



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No.SROT/BSNA/2501/BP/KON-36/Vol-I/1814/2016.

Date: 28 SEP 2016

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 Shri. Sachin Arun Patil and other (P.O.A.H), Patil House, Near Old Grampanchayat Office, Kon Village, Taluka Bhiwandi, District-Thane for the proposed Residential building up to plinth level only on land bearing S.No.8, H.No 7 at Vill. Kon, Tal-Bhiwandi, Dist-Thane on plot admeasuring 960 Sqm with net plot area admeasuring 878.34 Sqm with buildable plot area of 878.34 Sqm, permissible built up area of 878.34 Sqm (FSI - 1.00) and proposed built up area of 849.68Sqm (FSI - 0.97) as depicted on Drawing Sheet (Total 1 No.) on the following conditions:

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 is renewable every year but such extended period shall in no case exceed three years, after which it shall lapse provided further that if construction is not completed up to plinth level or where there is no plinth, up to upper level of basement or stilt, as the case may be, on the subject land within the period of one year from the date of issuance of Commencement Certificate or in the year for which renewal as per section 48 of MR & TP Act, 1966 is taken, it shall be necessary for the applicant to make application for fresh permission;
5. 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;

6. Any development carried out in contravention of the Commencement Certificate is
Sub Regional Office - 1st Floor, Balkum Fire Brigade Station Building, Thane - Bhiwandi Road, Balkum, Thane (W) - 400 508.

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liable to be treated as unauthorised 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 unauthorised development is treated as a cognizable offence and is punishable with imprisonment apart from fine;

7. As soon as the development permission for 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, architect and contractor;
 - b. License No. of the licensed Architect/Surveyor;
 - c. Name of the developer and his address, where the developer is a firm, the name of the firm and its address;
 - d. Survey No. /Hissa No. and Name of the Village along with description of its boundaries;
 - e. Number and date of development permission and commencement certificate granted by MMRDA;
 - f. Area under building project, F.S.I. consumed;
 - g. U.L.C. Clearance Certificate;
 - h. Address where copies of detailed approved plans shall be available for inspection;
8. A notice in the form of advertisement giving³all the details mentioned in 7 above shall also be published in two widely circulated newspapers one of which should be in Marathi language.
9. The provisions in the proposals which are not conforming to applicable Development Control Regulations and other Acts are deemed to be not approved;
10. 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;
11. 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;
12. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction;
13. The applicant shall obtain No Objection Certificate from Competent Fire Authority as approved by the Fire Adviser to the Government of Maharashtra prior to issuance of Occupation Certificate;
14. The applicant shall provide, at his own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority (Internal access, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangements of collection and disposal of solid waste, Rain Water Harvesting, reuse and recycling of waste water) before applying for Occupancy Certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to MMRDA's satisfaction;
15. 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 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;

16. The applicant shall permit the use of the internal access roads to provide access to an adjoining land;

17. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate beyond plinth from MMRDA;

18. 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;

19. 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;

20. The applicant shall pay the Labour Cess to Competent Authority as per Govt. Resolution Resolution No. शीर्ष/२००९/५.३.१०८/कारण-७९, dt. 17/06/2010;

21. As per the directions of the Government by decision Dt. 22/08/2014, the applicant shall commence work on site only after obtaining all the necessary required permissions and within Thirty days of the same it shall be binding on the applicant to inform in writing to the Village Officer and the Tahsildar. Further, it is also binding on the applicant to deposit the required 'Conversion Tax' for the use of land and obtain 'Sanad' in the prescribed format within stipulated period from the Competent Revenue Officer.

22. Based on the present available records, Tahsildar Bhiwandi has issued letter Dt. 11/04/2016 as per the provisions of section 157 of Maharashtra Land Revenue Code, 1966. Further, if the 'Record' or 'Mutation Entry' of the land under reference is cancelled by any Competent Court, then the above said letter Dt. 11/04/2016 shall deemed to be cancelled and there is no necessity to issue separate Order in this regard.

23. The applicant shall comply all the conditions as mentioned in letter dated 11/04/2016 from office of Tahsildar Bhiwandi

To,

1. Shri. Sachin Arun Patil and Other (P.O.A.H),
Patil House, Near Old Grampanchayat Office,
Kon Village, TalukaBhiwandi,
District-Thane

Residing
Planner, MMRDA.

2. Shri: Avinash Ankush Gawale (Architect),
Office No. 25, 1st floor,
Mahaveer Shopping Centre,
Agra Road, ShivajiChowk, Kalyan (W) - 421 301

3. Copy forwarded to:
The Collector,
Collector Office, Thane,
as required u/s 45 of MR & TP Act, 1966.