



क्र.सं.	११५९५	२०२४
दिनांक	५०	००

**ANNEXURE C
COPY OF COMMENCEMENT CERTIFICATE**



No. GRT/BSNA/2501/BP/Ranjnoli-18/CC/1178/2022



Date: 06 SEP 2022

AMENDED COMMENCEMENT CERTIFICATE

To,
✓ **Shri. Gaurav Monga,**
✓ **Partner, Ecohomes Townships LLP,**
14th Floor, Eco Star,
Vishweshwar Nagar Cross Road,
Off. Aarey Road, Goregaon (E),
Mumbai-400063

Sir,

With reference to your application No. Nil, dated 05.05.2021 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966, to carry out development work of **Residential & Commercial Buildings, Residential Row-Houses & Club House Building on land bearing S. No. 32/A & 37 of VIII. Ranjnoli, Tal. Bhiwandi, Dist. Thane.** on gross plot admeasuring **41356.00 Sq.m.**, net plot area admeasuring **39,288.20 Sq.m.**, with permissible BUA of permissible total BUA of **95,615.07 Sq.m.** (comprising of Base FSI of 1.10 on Net Plot Area + Premium FSI of 0.30 on Gross Plot Area + In-Situ FSI/TDR generated against the handing over of Amenity Space + Ancillary Area FSI upto 60% of total FSI as per (Base FSI+ Premium FSI + In-Situ FSI/TDR)) and proposed built up area of **87,828.11 Sq.m.** (comprising of Base FSI of 1.10 on Net Plot Area + Premium FSI of 0.30 on Net Plot Area + Ancillary Area FSI 59.67% of total FSI as per proposed Base FSI+ Premium FSI) as depicted on Drawing Sheets (Total 34 Nos.) and as mentioned in Table below:

Table showing details of proposed buildings considered for CC				
Sr.	Building/ Tower No.	No. of Floors	Height (m)	BUA (Sq.m.)
1	Tower-A	Pt. Ground/Pt. Stilt + 2	8.95	1437.61
2	Tower-B	Pt. Ground/Pt. Stilt + 14	43.75	11,788.16
3	Tower-C	Pt. Ground/Pt. Stilt + 14	43.75	15,005.36
4	Tower-D	Pt. Ground/Pt. Stilt + 14	43.75	14,084.90
5	Tower-E	Stilt + 1 st to 3 rd - Part Residential & Part Podium + 4 th to 14	43.75	13,231.75
6	Tower-F	Stilt + 1 st to 3 rd - Part Residential & Part Podium + 4 th to 14	43.75	12,971.97
7	Tower-G	Pt. Ground/Pt. Stilt + 14	43.75	9,465.07
8	Tower-H	Pt. Ground/Pt. Stilt + 14	43.75	8,191.98
9	Row Houses (10 Nos of BUA-123.88 Sq.m. each)	Ground + 1	6.45	1,238.80
10	Club House	Ground Floor	6.45	392.51
11	Watchman Cabins (5 Nos. of 4.00 Sq.m. each)	Ground Floor	2.90	20.00
Total Proposed BUA				87,828.11

the 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

उपरोक्त भूखंड पर निर्माण कार्य: कॅम्पिअरज हॉल, दुसरा मजला, सोसायटी फॉर जवळ, पोखरण रोड मंजर २, भाण्डारा, ठाणे (प) ४०० ६०१
 मुंबई महानगर प्रदेश विकास प्राधिकरण
 ठाणे प्रादेशिक कार्यालय : कॅम्पिअरज हॉल, दुसरा मजला, सोसायटी फॉर जवळ, पोखरण रोड मंजर २, भाण्डारा, ठाणे (प) ४०० ६०१
 दूरध्वनी : (०२२) २५७९२९९५ / २५७९२९९६ फॅक्स : (०२२) २५७९२९९७ ई-मेल : sco.thane@mailmmrda.maharashtra.gov.in