



# MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

## मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SROT/BSNA/2501/BP/Amended/ITP-Anjur, Mankoli & Surai/246 /2019.

Date:

13 FEB 2019

### 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 **M/s. Lodha Developers Pvt. Ltd (Formerly known as Ajitnath Hi-tech Builders Pvt. Ltd)**, 216, 2<sup>nd</sup> floor, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai – 400 018 for the Proposed **Residential & Commercial Buildings of the "Integrated Township Project"** ( As mentioned in Table below) on land bearing **S.No 239 Pt, 253 , 254 P, 254 Pt, 254 Pt, 254 Pt, 255/1A, 255/1B, 255/2, 255/3, 256, 263, 265/2, 265/3, 265/4Pt, 266,267/2 269/3, 270 Pt, 270Pt, 270 Pt, 270/4,271, 272 Pt, 272 Pt, 272 Pt, 275 Pt,275/B/Pt, 276 Pt, 276 Pt, 276 Pt, 291 ,291/A, 293/1, 293/3 298/3 of Village Anjur, S.No 14/1, 14/2, 14/7, 14/8, 15/5A, 15/6A, 15/6B, 31/7, 31/11, 31/13, 31/14, 36/1, 36/2A, 36/2B, 36/3, 36/7, 37/1, 37/5, 37/6, 38/5A, 38/7, 38/9A, 38/9B, 39/1, 39/2, 39/3, 39/5, 39/6, 40/6, 41/1, 41/3Pt, 41/4,41/5,41/6, 41/7, 41/9, 41/10 P, 45/3, 45/4, 45/4, 45/5, 45/7, 47/3, 47/4P, 47/5, 48/1/1P, 49/1P,49/4, 49/5,51/1, 51/2, 52/1, 52/2, 53/A, 53/B, 53/C, 54/4, 54/5A, 54/5B, 54/5C, 54/5D,55/7, 55/8,55/9, 55/10, 55/11P,55/12A, 55/14, 55/15, 56/1P, 56/1P, 56/1B, 56/1/D, 57/P, 57/P, 57/P, 58/P, 58/P, 60/2, 62, 63, 65/1, 66/1, 66/3, 66/4, 66/5, 67/9,67/11, 68/2P&69/7 of Village Mankoli and S.No12/1, 12/3, 12/4, 12/15, 14/5, 14/6, 14/7, 14/8,14/9, 14/10P, 14/11, 14/12, 14/13P, 14/14, 14/15, 14/16, 14/17, 15/1, 15/2/A, 15/3, 15/4, 15/6, 15/7, 15/8, 15/9, 15/11, 15/12,16/Pt,17/1, 17/2, 17/3, 18/1Pt,18/2, 18/4, 19/1, 19/2, 19/3, 19/4, 20, 21, 22/1/Pt, 22/1Pt,22/2, 23, 24, 25/1A,25/1/2, 25/2Pt, 25/2Pt, 26/1P, 27/1Pt, 27/2, 28/8A, 28/11, 28/12,28/13, 28/14, 28/14B,28/15, 28/16Pt, 29/2, 31/1, 31/2,31/3,34/1, 34/2P, 35/1A, 35/1Pt, 35/1P, 35/2, 36/2, 36/3, 36/4, 36/5, 36/6, 36/9,36/10Pt,36/12, 37/2Pt,37/3, 37/6, 37/12, 38/8,39/Pt, 39/0Pt, 40/3, 40/7, 40/8Pt, 40/8Pt, 40/10, 40/11, 40/14, 40/17, 40/21, 40/23, 40/27& 40/38 of Village Surai Taluka Bhiwandi Dist. Thane.` on gross plot admeasuring **512399.40 sq.m** with total permissible built up area of **871078.98 sq.m (FSI – 1.70)** and proposed built up area of **563904.75 sq.m (FSI – 1.10)** as depicted on Drawing Sheet (Total 52 Nos. of Sheet) on the following conditions:**

**Table: (Indicating the details of New Buildings for which Commencement Certificate is hereby granted up to Plinth Level Only for the Integrated Township Project:**

SECTOR	CLUSTER NO.	WING	Category of Approval	NOS OF FLOOR	HT. IN MTR	BUA IN SQ.M.	Remarks
A	1.01 ECOPOLIS	A	Amended beyond Plinth CC	G + 23	70.05	6974.88	
		B	Amended beyond Plinth CC	G + 19	58.45	6381.05	
	1.03 (TIARA)	A	Amended beyond Plinth CC	G + 19	58.45	5630.03	
		B	Amended beyond Plinth CC	G + 19	58.45	5597.64	
		C	Amended beyond Plinth CC	G + 19	58.45	5630.03	
		D	CC upto Plinth	G + 19	58.45	5630.03	
		E	CC upto Plinth	G + 19	58.45	5505.87	
		F	CC upto Plinth	G + 19	58.45	5630.03	
		G	Amended upto plinth CC	G + 19	58.45	6587.41	Cluster 1.02 deleted. Wing A, B & C of the said cluster renamed to Cluster 1.03 Wing G, H & I
		H	Amended upto plinth CC	G + 19	58.45	6587.41	
		I	Amended upto plinth CC	G + 19	58.45	6587.41	
	1.04	A	Amended upto plinth CC	G + 19	58.45	5630.03	
		B	Amended upto plinth CC	G + 19	58.45	5630.03	
		C	Amended upto plinth CC	G + 19	58.45	5630.03	
	<b>SUB-TOTAL</b>	<b>14</b>				<b>83631.88</b>	
B	2.01 (TREETOPS)	A	Amended beyond Plinth CC	G + 19	58.45	5629.31	
		B	Amended beyond Plinth CC	G + 19	58.45	5669.46	
		C	Amended beyond Plinth CC	G + 19	58.45	5639.73	
		C1	Amended beyond Plinth CC	G + 19	58.45	5629.31	
		C2	Amended beyond Plinth CC	G + 19	58.45	5689.46	
		D	Amended beyond Plinth CC	G + 19	58.45	5629.14	
		E	Amended beyond Plinth CC	G + 19	58.45	5689.46	
		F	Amended beyond Plinth CC	G + 19	58.45	5639.90	
	2.02 (GREENVILLE)	A	Amended beyond Plinth CC	G + 19	58.45	5695.64	
		B	Amended beyond Plinth CC	G + 19	58.45	5629.31	
		C	Amended beyond Plinth CC	G + 19	58.45	5819.88	
		D	Amended beyond Plinth CC	G + 19	58.45	5629.31	
		E	Amended beyond Plinth CC	G + 19	58.45	5819.88	
		E1	Amended beyond Plinth CC	G + 19	58.45	5639.90	
		F	Amended beyond Plinth CC	G + 19	58.45	5639.90	
		G	Amended beyond Plinth CC	G + 19	58.45	5829.00	
		H	Amended beyond Plinth CC	G + 19	58.45	5639.90	
		I	Amended beyond Plinth CC	G + 19	58.45	5829.00	
	3.01 (SERENO)	A1	Amended upto plinth CC	G + 19	58.45	6595.43	Cluster 3.01 Wing C renamed as Wing A1
		A	Amended beyond Plinth CC	G + 19	58.45	6560.82	
B		Amended beyond Plinth CC	G + 19	58.45	6595.43		

		B1	Amended beyond Plinth CC	G + 19	58.45	6604.49	
		D	Amended beyond Plinth CC	G + 19	58.45	5771.13	
		E	Amended beyond Plinth CC	G + 19	58.45	5832.19	
	3.02	A	Amended upto plinth CC	G + 19	58.45	6604.49	Buildings of earlier approved Cluster 3.04 Wing A & B renamed as Cluster 3.02 Wing A & B.
		B	Amended upto plinth CC	G + 19	58.45	6604.49	
		C	CC upto Plinth	G + 19	58.45	6604.49	
		D	CC upto Plinth	G + 19	58.45	6604.49	
		E	CC upto Plinth	G + 19	58.45	6604.49	
		<b>SUB-TOTAL</b>	<b>29</b>				
C	3.03 (WOODLAND)	A	Amended upto plinth CC	G + 19	58.45	6604.49	Buildings of earlier approved Cluster 3.02 Wing A & B renamed as Cluster 3.03 Wing A & B
		B	Amended upto plinth CC	G + 19	58.45	6604.49	
		C	CC upto Plinth	G + 19	58.45	6604.49	
		D	CC upto Plinth	G + 19	58.45	6604.49	
		E	CC upto Plinth	G + 19	58.45	5515.29	
		F	Amended upto plinth CC	G + 19	58.45	5562.09	
		G	Amended upto plinth CC	G + 19	58.45	5771.13	
		H	Amended upto plinth CC	G + 19	58.45	5688.20	
		I	Amended upto plinth CC	G + 19	58.45	5771.06	
		J	CC upto Plinth	G + 19	58.45	5832.19	
	4.01(A)	A	Amended upto plinth CC	G + 19	58.45	5771.06	
	4.01(B)	E	CC upto Plinth	G + 19	58.45	5771.06	
		F	CC upto Plinth	G + 19	58.45	5771.06	
		G	CC upto Plinth	G + 19	58.45	5771.06	
	4.02	A	Amended upto plinth CC	G + 19	58.45	5771.06	
	4.03	A	Amended upto plinth CC	G + 19	58.45	6604.49	
		B	Amended upto plinth CC	G + 19	58.45	6604.49	
		C	Amended upto plinth CC	G + 19	58.45	6604.49	
		D	Amended upto plinth CC	G + 19	58.45	6604.49	
		E	Amended upto plinth CC	G + 19	58.45	6604.49	
		F	Amended upto plinth CC	G + 19	58.45	6604.49	
	4.04	A	Amended upto plinth CC	G + 19	58.45	6604.49	
		B	Amended upto plinth CC	G + 19	58.45	6604.49	
		<b>SUB-TOTAL</b>	<b>24</b>				<b>148853.63</b>
D	5.01 (LIG)	A + B	Amended upto plinth CC	G + 14	43.95	17295.44	Cluster 5.02 Wing A renamed and subdivided as Cluster 5.1 Wing A + B & C
		C	Amended upto plinth CC	G + 14	43.95	10513.77	
	5.02 (LIG)	D + E	CC upto Plinth	G + 2	9.15	4186.71	
	5.03 (EWS)	A	CC upto Plinth	G + 14	43.95	8002.25	Cluster 5.01 Wing A, B & C removed and new Cluster 5.03 Wing A & B added
		B	CC upto Plinth	G + 14	43.95	7384.57	

	<b>SUB-TOTAL</b>	<b>5</b>				<b>47382.74</b>	
	5.05	A	CC upto Plinth	G + 19	58.45	6604.49	
		B	CC upto Plinth	G + 19	58.45	6604.49	
		C	CC upto Plinth	G + 19	58.45	6604.49	
	<b>SUB-TOTAL</b>	<b>3</b>				<b>19813.47</b>	
<b>E</b>	6.01	A	Amended upto plinth CC	G + 19	58.45	5771.06	Earlier approved Cluster 6.01 & 6.02 are merged and renamed as Cluster No. 6.01. Also Wing D, E & F are newly proposed.
		B	Amended upto plinth CC	G + 19	58.45	5771.06	
		C	Amended upto plinth CC	G + 19	58.45	5771.06	
		D	CC upto Plinth	G + 19	58.45	5771.06	
		E	CC upto Plinth	G + 19	58.45	5771.06	
		F	CC upto Plinth	G + 19	58.45	5771.06	
		G	Amended upto plinth CC	G + 19	58.45	5771.06	
		H	Amended upto plinth CC	G + 19	58.45	5771.06	
		I	Amended upto plinth CC	G + 19	58.45	5771.06	
		J	Amended upto plinth CC	G + 19	58.45	5771.06	
		K	Amended upto plinth CC	G + 19	58.45	5771.06	
		L	Amended upto plinth CC	G + 19	58.45	5771.06	
		M	Amended upto plinth CC	G + 19	58.45	5771.06	
		N	Amended upto plinth CC	G + 19	58.45	5771.06	
	<b>SUB-TOTAL</b>	<b>14</b>				<b>80794.84</b>	
<b>TOTAL RESIDENTIAL FOR SALE</b>		<b>84</b>				<b>506463.25</b>	
<b>TOTAL RESIDENTIAL FOR SOCIAL HOUSING</b>		<b>5</b>				<b>47382.74</b>	
<b>TOTAL RESIDENTIAL DEVELOPMENT</b>		<b>89</b>				<b>553845.99</b>	
<b>A</b>	CLUB HOUSE	Amended up to plinth	G + 1	9.00	4429.28	Town Hall renamed as Club House	
	MLCP 01	Amended up to plinth	G + 11	31.20	0.00	Basement of MLCP 01 removed	
	MLCP 01 (Sub-Station)	Amended up to plinth			0.00		
	MLCP 01 (STP 01)	Amended up to plinth			0.00		
	<b>SUB-TOTAL A</b>					<b>4429.28</b>	
<b>B</b>	POLICE STATION	No amendment	G + 1	8.10	514.46		
	SECTOR CLUB 1	CC up to plinth	GROUND	4.50	206.51		
	SECTOR CLUB 2	CC up to plinth	GROUND	4.50	206.51		
	MLCP 02	Amended up to plinth	G + 11	31.60	0.00	Basement & Retail of MLCP 02 removed	
	MLCP 02 (Sub-Station)	Amended up to plinth			0.00		
	MLCP 02 (STP 02)	Amended up to plinth			0.00		
	<b>SUB-TOTAL B</b>					<b>927.48</b>	
<b>C</b>	SCHOOL 01 (PS - 1)	No amendment	G + 3 Part	15.05	3867.27		
	FIRE STATION	Amended up to plinth	G + 1	6.20	212.56	Configuration of Fire Station amended	
	FIRE STATION (RESI. BLDG.)	Amended up to plinth	G + 2	9.00	478.17		
	BURIAL GROUND	No amendment	GROUND	3.95	72.00		

	<b>SUB-TOTAL C</b>				<b>4630.00</b>	
<b>F</b>	MLCP 03	Amended up to plinth	GROUND	31.60	0.00	Location of MLCP 03 changed
	<b>SUB-TOTAL F</b>				<b>0.00</b>	
<b>D</b>	CREMATION GROUND	No amendment	GROUND	3.95	72.00	
	<b>SUB-TOTAL D</b>				<b>72.00</b>	
<b>TOTAL NON-RESIDENTIAL DEVELOPMENT (A+B+C+D+F)</b>					<b>10058.76</b>	
<b>GRAND TOTAL OF DEVELOPEMENT (RESIDENTIAL + NON-RESIDENTIAL)</b>					<b>563904.75</b>	

**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.
6. The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved.