



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SRO/BSNA/2501/BP/ITP – Anjur, Mankoli & Surai/ 561 /2018

Date: 06 APR 2018

COMMENCEMENT CERTIFICATE ABOVE PLINTH

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to **M/s. Ajitnath Hi-tech Builders Pvt. Ltd**, 216, 2nd floor, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai – 400 018 for the Proposed **Residential Buildings Above Plinth level of the “Integrated Township Project”** (As mentioned in Table - A below) on land bearing S.No 239 Part, 253 Part, 254 P, 254 P, 254 P, 254 P, 255/1A, 255/1B, 255/2, 255/3, 256, 263, 265/2, 265/3, 265/4P, 266, 269/3, 270 P, 270P, 270 P, 271, 272 P, 272 P, 272 P, 275 P, 276 P, 276 P, 276 P, 291 P, 293/1 & 298/3 of **Village Anjur**, S.No 41/6, 41/7, 41/9, 41/10 P, 45/3, 45/4, 45/5, 45/7, 47/3, 47/4P, 47/5, 48/1/1P, 49/1P, 51/1, 51/2, 52/1, 52/2, 53/A, 53/B, 53/C, 54/4, 54/5A, 54/5B, 54/5C, 55/10, 55/11P, 55/14, 55/15, 56/1P, 56/1B, 56/1P, 57/P, 57/P, 57/P, 58/P, 58/P, 60/2, 62, 63, 65/1, 66/2, 66/3, 66/4, 67/11 & 68/2P of **Village Mankoli** and S.No12/1, 12/3, 12/4, 12/15, 14/5, 14/6, 14/7, 14/8, 14/10P, 14/11, 14/12, 14/13P, 14/14, 14/15, 14/16, 14/17, 15/3, 15/4, 15/7, 15/8, 15/9, 15/11, 15/12, 17/1, 17/2, 19/1, 19/2, 19/3, 19/4, 21, 22/1P, 23, 24, 25/1/2, 25/2Pt 26/1P, 27/2, 28/14P, 34/1, 34/2P, 35/1P, 35/1P, 35/2, 37/3, 39/P, 40/7 & 40/8P, of **Village Surai, Taluka Bhiwandi, Dist. Thane** on gross plot admeasuring **449965.00 sq.m** with total permissible built up area of **449965.00 sq.m (FSI – 1.00)**. The details with regards to floors, height of the building, proposed built up area is as mentioned in the Table - A below and as depicted on Drawing Sheet (Total 03 Nos. of Sheet) on the following conditions:

| Table-A: Details of the proposed Buildings of the “Integrated Township Project” for which the Commencement Certificate Above Plinth Level is hereby granted: | | | | | | |
|---|-------------|----------------------|------------------------|------------------------------------|---|--------------------------|
| Cluster No. | Wing | Nos. of Floor | Height (In Mt.) | Construction Area (In Sq.m) | Proposed Built Up Area (In Sq.m) | Nos. of Tenements |
| 1.01 (CASA ECOPOLIS) | A | GR. FLR. | 3.35 | 508.68 | 349.00 | 4 |
| | B | GR. FLR. | 3.35 | 552.46 | 347.63 | 4 |
| TOTAL | 2 | | | 1061.14 | 696.63 | 8 |

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-
 1. 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;

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokharan Road No. 2, Majiwada, Thane (West) - 400 601
Tel. : (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in

- 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;
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. The building should not be occupied without obtaining Occupancy Certificate from MMRDA;
11. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/ Clearances;
12. The applicant shall develop RG areas and shall plant the required number of trees in the RG area as per DCR's of Bhiwandi Surrounding Notified Area (BSNA) before applying for Occupancy Certificate;
13. 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;

14. 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;
15. The applicant shall pay the 'Building and Other Construction Labor Welfare Cess' to the competent Authority and submit a copy of receipt to this office;
16. The applicant shall obtain all the necessary final NOCs/Completion Certificates/ clearances relating to water supply, sewerage, SWD, Tree, CFO etc. and submit the same to MMRDA before applying for Occupancy Certificate for the buildings on the land under reference.
17. All the conditions of Commencement Certificate dt. 22.01.2018 shall be binding on the applicant.



Planner

Planning Division, MMRDA

Copy with set of approved drawings bearing nos. 01/03 to 03/03.

1. **M/s. Ajitnath Hi-tech Builders Pvt. Ltd.**
216, 2nd floor, Shah and Nahar Industrial Estate,
Dr. E. Moses Road, Worli,
Mumbai – 400 018.
2. **Shri. Pradeep Kamble**
M/s. Pradeep M Kamble and Associates (Licensed Architect),
B-101, Jakh Bautera Complex,
Pandit Malviya Path, Ramnagar,
Dombivli, Thane.
3. **Copy forwarded to:**
The Collector,
Collector Office, Thane.
as required u/s 45 of MR & TP Act, 1966

