

Letter No. MSRDC/SPA/ITP-1/RZ-02/RevisedCC/2024/149

Date: 25/01/24

**'Revised Commencement Certificate'**

To,  
M/s. Persipina Developers Pvt. Ltd.,  
Alpha Building, 11<sup>th</sup> floor,  
Main street, Hiranandani gardens, Powai  
Mumbai – 400 076.

With reference to your Application dated 14/08/2023 received on 12/09/2023 for granting of 'Revised Commencement Certificate' for **Residential Purpose** under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work/construction of proposed Residential building under ITP on **Plot no. RZ-02, Gut No. 24/1/2 [Old Survey No. 58/1A (Part), 58/1B (Part), 59 (Part), 60/1 (Part), 60/2 (Part), 60/3, 60/4 (Part), 61/2 (Part), & 62/1 (Part)]** at Village - **Bhokarpada**, Taluka - **Panvel**, Dist - **Raigad**. The Revised Commencement Certificate/Building Permit is herewith granted under section 45 of the said Act, subject to the following conditions:-

- 1) The Project Proponent has proposed total 9 Residential Buildings in amendment. Out of which modification are proposed in 5 Residential buildings i.e. Mayflower, Marigold, Zenia, Jasmine, Lavender and one Residential building i.e. Aster is newly proposed. The residential floor plans of 3 Residential Buildings i.e. Acacia, Orchid, Iris has kept intact as per previous permission dated 21/02/2023. But due to change in podium floor plans this Revised permission is issued for all buildings for convenience purpose. Hence, This Revised Commencement Certificate supersedes previous Commencement Certificate dated 21/02/2023.
- 2) The Project Proponent shall obtain Access NOC and execute agreement with Highway Authority (NH4) and submit the same to SPA, MSRDC before proceeding work beyond plinth level.
- 3) The conditions Stipulated in Approvals/NOC's from various Authorities shall be strictly adhered to. The Project Proponent shall apply for revised permission, if this approval is in contravention to any condition stipulated in approvals/NOC's from any other department.
- 4) Parking provided more than 50% over and above stipulated requirement in table 8 B and 8C of the UDCPR, shall be liable for payment of charges as per footnote no. (v) of table 8B of the UDCPR.
- 5) In case of stack parking, clear height of 4.50 m. shall be maintained for Stilt as per regulation no. 6.16 in UDCPR. In case due to any structural requirement, a clear height of 4.5m is not met, it is responsibility of project proponent to get the plans revised for that purpose.

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Project Office : Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 Tel: (022) 2757 5777

Registered Office: Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400036

Tel: (022) 2368 5909 / 2361 3789 / 2369 1030

CIN: U45200MH19965GC101586

GST: 27AAACM6833CLZP

www.msrdc.in



- 6) All the terms and conditions laid down in the Master Layout for Integrated Township Project granted by MSRDC vide letter no. MSRDC/SPA/ITP-1/Master Layout Approval/2022/336 dtd. 04/03/2022 shall be followed scrupulously.
- 7) The Project Proponent shall strictly adhere the Unified Development Control and Promotion Regulations (UDCPR) for Maharashtra State and provisions therein for Integrated Township Project (ITP) sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA)UD-13 dtd. 02.12.2020 as amended from time to time which are applicable to land under reference.
- 8) As per regulation no. 14.1.1.9 (vi) of UDCPR, every Occupation Certificate for the regular tenements shall be granted only along with the Occupation Certificate in proportionate with Social Housing component.
- 9) The Project Proponent shall fulfil Liabilities as mentioned in regulation no. 14.1.1.10 of UDCPR
- 10) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 11) This commencement certificate/building permit shall remain valid for a period of one year commencing from the date of its issue. If the construction is not commenced within a period of one year , this commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- 12) This permission is limited to only for **ITP Plot no. RZ-02, Gut No. 24/1/2 [Old Survey No. 58/1A (Part), 58/1B (Part), 59 (Part), 60/1 (Part), 60/2 (Part), 60/3, 60/4 (Part), 61/2 (Part), 62/1 (Part)]** at Village - Bhokarpada, Taluka - Panvel, Dist – Raigad and does not entitle the project proponent to develop any other land.
- 13) As per Reg. no. 6.12 of UDCPR, the responsibility of structural and other stability and safety of high-rise buildings shall lie with Project Proponent/owner/ developer and concerned expert, consultant, executants appointed by owner/developer.
- 14) As per Reg. no. 14.1.1.6 (vi) (b) of UDCPR, the Project Proponent/s shall submit the certificate of Architect to SPA, MSRDC regarding completion of plinth stating that the construction of plinth is as per the approved building Plans.
- 15) The Project Proponent shall restrict the built up area (FSI) of **2,26,384.321 Sq.M.** as mentioned in the approved plan attached to this Commencement Certificate.
- 16) This permission is liable to be revoked by the MSRDC, as per the Reg. no. 2.15 of Unified Development Control and Promotion Regulations for Maharashtra State sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA)UD-13 dtd. 02.12.2020 as amended from time to time, if there is misrepresentation of material fact in the application on the basis of which this Commencement Certificate is issued. Further, this Commencement Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.
- 17) The amount of Rs. 68,00,000.00 /- (Rupees Sixty Three lakh, Twenty Seven thousand, Two Hundred only) deposited at MSRDC vide receipt No: 4324 dtd. 15/02/23 and receipt No: 45504 dtd. 23/01/24 as Security Deposit shall be forfeited either in whole or in part at



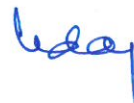
the absolute discretion of the Authority for breach of any of the conditions stipulated in this Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right to the Authority.

- 18) Neither the granting of this permission nor the approval of the drawings and specification, nor the inspection made by the officials during the development shall in any way relieve Project Proponent/Developer/Architect/Structural Engineer/ Supervisor or any licensed technical person of such development from full responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations. The Project Proponent shall permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Acts/Rules/Regulations. The responsibility of Authenticity of the documents vests with the Project Proponent and his appointed licensed Architect/Engineer.
- 19) The Project Proponent shall make suitable and environment friendly arrangements for the disposal and treatment of sewage and solid waste generated in the project at source, as per the norms of the Maharashtra Pollution Control Board. The Project Proponent shall provide zero discharge in ITP for solid as well as liquid waste.
- 20) The Project Proponent/s should provide facilities for water conservation by different means such as Rain Water Harvesting, Recycling of Waste Water, etc. and also set-up, in the project area itself, the Solid Waste Management Project (SWMP) with a sufficient capacity for processing of 100% garbage and solid waste.
- 21) The Project Proponent/s shall plant indigenous trees at the rate of at least 150 trees per ha. and maintain it properly. The certificate to that effect issued by the Deputy Conservator of Forest or an Officer nominated by him for this purpose shall be produced by Project Proponent/s at the time of application for Final Occupation Certificate under Regulation No. 14.1.1.11.
- 22) As per condition mentioned in Provisional Fire NOC, the Project Proponent shall obtained approval for Fire Station from the Fire Advisor, MSRDC. The Project Proponent shall construct and maintain the Fire Station building & Infrastructure at their own cost. The project proponent shall post well-trained staff at fire station as per the recommendations of the Fire Advisor, MSRDC as per regulation no. 14.1.1.12 (vii) of UDCPR. The Fire Station shall be develop by Project Proponent for their ITP before applying for Occupancy Certificate and the same shall be in working and active mode to serve in case of any eventuality.
- 23) The Project Proponent is required to install Installation of Solar Assisted Water Heating (SWH) System/ Roof Top Photovoltaic (RTPV) System as per Regulation No. 13.2 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
- 24) As per Regulation no. 14.1.1.10 (iv)(e), The Project Proponent shall arrange generation of power through non-conventional energy sources like solar, wind and other shall be mandatorily provided with at least 10% of total requirement of common physical infrastructure of the project.
- 25) As per Regulation no. 9.27 in UDCPR, the Project Proponent shall provide minimum 8 passengers Fire Lift as proposed in plans.





- 26) The Project Proponent shall not change the use, alter/amended the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
- 27) The Project Proponent shall get the approved entire ITP layout demarcated on the site by the land record department. The measurement plan showing respective areas of plots, roads, open space, Amenity spaces or other reservations, constructed structure shall be certified by the Dy. Superintendent of Land Records. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by Land Records department shall be submitted at the time of intimation of plinth completion.
- 28) This Revised Commencement Certificate is based on the documents submitted by the Project Proponent. This Commencement Certificate doesn't absolve the Project Proponent any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Project Proponent is solely responsible for settling for the same.
- 29) The Project Proponent shall ensure permanent potable water connection and permanent power connection to the consumer / occupier of tenements / units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable Water Supply & Power Supply to the occupiers.
- 30) The size and location of Electric Meter Room, Panel Room, DG Set, LV/Electrical shaft, Substation shall be fixed in consultation with Electrical Inspector. The Provisional NOC from Electrical Inspector shall be submitted for the same before intimating for plinth completion and Final NOC shall be submitted at the time Occupancy Certificate.
- 31) The Project Proponent shall provide at his own cost, the Infrastructural facilities (Such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority.
- 32) The Project Proponent shall pay all the dues before seeking Occupancy Certificate.
- 33) No 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 is granted by the Authority. If the Occupancy in the building is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Authority may impose/levy penalty, as may be determined, to regulate such occupancies.
- 34) Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India.
- 35) The amount of Rs. 2,03,66,100/- for gross BUA of 85,007.51 sq.m. out of total gross BUA 3,40,029.66 sq.m deposited at MSRDC vide receipts No: 4326 dtd. 15/02/23 and receipts No: 5505 dtd. 23/01/24 as Labour Cess. The Project Proponent shall pay balance labour cess if any as per prevailing rates for completed work in particular year directly to the concern department and submit the receipt of payment to this office. All payments



- towards labour cess will be verified at the time of Occupancy Certificate and Project Proponent shall pay difference amount in case of any discrepancy observed in payments.
- 36) The Project Proponent shall submit Revised Provisional Green Certificates as per amendment proposed at the time of Plinth Intimation and Final Green certificates for buildings at the time of Occupancy Certificate having at least 3 star ratings from GRIHA /Silver from IGBC/ Silver from LEED / equivalent rating from The ASSOCHAM GEM.
- 37) The Project Proponent shall provide required number of parking spaces equipped with Electric Charging points as per norms of Environmental Department and Maharashtra Pollution Control Board.
- 38) The Project Proponent shall hand over the Planning Authority's share of land as per regulation no. 14.1.1.7 (v) in UDCPR as and when demand raised by Authority.
- 39) The conditions Stipulated in NA order, Master Layout Approval & NOCs by various Authorities shall be strictly adhered to.
- Failure to comply with above conditions would result in revocation of this commencement certificate.

**O.C. Signed by**

**Joint Managing Director (II)**

  
**Dy. Chief Planner,**  
**SPA, MSRDC Ltd.**

CC to:

1. The Hon'ble District Collector, Raigad, Near HiraKot Lake, Alibag, Dist – Raigad 402201
2. Dy. Superintendent of Land Records, behind Banthiya school, Metro Center, Sector 18, New Panvel.
3. Hon. Secretary cum CEO, Maharashtra Building and Other Construction Workers' Welfare Board, 5<sup>th</sup> Floor, MMTC House, Plot C-12, E-Block, BKC, Bandra (E), Mumbai - 400 051.
4. The Dy. Executive Engineer, M.S.E.D.Co. Ltd., Panvel (II), Subdivision, Market, M Hamid road, Old Panvel, Tal:Panvel, Dist: Raigad 410 206.
5. Architect – Gunisha Sanyal (CA/2014/63903), M/s. Persipina Developers Pvt. Ltd., Alpha Building, 11<sup>th</sup> floor, Main street, Hiranandani gardens, Powai Mumbai – 400 076.

