



No.SROT/BSNA/2501/BP/Shelar-05/71 /2012

Date: **12 SEP 2012**

**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. Ashwinkumar Jain & Other (P.O.A.H), Partners, Panacea Developers, G -59, Sai Arcade, Near St. Mary's School, P.K. Road, Mulund (W), Mumbai - 400080 to the proposed development upto plinth level only for Residential Building on land bearing S.No 5, H.No.1/4 &1/5 of village Shelar, Tal. Bhiwandi, Dist. Thane on Plot area of 9647.04 sq.m with net plot area of 9017.04 sq.m and maximum permissible built up area of 1803.40 sq.m. (FSI - 0.20) and proposed built up area of 1658.50 sq.m. (FSI-0.18) as depicted on Drawing nos.1 & 2 (Total 2 Drawings) 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 there of 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 upto plinth level or where there is no plinth, upto 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 CC 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 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;
7. As soon as the development permission for new construction is obtained, the owner/developer shall install a "Display Board" on a conspicuous place on site indicating following details :-