

No. SROT/BSNA/2501/BP/Kopar-Kalher-01/ **११११** /2020.

 Date: **16 OCT 2020**
AMENDED COMMENCEMENT CERTIFICATE UPTO PLINTH
Read with: Commencement Certificate No. SROT/BSNA/2501/BP/Kopar-Kalher-01/1647/2019 dated 27/08/2019

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to **Shri Deepak Goradia, Director, Adrika Developers Pvt. Ltd., Lawrence & Mayo House, 1st Floor, 276, Dr. D. N. Road, Fort, Mumbai - 400 001** for **Amendment of CC Up to plinth level of Residential cum Commercial buildings A1, A2, A3, A4, B1, B2, C, D1, D2, D3, D4; Commencement Certificate (CC) upto plinth for proposed development of residential buildings A1, A2, A3, A4, B2, C, D1, D2, D3, D4 for upper floors and Commencement Certificate (CC) upto plinth for proposed development of Residential & Commercial Buildings D5 & Commercial Building up to plinth level only (As mentioned in Table No.2 below) on land bearing S. No. 5/4, 5/7, 5/8, 5/11, 5/12, 5/15, 7/1, 7/2, 7/3, 7/4, 7/5, 7/6, 7/7, 7/8, 7/9, 7/10, 7/11, 7/12, 7/13, 7/14, 7/15, 7/16, 7/18, 7/19, 7/20, 7/20A, 7/20B, 7/22, 7/23A, 7/24, 7/25, 7/26, 7/27, 7/28, 7/29A, 7/29B, 8/1A, 8/2B, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7A, 9/7B, 9/8, 9/9, 9/10, 9/11, 10/1, 11/1, 11/2, 11/3, 11/4, 11/5, 11/6, 11/7, 11/8, 11/8A, 11/8B, 11/8C, 11/9, 11/10, 11/11, 11/12, 11/13, 11/14, 11/15, 11/16, 11/17, 11/18, 11/19A, 11/19B, 11/20, 11/21, 11/22, 11/23, 11/25, 12/1, 12/2, 12/3, 12/4, 12/5, 12/5A, 12/6, 12/8, 12/9, 12/10, 12/11, 12/13, 12/14, 12/15, 12/18, 12/19pt, 13/1, 13/2, 13/5, 13/6, 13/7, 13/8, 65/B at village Kopar and S.No. 245/9pt, 246/1C, 246/2B, 247/1pt, 247/2A, 247/2B, 247/2C, 247/4A, 247/4B, 247/5, 247/7/A/1pt, 247/7/B, 247/8, 247/9A, 247/10pt, 247/12pt, 247/13A, 247/13B/1, 247/14pt, 247/15pt, 247/17pt, 247/18, 247/19, 247/20 at village Kalher, Taluka-Bhiwandi, District-Thane for Gross Plot Area, Net Plot Area, BUA & FSI as mentioned in Table No. 1 Below.**

Table No. 1
BUA & FSI for CC upto Plinth only:

Sr. No.	Description	Affordable Housing Zone -Residential (Area in Sqm.)	Commercial Zone (Area in Sqm.)	Total
1	Gross Plot Area	-	-	81,254.00
2	Net Plot Area	50442.77	9674.75	60117.52
3	Total Permissible FSI [Permissible utilization of TDR (i.e. 0.40) is not considered in total permissible FSI]	1.55 [Base FSI (0.95) + Additional FSI on Payment of Premium (0.60)]	0.95	-
4	Permissible BUA	78186.29	9191.01	87377.30
a)	As per Basic FSI (0.95)	47920.63	9191.01	47920.63
b)	As per Additional FSI on Payment of Premium (0.60)	30265.66	00.00	30265.66
5	Proposed BUA	77345.6	6582.93	83928.53
6	FSI Consumed	1.53	0.68	-

Mumbai Metropolitan Region Development Authority

Sr. No.	Description	Affordable Housing Zone -Residential (Area in Sqm.)	Commercial Zone (Area in Sqm.)	Total
7	Balance BUA	840.69	2608.08	3448.77

Table No. 2

Indicating the details of building for which permission is hereby granted for Commencement of development upto plinth level for proposed development of Residential & Commercial Building.					
Use	Type	Nos of Storey	Height in Meter	BUA area in sqm	No. of Tenements
Residential	A1	Stilt + 20 Upper Floors	60.00	8662.05	235
	A2	Stilt + 20 Upper Floors	60.00	8662.05	235
	A3	Stilt + 20 Upper Floors	60.00	8083.52	215
	A4	Stilt + 20 Upper Floors	60.00	8083.52	215
	B1	Stilt/ Ground + 20 Upper Floors	60.00	8832.87	235
	B2	Stilt /Ground + 20 Upper Floors	60.00	8831.87	235
	C	Stilt	3.00	0	0
	D1	Stilt/ Ground + 12 Upper Floors	37.20	5404.30	142
	D2	Stilt /Ground + 12 Upper Floors	37.20	5404.30	142
	D3	Stilt / Ground + 17 Upper Floors	51.45	7539.68	200
	D4	Stilt /Ground + 17 Upper Floors	51.45	7539.68	200
	D5	Stilt /Ground	3.00	302.76	0
Total Residential & Commercial BUA in Affordable Housing Zone				77345.60	2054
Total Residential BUA in Affordable Housing Zone				76050.32	2054
Total Commercial BUA in Affordable Housing Zone				1295.28	63
Commercial	Commercial Building	Basement + Stilt / Ground + 6 Upper Floors	32.40	6582.93	-
Total Commercial BUA in Commercial Zone				6582.93	-
TOTAL BUA IN SQM				83928.53	2054

The Commencement Certificate upto plinth is granted 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 such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional & Town Planning Act, 1966.
 5. The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved.
 6. 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.
 7. 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.
 8. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction.
 9. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate above plinth level from MMRDA;
 10. 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;
 11. 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.
 12. The applicant shall submit notice for 'start of work' before commencement of construction in accordance to regulation 5.1 of sanctioned DCR of Bhiwandi Surrounding Notified Area;
 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 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;
 16. The applicant shall pay the welfare cess applicable as per the Building and Other Construction Workers Act, 1996 to "Maharashtra Building and Other Construction Workers Welfare Board,

Mumbai" at their Bank of India Account No. 004220110000153 and submit a copy of receipt to this office.

17. The applicant shall obtain all the necessary final NOCs/Completion Certificates/ clearances relating to water supply, sewerage, SWD, Tree, CFO etc. from competent authority and submit the same to MMRDA before applying for Occupancy Certificate for the buildings on the land under reference.
18. Existing structures are to be demolished before applying for Occupation Certificate.
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 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. 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;
30. 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;
31. 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;
32. 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.
33. 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.
34. 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.
35. Applicant shall submit Water supply, Storm water drainage, Sewerage and Electric supply NOC's prior to requesting for CC beyond plinth.
36. The Electric 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;
37. All the amenities, utilities, facilities and the road network within the layout shall be fully developed by the developer at his own cost.
38. 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;

39. Occupancy Certificate will be granted only after satisfactory completion of all amenities and road network.
40. Applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, shall submit the same to MMRDA.
41. Regarding any disputes, MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
42. Applicant shall carry out the construction of all amenities parallel to construction of other buildings in the layout by obtaining CC from MMRDA;
43. 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.
44. 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.
45. 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.
46. The applicant should submit NOC from CFO for full potential of the plot prior to application for Commencement Certificate beyond plinth.
47. The applicant should submit Highway NOC from competent authority prior to commencement of work.
48. The applicant should obtain separate 7/12 extracts for R.G., DP Roads, DP reservations; amenities etc. and submit the same to MMRDA.
49. Adequate arrangements for disposing the Solid Waste shall be made for the entire Project on regular basis;
50. 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;
51. The applicant shall provide for all the necessary facilities for the handicapped as required/ applicable for the buildings in the layout;
52. The applicant shall construct the Sewage Treatment Plant (STP) and shall be made operational before Occupation of the buildings;
53. That Registered undertaking cum Indemnity Bond shall be submitted for abiding C.C. conditions by applicant.
54. Applicant shall obtain Sanad after payment of all dues to the Revenue Department before Occupancy Certificate;
55. All applicable conditions of the Revenue & Forest Department's Maharashtra Ordinance No. II of 2017 published in the Maharashtra State Gazette on 05/01/2017 shall be binding on the applicant.
56. No development of any kind shall be carried out by the applicant without obtaining NOC

from, Khar Land Development Circle, Thane.

57. The payment as per schedule of installment granted by MMRDA shall be made as follows:

Installments	1 st Installment	2 nd Installment	3 rd Installment	4 th Installment	5 th Installment
		10%	22.50%	22.50%	22.50%
Due date of Installment	Paid	15/10/2021	15/10/2022	15/10/2023	15/10/2024
Total Installment due in Rs.	55,57,841	1,67,56,890	1,56,93,953	1,46,31,016	1,35,68,079

58. C.C. for Building type D1 (1st Floor to 12th Floor) and Building type D2 (5th Floor to 12th Floor) is restricted till the complete payment of premium for additional F.S.I. and enclosed balcony fees as per the schedule of installment granted by MMRDA is made as above.


16.10.2020
(Bhushan Halwane)
Planner,
Planning Division, MMRDA

Enclosure: Drawings 1/23to 23/23 (Total No. 23 drawings)

Copy to

- ✓ **Shri Deepak Goradia, Director, Adrika Developers Pvt. Ltd.,**
Lawrence & Mayo House, 1st Floor, 276, Dr. D. N. Road,
Fort, Mumbai -400 001
- Mrs. Devyani S. Khadilkar (Architect),** M/s. Spaceage Consultant,
Shop no. 15, B-106, Natraj Building, Shiv Shrishti Complex, M.G. Link Road,
Mulund- W, Mumbai-400080
- The Collector, Collector Office, Thane.....** As required u/s 45 of MR & TP Act, 1966.

