

No. TCP/WTT/Block-C/CC/Vol-XVII/Part-III/ 1042/2023

Date: 01 DEC 2023

**AMENDED COMMENCEMENT CERTIFICATE**

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. Macrotech Developers Ltd.** for the proposed development **above Plinth Level** of Residential cum Commercial Building A1 (Ground + 41 part upper floors) & F-11 (Ground (part) + 1<sup>st</sup> floor (part)) and Club House Building and **up to Plinth Level** of Residential Building A2 (Ground + 41 part upper floors) along with amendments in 4 level Basement on Plot No. Block-C on the land bearing CTS No. 8 (pt) of Saltpan Division, W.T.T, Mumbai. The total Built up Area proposed on this plot is 3,18722.66 as against the total permissible Built-up area of 3,18,947 Sq.m. as depicted on drawing No. 01 to 24. The Commencement Certificate **up to plinth level and above plinth level** is granted on the following conditions:

**Viz:**

1. This permission / 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 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. 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;

**Mumbai Metropolitan Region Development Authority**

Bandra-Kurla Complex, Bandra East, Mumbai 400 051.

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

18. The applicant shall submit notice for 'start of work' before commencement of construction in accordance to regulation 6(2) of MCGM DCR;

**Special Conditions:**

19. The applicant shall comply with the conditions of Agreement to Lease dt.01/08/2011, 21/03/2014, 06/07/2017 & 15/05/2018;

20. The applicant shall comply with the conditions mentioned in the NOCs from CFO dt. 30/06/2023 & 23/10/2023;

21. The applicant shall comply with the conditions mentioned in the revised NOC from Chief Engg. (M & E) of MCGM dt.02/08/2018 and remarks of M & E Consultant dt 22/02/2023;

22. The applicant shall comply with the conditions mentioned in the remarks given by Traffic Consultant dt.07/07/2023;

23. The applicant shall provide the Solar Assisted Water Heating System as per Regulation No.21 of WTT's DCR;

24. The applicant shall get the plot boundaries verified or confirmed by Lands Cell of MMRDA before applying for grant of full Occupancy Certificate;

25. The applicant shall inform the institutions/financial institutions as and when the plans are amended and issued with amended CC;

26. The applicant shall use ready mix concrete with at least 15% fly ash for construction work on plot u/r as per the Regulation No. 16.1 of WTT's DCR -2010;

27. That the requirements of provisions mentioned in the Appendix J of the WTT DCR for disabled persons shall be applicable to the Commercial Building on plot u/r;

28. The relevant D.C. regulations sanctioned by the Government from time to time are applicable;

29. The applicant shall pay the outstanding Lease Premium as and when decided by the Authority on the applicants request of not to charge interest on lease premium of Part-II BUA prior to 26/12/2017 as ensured by the applicant in their letter dated 28/03/2022;

30. The applicant shall obtain the revised Clearance from EIA Authority for the proposed Amendments and submit the same to MMRDA before applying for the Commencement Certificate above plinth level for Residential Building A2 as ensured by applicant in their undertaking dated 02/02/2023;

31. The applicant shall obtain the NOC from BEST for the proposed Substations & meter rooms in building A1 & A2 and submit it to MMRDA before applying for the Commencement certificate above plinth level for Building A2 as ensured by applicant in their letter dated 01/02/2023. Also, the applicant shall abide to the conditions mentioned in the said NOC and shall obtain revised Amended CC for the proposed work on the plot u/r if any amendments are suggested by BEST;