 | --- | 2,884.15 | 7,691.06 | 79 |
| | | Tower No. 3 | Podium P1 + | 68.90 | 01 | 5,334.86 | --- | 3,200.91 | 8,535.77 | 121 |
| | | Tower No. 4 | Stilt/Lobby | 68.90 | 01 | 4,359.68 | --- | 2,615.81 | 6,975.49 | 79 |
| | | Tower No. 5 | Level + 1 st to 20 th | 68.90 | 01 | 5,320.11 | --- | 3,192.06 | 8,512.17 | 121 |
| | | | Floors | | | | | | | |
| Total (D) = | | | | | | 24,873.02 | --- | 14,923.81 | 39,796.83 | 479 |

* Note :- The nomenclature of earlier approved Building Nos. 1, 2, 3, 4 & 5 of Cluster No. 4 are now changed as Tower No. 1, 2, 3, 4 & 5 respectively.

Table 5 : Indicating the details of building for which Commencement Certificate (as per UDCPR) was already granted on 08/09/22.

| User | Cluster | Type of Wing / Building No. | No. of Storey | Ht. (in M.) | No. of Wing | Base Area (in sqm.) | Premium Area (in sqm.) | Ancillary Area (in sqm.) | Total BUA (in sqm.) | No. of Units |
|--|-----------|-----------------------------|---|-------------|-------------|---------------------|------------------------|--------------------------|---------------------|--------------|
| | | | | | | A | B | C | D = A+B+C | |
| Sale (Res.) Component - Residential User | Cluster 5 | Tower No. 1 | Lower Ground / Podium Pt | 82.50 | 01 | 8,456.84 | -- | 5,074.11 | 13,530.95 | 154 |
| | | Tower No. 2 | + Ground / Podium | 82.50 | 01 | 9,546.90 | -- | 5,728.14 | 15,275.04 | 208 |
| | | Tower No. 3 | Pt + Upper Ground / Podium Pt + Stilt / Lobby + 1 st to 25 th floors | 82.50 | 01 | 8,569.51 | -- | 5,141.70 | 13,711.21 | 206 |
| | | Tower No. 4 | Lower Ground/Podium Part + Ground/Podium Part + Upper Ground/Podium Part + Stilt/Lobby 1st to 25th floors | 82.50 | 01 | 8,455.87 | -- | 5,073.52 | 13,529.39 | 154 |
| | | Tower No. 5 | Lower Ground/Podium Part + Ground/Podium Part + Upper Ground/Podium Part + Stilt/Lobby 1st to 25th floors | 82.50 | 01 | 9,548.23 | --- | 5,728.94 | 15,277.17 | 208 |
| | | Tower No. 6 | Lower Ground/Podium Part + Ground/Podium Part + Upper Ground/Podium Part + Stilt/Lobby 1st to 25th floors | 82.50 | 01 | 8,582.86 | -- | 5,149.72 | 13,732.58 | 206 |
| | | Tower No. 7 | Lower Ground/Podium Part + Ground/Podium Part + Upper Ground/Podium Part + Stilt/Lobby 1st to 25th floors | 82.50 | 01 | 8,306.54 | -- | 4,983.93 | 13,290.47 | 206 |
| | | Tower No. 8 | Lower Ground/Podium Part + Ground/Podium Part + Upper Ground/Podium Part + Stilt/Lobby 1st to 25th floors | 82.50 | 01 | 9,531.32 | -- | 5,718.79 | 15,250.11 | 208 |
| | | Tower No. 9 | Lower Ground/Podium Part + Ground/Podium Part + Upper Ground/Podium Part + Stilt/Lobby 1st to 25th floors | 82.50 | 01 | 8,602.19 | -- | 5,161.31 | 13,763.50 | 206 |

| | | | | | | | | | | |
|--|-----------|--------------|--|-------|----|-------------|-----|-----------|-------------|-------|
| | | | y 1st to 25th floors | | | | | | | |
| Sale (Res.) Component - Residential User | Cluster 5 | Tower No. 10 | Lower Ground / Podium Pt + | 82.50 | 01 | 8,307.87 | -- | 4,984.72 | 13,292.59 | 206 |
| | | Tower No. 11 | Ground/Podium Pt + | 82.50 | 01 | 9,556.81 | -- | 5,734.08 | 15,290.89 | 208 |
| | | Tower No. 12 | Ground/Podium Pt + Upper Ground/Podium Pt + Stilt/Lobby + 1st to 25th floors | 82.50 | 01 | 8,571.73 | -- | 5,143.04 | 13,714.76 | 206 |
| Total (E) = | | | | | | 1,06,036.66 | --- | 63,622.00 | 1,69,658.66 | 2,376 |

Table 6 : Indicating the details of building for which Commencement Certificate (as per UDCPR) was already granted on 08/09/2022

| User | Cluster | Type of Wing / Building No. | No. of Storey | Ht. (in M.) | No. of Wing | Base Area (in sqm.) | Premium Area (in sqm.) | Ancillary Area (in sqm.) | Total BUA (in sqm.) | No. of Units/Shops |
|------------------------------------|-----------|-------------------------------------|-------------------|--------------------------------------|-------------|---------------------|------------------------|--------------------------|---------------------|--------------------|
| | | | | | | A | B | C | D = A+B+C | |
| Sale (Economic Activity) Component | Cluster 5 | Retail Shops (Tower No. 5,6,7,8, 9) | Ground Floor only | Included in total height of building | -- | 599.77 | -- | 479.81 | 1,079.58 | 53 |
| Total (F) = | | | | | | 599.77 | --- | 479.81 | 1,079.58 | 53 |

Table 7 : Indicating the details of building for which Part Occupancy Certificate (as per Old DCRs of 27 Villages Notified Area from Kalyan & Ambernath Talukas in Thane District) was already granted on 19/05/2022

| User | Cluster | Type of Wing / Building No. | No. of Storey | Ht. (in M.) | No. of Wing | Base Area (in sqm.) | Premium Area (in sqm.) | Ancillary Area (in sqm.) | Total BUA (in sqm.) | No. of Units |
|---|---------|-----------------------------|--|-------------|-------------|---------------------|------------------------|--------------------------|---------------------|--------------|
| | | | | | | A | B | C | D = A + B + C | |
| Sale (Economic Activity) Component - Educational Building | --- | Educational Building | Ground /Stilt + 1 st Floors | 8.45 | -- | 2,105.62 | -- | -- | 2,105.62 | -- |
| Total (G) = | | | | | | 2,105.62 | -- | -- | 2,105.62 | -- |

Table 8 : Indicating the details of building for which Commencement Certificate (as per Old DCRs of 27 Villages Notified Area from Kalyan & Ambernath Talukas in Thane District) was already granted

| User | Cluster | Type of Building No. | No. of Storey | Ht. (in M.) | No. of Wing | Base Area (in sqm.) | Premium Area (in sqm.) | Ancillary Area (in sqm.) | Total BUA (in sqm.) | No. of Units |
|---|---------|----------------------|---|-------------|-------------|---------------------|------------------------|--------------------------|---------------------|--------------|
| | | | | | | A | B | C | D = A + B + C | |
| Sale (Economic Activity) Component – Educational Building | --- | Educational Building | Ground/ Stilt + 1st to 5th Upper Floors | 21.35 | -- | 8,152.63 | -- | -- | 8,152.63 | -- |
| Total (H) = | | | | | | 8,152.63 | -- | -- | 8,152.63 | -- |

Table 9 : Indicating the details of building for which Commencement Certificate (as per Old DCRs of 27 Villages Notified Area from Kalyan & Ambernath Talukas in Thane District) was already granted.

| User | Cluster | Type of Wing / Building No. | No. of Storey | Ht. (in M.) | No. of Wing | Base Area (in sqm.) | Premium Area (in sqm.) | Ancillary Area (in sqm.) | Total BUA (in sqm.) | No. of Units |
|---|---------|-----------------------------|-------------------------------------|-------------|-------------|---------------------|------------------------|--------------------------|---------------------|--------------|
| | | | | | | A | B | C | D = A + B + C | |
| Sale (Economic Activity) Component – Sports Complex | --- | Sports Complex | Basement + Ground + 1st Upper Floor | 7.95 | -- | 745.51 | -- | -- | 745.51 | -- |
| Total (I) = | | | | | | 745.51 | -- | -- | 745.51 | -- |

Table 10 : Indicating the details of building for which fresh Commencement Certificate as per UDCPR is hereby granted :

| User | Cluster | Type of Wing / Building No. | No. of Storey | Ht. (in M.) | No. of Wing | Base Area (in sqm.) | Premium Area (in sqm.) | Ancillary Area (in sqm.) | Total BUA (in sqm.) | No. of Units /Shops |
|------------------------------------|---------|-------------------------------------|--|-------------|-------------|---------------------|------------------------|--------------------------|---------------------|---------------------|
| | | | | | | A | B | C | D = A + B + C | |
| Social housing Component (EWS/LIG) | --- | EWS / LIG Building (Wings A, B & C) | Stilt + 1 st to 23 rd floors | 69.90 | 1 | 46,799.81 | --- | --- | 46,799.81 | 825 |
| Watchman Cabin | | | 1 | | --- | 15.87 | --- | --- | 15.87 | 3 |
| Total (J) = | | | | | | 46,815.68 | --- | --- | 46,815.68 | 825 |

Table 11 : Indicating the details of building for which Commencement Certificate (as per UDCPR) was already granted .

| User | Cluster | Type of Wing / Building No. | No. of Storey | Ht. (in M.) | No. of Wing | Base Area (in sqm.) | Premium Area (in sqm.) | Ancillary Area (in sqm.) | Total BUA (in sqm.) | No. of Units /Shops |
|--------------------------------|---------|-----------------------------|--------------------------|-------------|-------------|---------------------|------------------------|--------------------------|---------------------|---------------------|
| | | | | | | A | B | C | D = A+B+C | |
| Social housing Component (LIG) | --- | LIG Building-1 | Stilt + 1st to 8th Floor | 25.20 | 01 | 3,009.56 | -- | -- | 3,009.56 | 48 |
| Total (K) = | | | | | | 3,009.56 | -- | -- | 3,009.56 | 48 |

Table 12 : Indicating the details of building for which Part Occupancy Certificate (as per Old DCRs of 27 Villages Notified Area from Kalyan & Ambarnath Talukas in Thane District) was already granted on 02/06/2023

| 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 | 2 nd Floor + 3 rd Floor | 14.15 | 2,961.96 | --- | --- | 2,961.96 |
| Total (L) = | | | | 2,961.96 | --- | --- | 2,961.96 |

Table 13 : Summary of BUA

| Till date Commencement Certificate is granted for | | |
|--|--------------------|--------------|
| Total of Approved Sale Component (Including Residential + Economic Activity Component) (Including Base, Ancillary & Premium FSI) : [(M) = (A) + (B) + (C) + (D) + (E) + (F) + (H) + (I)] =.....(M) = | 4,74,073.16 | 6,447 |
| Total of Approved Social Housing Component : [(N) = (J) + (K)] =(N) = | 49,825.24 | 873 |
| Grand Total of BUA (Social Housing + Sale Component) : [(O) = (M) + (N)] =(O) = | 5,23,898.40 | 7,320 |
| Till date Occupancy Certificate / Part – Occupancy Certificate is granted for | | |
| Total of Approved Sale Component (Including Residential + Economic Activity Component) (Including Base, Ancillary & Premium FSI) : [(P) = (C) + (D) + (G) + (L)] =.....(P) = | 96,668.44 | 1,116 |

Table-14 Summary of Total Entitlement of BUA in entire ITP Usarghar Sandap

| 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 | 4,91,917.72 | 2,99,483.72 | 1,92,434.00 |
| 2 | BUA based on Premium | 3,37,455.56 | 0.00 | 3,37,455.56 |
| 3 | Total (Base BUA + Premium BUA) = (1) + (2) | 8,29,373.28 | 2,99,483.72 | 5,29,889.56 |
| 4 | BUA based on Ancillary FSI | | | |

| | | | | |
|----|--|--------------|-------------|-------------|
| a) | at 60% for Residential BUA | 3,83,633.39 | 1,73,637.08 | 2,09,996.31 |
| b) | at 80% of Non-Residential BUA | 1,27,563.10 | 952.36 | 1,26,610.74 |
| 5 | Total BUA based on Ancillary FSI= (4a) + (4b) | 5,11,196.49 | 1,74,589.44 | 3,36,607.05 |
| 6 | Total entitlement of BUA of Site A= (3) + (5) | 13,40,569.77 | 4,74,073.16 | 8,66,496.61 |
| 7 | Social Housing Component BUA, this is over-&-above BUA other than Entitlement Potential as per UDCPR | 55,620.29 | 49,825.24 | 5,795.05 |
| 8 | Total Entitlement of BUA including Social Housing Component = (6) + (7) | 13,96,190.06 | 5,23,898.40 | 8,72,291.66 |

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

Viz:-

1. This permission/Commencement Certificate shall not entitle the applicant to build on land which is not in his ownership in any way;
2. 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;
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. The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved.
6. 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.
7. 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.

8. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to commencement of the construction.
9. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/Clearances such as CFO etc. obtained/will be obtained/required to be obtained from the competent authorities for the proposed development on the land under reference;
10. 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;
11. The applicant shall ensure that the detection systems are strictly adhering to the IS codes as mentioned in Maharashtra Fire Service Offices Circular No. MFS/10/2012/1099 dated 19/7/2012;
12. Applicant shall install the Rain Water Harvesting System as per Regulation no. 13.3 of sanctioned UDCPR;
13. 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;
14. The applicant shall pay the 'Building and Other Construction Labour Welfare Cess' to the Competent Authority and submit a copy of receipt to this office;
15. The applicant shall obtain all the necessary final NOCs/Completion Certificates/ clearances relating to water supply, sewerage, SWD, Tree, CFO etc. from Competent Authority and submit the same to MMRDA before applying for Occupancy Certificate for the buildings on the land under reference;
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:
 - i. Name and address of owner, developer, all concerned licensed persons.
 - ii. Survey number / city survey number of land under reference.
 - iii. Order number and date of grant of development/ building permission/redevelopment permission issued by the Authority.
 - iv. Built up area permitted.
 - v. RERA registration no.
 - vi. 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 conditions of this certificate shall be binding not only on the applicant but also his/ her heirs, successors, executors, administrators and assignees and every person deriving title through or under him;

19. The provisions in the proposals which are not conforming to applicable Development Control Regulations and other Acts are deemed to be not approved;
20. 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;
21. Actual on site demarcation of the plot under reference is to be done through TILR by the owner prior to commencement of the construction on site;
22. 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;
23. 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 under reference;
24. The responsibility of peaceful, uninterrupted, continuous and developed access road as per ITP requirements shall be responsibility of the Applicant. The Applicant shall develop and complete the said road prior to requesting for Occupancy Certificate of any Building/Structure in ITP. MMRDA stands indemnified from any disputes arising with regards to the said access road to the ITP and its responsibility vests completely with the Applicant and his Licensed Architect;
25. The applicant shall permit the use of the internal access roads to provide access to an adjoining land;
26. 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;
27. The Security Deposit 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
28. तहसिलदार, कल्याण यांच्या दिनांक २२/०५/२०१६ मध्ये नमूद केल्याप्रमाणे, शासन निर्णय दिनांक २२/०१/२०१६ मधील निर्देशानुसार महाराष्ट्र जमीन महसूल संहिता, १९६६ चे कलम ४२ अ (१) (अ) व (ब) च्या अनुषंगाने ज्या कोणत्याही व्यक्तीला जमिनीच्या वापरामधील बदलास परवानगी देण्यात आली असेल, त्याने असा वापरातील बदल सुरु केल्यापासून ३० दिवसांच्या आत या कार्यालयास लेखी कळविणे बंधनकारक आहे. तद्नंतर कलम ४७ अ मध्ये नमूद केलेल्या दराप्रमाणे रुपांतरण कराचा आणि त्याबद्दल अकृषिक आकारणीचा भरणा करणे आवश्यक असून असा भरणा केल्यावर ३० दिवसांच्या कालावधीत सनद घेणे अनिवार्य आहे.
29. तहसिलदार, कल्याण यांच्या दिनांक २२/०५/२०१६ मध्ये नमूद केल्यानुसार, विषयांकीत मिळकतीबाबतचे कोणतेही अभिलेख अथवा फेरफार हे कोणत्याही सक्षम न्यायालयाने रद्द केल्यास सदरची विनिश्चिती आपोआप रद्द झाले, असे समजणे त येईल, व त्याकरीता कोणतेही स्वतंत्र आदेश काढणेची आवश्यकता राहणार नाही;

30. The applicant shall comply all the conditions as mentioned in letter dated 22/05/2016 from Tehsildar, Kalyan;
31. 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;
32. 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;
33. 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. That the conditions laid in this Commencement Certificate shall be binding not only on the applicant but also his/her heirs, successors, executors, administrators and assignees and every person deriving through or under him;
34. The development shall be strictly as per the MOEF Notification dt. 19/02/1991 as amended up-to-date. The applicant shall comply with all the conditions as mentioned in Environmental Clearance by State Level Environment Impact Assessment Authority. Applicant shall not carry out any development on lands for which Environmental Clearance is not obtained from the Competent Authority. Also, the conditions of Environmental Clearance are binding on the applicant;
35. The applicant shall abide to conditions mentioned in EC dt. 03/03/2020 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;
36. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plans 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 of buildings;
37. 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;

38. 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 by TILR and the land area as per ownership documents;
39. The applicant shall comply with all the conditions as mentioned in letter dt. 30/05/2013 and dt.17/11/2017 from MSEDCL and shall submit the Final NOC for electric supply from competent electric authorities for development prior to requesting for issuance of Occupancy certificate of buildings;
40. The Applicant shall comply with all the conditions as mentioned in NOC for water from MIDC, NOC for storm water drainage from KDMC and NOC for Sewerage from KDMC and shall submit the final NOC for Water supply, Storm water drainage, Sewerage and Electric supply from competent authorities prior to requesting for issuance of Occupancy certificate of buildings;
41. Sub-Station shall be constructed for supply of Electricity to the proposed project as per the Electricity Company's requirements and applicant should obtain remarks from Electric Dept & CFO Dept for Substation provided prior to requesting for Occupancy Certificate;
42. All the amenities, utilities, facilities and the road network shall be fully developed by the developer at his own cost. The amenities shall be in concurrence with applicable DCRs; Amenities, Play grounds, Gardens, Public Offices and staff quarters, Market, Parking lot, school reservations shall be handed over to the concerned authorities after development of building as specified by MMRDA/Competent Authority along-with the appurtenant land and shall be conveyed to respective Authorities;
43. Occupancy Certificate will be granted only after satisfactory completion of all amenities and road network;
44. Applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, shall submit the same to MMRDA;
45. Regarding any disputes, MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
46. Applicant shall carry out the construction of all amenities parallel to construction of other buildings in the layout by obtaining CC from MMRDA;
47. 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;

48. The applicant should submit NOC from Tree-authority (in case of no tree cutting), External SWD, external water supply & NOC from Electrical Service Provider for full potential of the plot prior to application for plinth completion certificate;
49. The applicant shall comply with all the conditions mentioned in NOC dt 21/04/2017 Dedicated Freight Corridor Corporation of India Ltd and also applicant should ensure to maintain connectivity within layout;
50. The applicant should obtain separate 7/12 extracts for R.G., DP Roads, DP reservations; amenities etc. and submit the same to MMRDA;
51. Adequate arrangements for disposing the Solid Waste shall be made for the entire Project on regular basis;
52. That adequate arrangement for drainage of the Storm Water shall be made and flow of natural water courses shall not be disturbed at any time;
53. The applicant shall provide for all the necessary facilities for the handicapped as required/ applicable for the buildings in the layout;
54. The applicant shall construct the Sewage Treatment Plant (STP) and shall be made operational before Occupation of the buildings;
55. 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 KGC boundary and as ensured by architect in their undertaking dated 15/11/2016;
56. 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 dt. 15/11/2016;
57. Applicant should comply with all the conditions as mentioned in NOC dt. 08/03/2018 for Class-II land from Collector, Thane;
58. All the conditions of Locational Clearance dt. 21/08/2017 granted by Govt. of Maharashtra for the Integrated Township Project on land under reference shall be binding on the applicant;
59. All the conditions of Conditional Letter Of Intent granted by MMRDA for the Integrated Township Project on land under reference shall be binding on the applicant;
60. All the conditions of Conditional Layout Approval granted by MMRDA for the Integrated Township Project on land under reference shall be binding on the applicant;
61. The development shall be strictly as per the ITP notification dt. 08/03/2019 amended from time to time and the applicable Development Control Regulations in force;
62. All the conditions of NOC dt. 09/06/2017 from Archaeological Survey of India shall be binding on the Applicant;

63. All the conditions of NOC dt. 22/05/2017 from Tasildar, Kalyan for Ownership, Non-Tribal & Non-Government Land shall be binding on the Applicant;
64. All the conditions of NOC dt. 08/11/2017 from Water Resources Department shall be binding on the Applicant;
65. All the conditions of NOC dt. 10/04/2017 from Chief Conservator of Forest, Forest Department, Govt. of Maharashtra shall be binding on the Applicant;
66. 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;
67. DP Reservations of Gardens (G48, G48-A, G7 & G3), Play Ground (PG4, PG1 & PG27), Parking Lot (PA1), Market (M1) and Public Office & Staff Quarters, School (SC-2) and the DP roads located within the 'Integrated Township Project' shall be developed by the applicant and made available to general public, After the development shall be handed over to competent authority free of cost;
68. Development of Sport Complex in DP Reservation (PG1) in the proposed Integrated Township Project shall be developed by the developer and handover to MMRDA/Competent Authority free of cost;
69. 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:
 - a. Applicant shall submit revised measurement plan showing the modified alignment of the MMC before intimation for Plinth of Cluster-6 (Tower 1 to 9) & 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;
 - b. 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;
 - c. 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;
 - d. Applicant should ensure to maintain connectivity within layout;
 - e. Any decision from competent authority for MMC passing through layout will be binding on applicant;"
70. Applicant shall submit measurement plan certified by DSLR, Kalyan showing revised alignment of Right of way of Multi Modal Corridor (MMC) as per MSRDC NOC dt.05/01/2023 before intimation for Plinth of Cluster-6 (Tower 1 to 9).
71. All the NOC's and documents submitted by the applicant for the subject ITP shall be binding on the applicant;

72. Applicant shall handover an area @ 2% of the gross area of ITP (9,838.35 sqm) shall be earmarked and shall be handed over free of cost to the respective Authority for Development of the City Level Facilities and separate 7/12 extract shall in name of competent authority shall be obtained and submit to MMRDA;
73. Applicant shall provide area for Other Public Utilities as per requirements of ITP or as directed by competent authority;
74. Applicant shall provide area for Electric Sub-Station as per requirements of ITP or as directed by competent electric authority;
75. Applicant shall provide area for Other Public Utilities as per requirements of ITP or as directed by competent authority;
76. Applicant shall provide area for Public Parking facilities as per the norms of prevailing DCR or as per requirements of ITP or as directed by competent authority;
77. The applicant shall submit NOC from Competent Fire Authority at the time of submission of Intimation of Plinth Completion and final NOC prior to requesting for Occupancy certificate of any buildings/structures;
78. Applicant shall comply with all the conditions mentioned in NOC from MPCB. Applicant shall submit NOC from MPCB to MMRDA prior to start of any construction of buildings and shall comply with all the conditions mentioned in NOC from MPCB. Applicant shall submit Consent for Establishment from MPCB before requesting for occupancy certificate to buildings in ITP;
79. Applicant shall comply with all the requirements in case of building more than 70 m. height as per regulation no. 6.12 of UDCPR;
80. Applicant shall provide mechanical ventilation shaft as per regulations of UDCPR;
81. Applicant shall submit proposal for approval for previously approved CCs as per now applicable UDCPR for the ITP;
82. All the conditions of the earlier approved Commencement Certificates granted by MMRDA will be applicable and binding on the applicant;
83. All the conditions mentioned in 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 also and applicant shall abide with it"
84. Final order passed by Additional Commissioner, Konkan Division or The Collector, Thane regarding the Class-II land in the ITP under reference shall be binding on the applicant;
85. All applicable conditions of the Revenue & Forest Department's Maharashtra Ordinance No. II of 2017 published in the Maharashtra State Gazette on 05/01/2017 and amendments in it from time to time and

The Collector, Thane paripatruk dt. 16/03/2017 shall be binding on the applicant;

86. Applicant / Project Proponent shall fulfill all the liabilities mentioned in the Regulation No. 14.1.1.10 & 14.1.1.12 of UDCPR;
87. 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 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;
88. 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;
89. The applicant shall make provision of rain water harvesting as per regulation no 13.3 of UDCPR which shall be made operational on site and submit remarks of consultant before applying for occupancy certificate of any building/structure;
90. Applicant shall install the SWH or RTPV systems as per Regulation no. 13.2 of sanctioned UDCPR before applying for occupancy certificate of any building/structure;
91. 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;
92. Applicant is required to pay labour cess ₹16,56,21,017.00/- 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 Labor 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;
93. The applicant shall abide to conditions mentioned in EC dt. 31/03/2020 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 of any building/structure;
94. 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 West to South East and partly beneath the revised alignment of the MMC before applying for CC for any development within the vicinity of modified alignment of MMC;

95. As per NOC from MSRDC dt. 05/01/2023 part area (approx. 42.07 sqm.) of the DP Reservation G-48A is affected by the revised alignment of MMC. Once the final measurement survey for the MMC is done in the applicant's land, the applicant shall submit to MMRDA the certified measurement map from the DSLR, Kalyan office within 30 days from the date of said measurement survey. On the basis of the final measurement survey MMRDA shall decide regarding adjustment of area of DP reservation G-48A affected by the revised alignment of MMC within the applicant's ITP plot and the applicant shall abide by MMRDA's decision. Accordingly, MMRDA shall carry out the necessary procedure as per UDCPR & MR&TP Act, 1966 pertaining to DP modification of the same;
96. The Applicant shall intimate MHADA regarding Social Housing Units as per UDCPR 14.1.1.9.(i) and 14.1.1.9.(v);
97. Applicant shall submit revised NOC from KDMC for SWD & sewerage/STP for entire ITP as per amendments proposed in the Layout before start of construction work of any new buildings of this Commencement Certificate;
98. That Notarized undertaking cum Indemnity Bond shall be submitted for abiding above conditions by applicant;

This Commencement Certificate issues with the approval of Hon. Metropolitan Commissioner, MMRDA.


(Siddharth Yadav)
Planner
Planning Division



Enclosure: Drawing No. 01/81 to 81/81 (Total No. 81)

Copy to,

- 1. Architect Sandeep Prabhu,**
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) – 42.....With reference to KDMC's letter
No.जा.क्र.कडोंमपा/इ'प्रक्षे/कर 92,dated
26/08/2016.