



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

No.SROT/27 VILLAGES/2401/BP/USARGHAR-03/VOL-II/473/2017.

Date: 17 OCT 2017

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to Shri. S S Runwal, Director, M/s. Horizon Projects Pvt Ltd, Runwal & Omkar Esquare, 5th Floor, Opp Sion – Chunabhatti Signal, Sion (E), Mumbai-400 022 for the Proposed Commercial, Residential and ancillary Educational building up to plinth level only (As mentioned in table below) on land bearing S.No 17/1, 17/2, 17/3/A, 17/3/B, 17/4, 17/5, 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, 103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/B, 103/15, 103/16, 103/17, 103/18, 107/2/A, 107/2/B, 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, 108/1, 108/3, 134/1, 134/2 at Village Usarghar, Taluka-Kalyan, District-Thane admeasuring plot area of 2,56,303.00 sqm having net plot area admeasuring 1,57,965.92 sq.m and with buildable plot area of 1,26,372.74 sq.m (80 % of net plot area), permissible built up area of 1,20,054.10 sq.m (as per FSI 0.95) and proposed built up area of 1,19,970.62 Sqm (as per proposed FSI 0.949) as depicted on Drawing No. 1/68 to 68/68 (Total No. 68). The Commencement Certificate upto plinth is granted on the following conditions:

Indicating the details of building for which permission is hereby granted upto plinth for proposed development of Residential, Commercial and Ancillary Educational Building.					
Cluster No.	Type	Nos of Storey	Height in Meter	BUA area in sq.m.	No. of Tenements
Cluster 4	E1	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4937.83	64
	D2	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4703.05	64
	A3	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	5136.73	98
	B4	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4258.65	64
	A5	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	5136.73	98

	D6	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4767.79	64
	B7	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4326.84	64
	H8	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 17 th upper floors	57.15	4136.76	64
	A9	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st to 3rd upper floors	19.60	1201.45	18
	B10	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	13.65	554.62	04
	A11	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	13.65	588.16	06
	H12	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	13.65	545.38	04
Cluster 5	B1	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04
	D2	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	576.34	04
	A3	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
	B4	Lower Stilt + Upper Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04
	A5	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
	D6	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	576.34	04
	B10	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04
	A11	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
	H12	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	545.38	04
Cluster 6	J1	Stilt + 1 st upper floor	6.55	398.32	04
	D2	Stilt + 1 st upper floor	6.55	440.86	04
Cluster 13	H1	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	545.38	04
	A2	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
	B3	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04
	A4	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
	K5	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	520.41	04
	K6	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	520.41	04
	A7	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06

	B8	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	554.62	04
	A9	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	588.16	06
	H10	Stilt + 1 st Podium + 2 nd Podium + 1 st upper floors	12.95	545.38	04
Educational Building	No 1	Stilt + 1 st to 5 th upper floor	21.15	8,056.91	--
Business Office	No 1	Ground + 15 th upper floor	45.60	30,010.34	--
	No 2	Ground + 15 th upper floor	45.60	30,010.34	--
TOTAL BUA IN SQM				1,19,970.62	--

Viz:-

1. This permission/Commencement Certificate shall not entitle the applicant to build on land which is not in his ownership in any way;
2. This Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if –
 - (a) 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;
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with;
 - (c) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of Section 43 or 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 supersedes MMRDA's CC No. SROT/27 Villages/2501/BP/Usarghar-03/Vol-I/779/2016 dt 23/12/2016.
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. The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved.
7. 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.
8. 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.

9. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction.
10. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate above plinth level from MMRDA;
11. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/ Clearances such as CFO etc obtained/will be obtained/required to be obtained from the competent authorities for the proposed development on the land under reference;
12. The applicant shall develop RG areas and shall plant the required number of trees and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
13. The applicant shall submit notice for 'start of work' before commencement of construction in accordance to regulation 5.1 of sanctioned DCR of 27 villages Notified Area;
14. 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
15. The applicant shall install the Rain Water Harvesting System as per UDD's Notification No. TPB/432001/2133/CR-230/01/UD-11; Dt. 10/03/2005;
16. The applicant shall comply with MCGM'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;
17. The applicant shall pay the 'Building and Other Construction Labour Welfare Cess' to the Competent Authority and submit a copy of receipt to this office;
18. The applicant shall obtain all the necessary final NOCs/Completion Certificates/ clearances relating to water supply, sewerage, SWD, Tree, CFO etc. from KDMC and submit the same to MMRDA before applying for Occupancy Certificate for the buildings on the land under reference.
19. As soon as the development permission for the new construction is obtained, the owner/developer shall install 'Display Board' on a conspicuous place on site indicating following details:
 - a. Name and address of the owner/developer, architect and contractor;
 - b. Survey No./ City Survey No./ Ward No. of the land under reference, with description of its boundaries;
 - c. Order No. and date of grant of development permission issued by MMRDA;

- d. F.S.I permitted;
 - e. Address where the copies of detailed approved plans shall be available for inspection;
20. A notice in the form of advertisement giving all the details mentioned in 19 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
 21. The conditions of this certificate shall be binding not only on the applicant but also his/ her heirs, successors, executors, administrators and assignees and every person deriving title through or under him;
 22. The provisions in the proposals which are not conforming to applicable Development Control Regulations and other Acts are deemed to be not approved;
 23. The applicant will not take up any development activity on the aforesaid property till the court matter pending, if any, in any court of law, relating to this property is settled;
 24. Actual on site demarcation of the plot under reference is to be done through TILR by the owner prior to commencement of the construction on site;
 25. This approval has been issued by considering the present available access to the plot as depicted on plans submitted to MMRDA by Applicant/Architect for approval. The Applicant shall provide access from existing Manpada-Diva road through adjoining plot bearing 93 Pt & 109 Pt .The responsibility of peaceful, uninterrupted, continuous access and any further dispute with regards to the access road to the plot under reference vests with the Applicant and his Licensed Architect;
 26. The applicant shall permit the use of the internal access roads to provide access to an adjoining land;
 27. No new 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 has been granted by MMRDA;
 28. The Security Deposit shall be forfeited in case of non compliance/breach of any conditions of Regulations/Commencement Certificate or any other directions issued by MMRDA. The Security Deposit would be refunded without any interest only after satisfactory compliance to the various conditions stipulated in the development permission are made by the applicant;
 29. तहसिलदार, कल्याण यांच्या दिनांक 22/05/2016 मध्ये नमूद केल्याप्रमाणे, शासन निर्णय दिनांक 22/01/2016 मधील निर्देशानुसार महाराष्ट्र जमीन महसूल संहिता, 1966 चे कलम 42 अ (1) (अ) व (ब) च्या अनुषंगाने ज्या कोणत्याही व्यक्तीला जमिनीच्या वापरामधील बदलास परवानगी देण्यात आली असेल, त्याने असा वापरातील बदल सुरु केल्यापासून 30 दिवसांच्या आत या कार्यालयास लेखी कळविणे बंधनकारक आहे. तद्नंतर कलम 47 अ मध्ये नमूद केलेल्या दराप्रमाणे रुपांतरण कराचा आणि त्याबद्दल अकृषिक आकारणीचा भरणा करणे आवश्यक असून असा भरणा केल्यावर 30 दिवसांच्या कालावधीत सनद घेणे अनिवार्य आहे.
 30. तहसिलदार, कल्याण यांच्या दिनांक 22/05/2016 मध्ये नमूद केल्यानुसार, विषयांकीत मिळकतीबाबतचे कोणतेही

अभिलेख अथवा फेरफार हे कोणत्याही सक्षम न्यायालयाने रद्द केल्यास सदरची विनिश्चिती आपोआप रद्द झाले, असे समजणेत येईल, व त्याकरीता कोणतेही स्वतंत्र आदेश काढणेची आवश्यकता राहणार नाही;

31. The applicant shall comply all the conditions as mentioned in letter dated 22/05/2016 from Tehsildar, Kalyan;
32. The Development shall be strictly as per the stringent provisions between Draft DCR for 27 villages of Kalyan and Ambarnath Taluka published u/s 26(1) & submitted to the Govt. u/s 30(1) of MR & TP Act, 1966 and sanctioned DCR for 27 villages of Kalyan and Ambarnath Taluka published u/s 31(1) of MR & TP Act, 1966;
33. The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted/produced to MMRDA shall be considered to be authentic on the basis of the undertakings given by the Licensed Architect/Applicant/Developer;
34. MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect/land owner/POA holder etc and their successors who have approached MMRDA for the approval. MMRDA shall stand indemnified from any disputes and notarized undertaking shall be submitted by applicant within a week from the date of this Commencement Certificate;
35. Neither the granting of this permission nor the approval of the drawings and specifications, not the inspection, made by the officials during the development shall in any way relieve Owner/Architect/Structural Engineer/Developer of such Development from full responsibility for carrying out the work in accordance with the requirements of all applicable Acts/Rules/Regulations. That the conditions laid in this Commencement Certificate shall be binding not only on the applicant but also his/her heirs, successors, executors, administrators and assignees and every person deriving through or under him;
36. The development shall be strictly as per the MOEF Notification dt. 19/02/1991 as amended up-to-date. The applicant shall comply with all the conditions as mentioned in Environmental clearance dt 13/02/2017 by State Level Environment Impact Assessment Authority. Applicant shall not carry out any development on lands for which Environmental Clearance is not obtained from the Competent Authority. Also, the conditions of Environmental Clearance dated 13/02/2017 are binding on the applicant;
37. Applicant is required to submit "Consent for Establishment" from Maharashtra Pollution Control Board (MPCB) before start of any construction at the site;
38. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plans roads, amenity areas, development plan reservations etc demarcated from the TILR and accordingly submit a consolidated TILR map and get the same

verified with approved plans, from the Lands & Estate Cell of MMRDA, prior to requesting for issuance of CC beyond plinth.

39. In case any discrepancies are observed in the approved plans vis-à-vis the consolidated map issued by TILR which will affect the layout, buildings etc w.r.t to the requirements of DCRs or any conditions in the NOC's that are not submitted prior to this approval but are required to be or will be submitted subsequently (such as Railway, Highway, Electric Authorities for HT lines etc), the applicant will have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from MMRDA and only then proceed with construction accordingly.
40. The permissible built-up area will be restricted any time in future on the basis of the minimum of land areas considering the minimum internal lines of boundaries of the layout, consolidated TILR maps by survey of external boundaries for the proposed project, actual area in possession as per survey by TILR and the land area as per ownership documents.
41. Applicant shall submit the NOC for electric supply from competent electric authorities for development prior to requesting for CC beyond plinth
42. Applicant shall submit Water supply, Storm water drainage, Sewerage and Electric supply NOC's prior to requesting for CC beyond plinth.
43. Sub-Station shall be constructed for supply of Electricity to the proposed project as per the Electricity Company's requirements prior to issuance of Occupancy Certificate;
44. All the amenities, utilities, facilities and the road network shall be fully developed by the developer at his own cost. The amenities shall be in concurrence with stringent DCR of 27 villages of Kalyan and Ambarnath Taluka.
45. Amenities, Play grounds, Garden, Public Offices and staff quarters, Market, Parking lot reservations shall be handed over to the concerned authorities after development of building if required as specified by MMRDA along-with the appurtenant land and shall be conveyed to respective Authorities;
46. Occupancy Certificate will be granted only after satisfactory completion of all amenities and road network.
47. Applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, shall submit the same to MMRDA.
48. Regarding any disputes, MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
49. Applicant shall carry out the construction of all amenities parallel to construction of other buildings in the layout by obtaining CC from MMRDA;

50. The applicant should submit remarks, design, planning etc. from respective consultants for Third party certification for parking arrangement and maneuverability, Internal SWD, Internal Water works & Rain water harvesting, Internal drainage works, Internal Mechanical & Electrical, Structural design & plan showing the structural details for the proposed building, Detailed plan & design for Sewerage Treatment Plant from consultant, Internal road, Horticulture and Solid waste Management Plan prior to commencement of work on site.
51. The applicant should submit NOC from Tree-authority (in case of no tree cutting), External SWD, external water supply & NOC from Electrical Service Provider for full potential of the plot prior to application for Commencement Certificate beyond plinth.
52. 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.
53. The applicant should submit NOC from CFO for full potential of the plot prior to application for Commencement Certificate beyond plinth.
54. The applicant shall comply with all the conditions as mentioned in NOC dt 21/04/2017 by Dedicated Freight Corridor Corporation of India Ltd.
55. The applicant should obtain separate 7/12 extracts for R.G., DP Roads, DP reservations; amenities etc. and submit the same to MMRDA.
56. Adequate arrangements for disposing the Solid Waste shall be made for the entire Project on regular basis;
57. That adequate arrangement for drainage of the Storm Water shall be made and flow of natural water courses shall not be disturbed at any time;
58. The applicant shall provide for all the necessary facilities for the handicapped as required/ applicable for the buildings in the layout;
59. The applicant shall construct the Sewage Treatment Plant (STP) and shall be made operational before Occupation of the buildings;
60. The applicant shall sign the Memorandum of Understanding (MOU) with MMRDA as and when called upon by the MMRDA and pay the infrastructural Development Charges (IDC) or any other charges as approved by MMRDA in future for lands falling within KGC boundary and as ensured by architect in their undertaking dated 15/11/2016.
61. Applicant should submit NOC for Class-II land prior to requesting for CC above plinth for building type A (building 3), B (building 4), A (building 5) of Cluster –4
62. Applicant shall keep the marginal open spaces for building type A (building 3), B (building 4), A (building 5) of Cluster–4 permanently open and shall not use for any purposes

63. That Registered undertaking cum Indemnity Bond shall be submitted for abiding above conditions by applicant.

H. Yadav

Planner,
Planning Division, MMRDA

Enclosure: Drawing No. 1/68 to 68/68 (Total No. 68).

Copy to,

1. **Shri. S S Runwal,**
Director, M/s. Horizon Projects Pvt Ltd,
Runwal & Omkar Esquare, 5th Floor,
Opp Sion – Chunabhatti Signal,
Sion (E), Mumbai-400 02
2. **Architect Sandeep Prabhu,**
501, Ishkripa, Opp New Girls High School,
Ram Maruti Road, Thane (W) – 400 602
3. **The Collector,**
Collector Office, Thane..... As required u/s 45 of MR & TP Act, 1966.
4. **The Municipal Commissioner,**
Kalyan-Dombivli Municipal Corporation,
Shankarrao Chowk, Kalyan(W) – 421 301.....With reference to KDMC's letter No.
जा.क्र.कडॉमपा/‘इ’ प्रक्षे/कर ९२, dated
26/08/2016.



