

**AMMENDED COMMENCEMENT CERTIFICATE UPTO PLINTH**

Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant **M/s. Niketan Ventures Pvt. Ltd.** for the proposed development **only up to plinth level** of Residential cum Commercial Building on plot bearing C.T.S. No. 282 & 282/1 to 4 of village Bandivali and C.T.S. No. 471, 471/1 to 6 & 485/C to E of village Oshiwara, Jogeshwari (West), Mumbai, comprising of Wing A & B (pt. Ground + pt. Silt + 8 Upper Floors) and Wing C (Stilt + 11 Upper Floors) with proposed BUA of 2745.69 sq.m (regular BUA 2,103.40 sqm + fungible BUA 642.29 sqm) as depicted on the drawing no. 1/9 to 9/9. The Commencement Certificate for 278.90 sqm (i.e. entire 8<sup>th</sup> Floor and part 7<sup>th</sup> floor of Wing A and B as indicated on drawing no. 5/9) is restricted in lieu of instalment facility granted for payment of various premiums w.r.t to MMRDA's circular no. TCP(P-2)/BKC/Misc./1266/750/2020 dated 10/09/2020. The Amended Commencement Certificate up to plinth is granted on the following conditions:

**Viz:**

1. This Amended Commencement Certificate upto plinth supersedes the earlier Commencement Certificate upto Plinth granted under No. TCP(P-2)/ODC/CC/3.144/III/553/2021 dated 25/03/2021.
2. This permission / Commencement Certificate shall not entitle the applicant to build on the land which is not in his ownership in any way.
3. 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.

मुंबई महानगर प्रदेश विकास प्राधिकरण

वांद्रे-कुर्ला संकुल, वांद्रे (पूर्व), मुंबई ४०००५९.

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<https://mmrda.maharashtra.gov.in>

4. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
5. 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.
6. 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.
7. The provisions in the proposal which are not conforming to applicable Development Control and Promotion Regulations and other acts are deemed to be not approved.
8. 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.
9. 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.
10. The applicant shall obtain permissions and pay all the necessary dues/ charges /fees required to be paid under the provisions of all applicable statutes to the concerned Authorities, wherever necessary, prior to Commencement of the construction.
11. The applicant shall obtain an advance connection (not commissioned) for utilities and services before applying for grant of permission above plinth level as mentioned in the BMC's letter no. ChEng/817/SR/Roads, dt 30/03/2007;
12. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate above plinth level from MMRDA;
13. The applicant shall be solely responsible for compliance of all the provisions / requirements of all applicable statutes and conditions mentioned in all the NOCs / Clearances / Remarks of consultants / Lease Deed / CFO etc.
14. The applicant shall develop RG areas and shall plant the required number of trees in the RG area as per DCRs and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.

15. The applicant shall submit notice for 'start of work' before commencement of construction in accordance to regulation 11(2) of BMC DCPR 2034;
16. 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
17. The applicant shall install the Rain Water Harvesting System as per regulation no. 62 of the BMC's sanctioned DCPR 2034;
18. The applicant shall comply with BMC'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;
19. The applicant shall obtain all the necessary final NOCs/Completion Certificates/clearances relating to water supply, sewerage, SWD, Tree, CFO etc. from BMC and submit the same to MMRDA before applying for Occupancy Certificate for the buildings on the land under reference.
20. 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.
21. A notice in the form of advertisement giving all the details mentioned in 20 above shall also be published in two widely circulated newspapers one of which should be in Marathi language.
22. The applicant shall count the excess parking area in built up area, if the applicant is unable to consume full potential FSI for the proposal under reference for any reason.
23. The payment of the applicable premiums as per schedule of instalment granted by MMRDA vide letter dated 1/3/2021 shall be made to MMRDA.
24. The applicant is required to submit major nalla remarks from BMC for the proposal under reference before applying for CC above plinth.

25. The applicant shall permanently maintain a 5 m wide clear paved/asphalted access within his holding along the nalla, free of any encumbrances, to facilitate maintenance and desilting operations of the existing nalla.
26. The applicant himself shall make provision for water supply till laying of adequate size of water main in abutting existing road by BMC and strengthening of existing water supply network by owner/ developer / BMC
27. The applicant shall obtain revised NOC from Tree Authority and submit the same to MMRDA before applying for Commencement Certificate above Plinth.
28. The applicant shall obtain NOC from Electric Supply Company and submit the same to MMRDA before applying for Commencement Certificate above Plinth.



**Planner**  
**Town Planning Division**

**Copy with set of approved drawings bearing nos. 1/9 to 9/9 to:**

✓ **1 The Director,**  
**M/s. Niketan Ventures Pvt Ltd.,**  
Cine Star Theatre Compound,  
1st floor, Trikamdas Road,  
Kandivali (W), Mumbai – 400067

**2 Shri. Snehal Shah,**  
Licensed Surveyor,  
107-408, Matharu Arcade, Plot no. 32,  
Paranjape Scheme, Above Axis Bank,  
Subhash Road, Vile Parle (E),  
Mumbai - 400057.

**3 Chief Labour Commissioner,**  
Kamgar Bhavan, 4th floor,  
C-20, E Block, Opp. Reserve Bank,  
BKC, Bandra (E), Mumbai-400 051.

**4 The Executive Engineer, BMC,**  
Bldg. Proposals Suburbs,  
6th floor, BMC Office,  
Hindu Hriday Samrat BalasahebThakre  
Market, Poonam Nagar,  
ogeshwari (E), Mumbai – 400093.