

No. SROT/Growth Centre/2401/BP/ITP-Usarghar & Sandap - 01/  
 CC/74/2020

Date: 03 FEB 2020

## COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXVII of 1966) to Shri. S. S. Runwal, Director, M/s. Horizon Projects Pvt. Ltd., Runwal & Omkar Esquare, 5<sup>th</sup> 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(P1), 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, 103/14/8, 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(P1), 134/1, 134/2, 134/3 of Village Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21 (1) pt. 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 1,51,821.14 sq.m. (Sale Component) as against the total permissible built up area of 8,29,373.28 sq.m. (Including premium) [with Base FSI of 1.00 & Premium FSI of 0.70 (presently Premium FSI is not claimed)] and proportionate Social Housing component is 30,217.13 sqm. (against permissible Built up area of 55,620.29 Sq.m.) on basic Residential BUA of gross plot area as applicable for ITP as depicted on the drawing nos. 1/107 to 107/107. The Commencement Certificate is granted on the following conditions:

Indicating the details of building for which permission is hereby granted for Amended CC above plinth for proposed development of Residential Buildings in cluster 4 for the proposed Integrated Township Project for S.Nos Mentioned above

Cluster No.	Type	Nos of Storey	Height in Meter	BUA area in sq.m.
Cluster 4	E1	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	6,021.73
	D2	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	5,746.86
	A3	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	6,324.78
	B4	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	5,281.07
	A5	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	6,307.47
	D6	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	5,712.30
	B7	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	5,201.26
	H8	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	4,939.03
	A9	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	6,307.24
	B10	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	5,231.24
	A11	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	6,315.26
	H12	Lower Stilt + Upper Stilt + 1 <sup>st</sup> Podium + Stilt/Lobby + 1 <sup>st</sup> to 20 <sup>th</sup> upper floors	68.90	4,973.62
Society Office				20.00
TOTAL BUA IN SQM				68,350.88