

No. SROT/Growth Centre/2401/BP/ITP-Usarghar-Gharivali-Sagaon-01/
 Site-A /Vol-XXVI/383/2021

Date:

12 APR 2021

AMENDED COMMENCEMENT CERTIFICATE (SITE-A)

To,

✓ **Shri. Subodh S. Runwal, Director,**
 M/s. Runwal Residency Pvt. Ltd.,
 Runwal & Omkar E-square, 4th Floor,
 Opp. Sion – Chunabhatti Signal, Sion (E), Mumbai-400 022

Sir,

With reference to your application for the grant of sanction of Amended C.C. as per UDCPR under Section 44 of The Maharashtra Regional and Town Planning Act, 1966, to carry out development work on land under reference. Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to you for the proposed development of Site-A (plot area 115 Acres) within the proposed Integrated Township Project (ITP) (as mentioned in Tables below) on lands bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5/A, 45/5/B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47/0, 49/0, 50/0, 51/0, 52/1, 52/2, 53/1A, 53/1B, 53/2A, 53/2B, 53/3A, 53/3B, 94/0 of Village Usarghar, Taluka-Kalyan, Dist- Thane S. Nos. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10/0, 11/0, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13/0, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15/0, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18/0, 19/0, 22/0, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40/0, 41/1A, 41/1B, 41/2, 41/3, 41/4, 42/2, 44/1, 44/2, 44/3, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 44/20, 49/0, 50/1, 50/2, 50/3, of Village Gharivali, Taluka-Kalyan, S. Nos. 67/1 of Village Sagaon, Taluka-Kalyan, Dist-Thane on Plot area of 4,64,428.00 sqm. [Out of the total ITP plot area of 5,33,750 sqm (53.3750 Ha.)] with now Proposed BUA of Sale Component (including Base & Premium FSI) of 5,60,144.48 sqm. (Including Sale Res. Component + Sale Economic Activity Component), BUA of Social Housing Component of 55,572.77 sqm and proposed BUA based on Ancillary Area FSI is 81,153.59 sqm having **total proposed BUA of 6,96,870.84 sqm (in Site-A) as against the Total Entitlement Potential of Site-A of this ITP as per UDCPR is 12,84,642.08 sqm** [including Base BUA of 4,64,428.00 sqm (Base FSI-1.0), Premium BUA of 3,18,597.61 sqm (Premium BUA after deducting the premium component of 2% Amenity Plot) (Premium FSI-0.70), Ancillary area FSI of 5,01,616.47 sqm (at 60% of Residential Component & 80% Non-Residential Component)] as depicted on the total drawing 23 nos. shown in the built-up area table as mentioned below:

Mumbai Metropolitan Region Development Authority

File No.34-21013/10/2021-SRO THANE

Table-1 - Indicating the details of buildings for which Amended Commencement Certificate as per UDCPR is now hereby granted for Site-A (Area 115 Acre) (Owner M/s. Runwal Residency Pvt. Ltd.) [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Height (In M.)	No. of Wings	Base BUA	Ancillary area FSI	Total BUA (In Sq.M.)	No. of Tenements
Residential User (Phase-3)	Building - 29	Stilt + 1 st to 32 nd Floor	96.0	1	13,289.01	7,973.41	21,262.42	376
	Building - 30		96.0	1	12,673.36	7,604.02	20,277.38	313
Residential User (Phase-4)	Building - 31	Basement + Stilt + 1 st to 32 nd Floor	96.0	1	13,925.41	8,355.25	22,280.66	314
	Building - 32		96.0	1	13,397.98	8,038.79	21,436.77	314
	Building - 33		96.0	1	13,397.98	8,038.79	21,436.77	314
	Building - 34		96.0	1	13,925.41	8,355.25	22,280.66	314
	Building - 35		96.0	1	13,925.41	8,355.25	22,280.66	314
	Building - 36		96.0	1	13,397.98	8,038.79	21,436.77	314
	Building - 37		96.0	1	13,397.98	8,038.79	21,436.77	314
	Building - 38		96.0	1	13,925.41	8,355.25	22,280.66	314
Total Sale Component (Residential).....(A) =				10	1,35,255.93	81,153.59	2,16,409.52	3201

Note: As requested by applicant by email dated 07/04/2021, CC is now hereby granted for B. No. 29 & 30 in Phase-3 (BUA = 41,539.80 sqm) and B. No. 31 & 32 in phase-4 (BUA = 43,717.43 sqm). Therefore total BUA for B. No. 29 to 32 is 85,257.23 sqm. And CC of B. No. 33 to 38 is restricted in lieu of Ancillary area FSI BUA i.e. 81,153.69 sqm. till the payment of premium as mentioned in MMRDA's Demand letter dated 07/04/2021.

Table-2 - Indicating the details of buildings for which Amended Commencement Certificate (upto plinth level) was already granted for Shopping Arcade for Site-A (Area 115 Acre) (Owner M/s. Runwal Residency Pvt. Ltd.) [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Height (In M.)	No. of Wings	Total Area (In Sq.M.)	No. of Tenements
(Economic Activity Component) Commercial User	Shopping Arcade	Basement + Ground Floor + 1 st to 3 rd Floors	17.25	1	16,208.53	---
Total for Sale Economic Activity Component) Commercial User.....(B) =					16,208.53	---

Table-3 - Indicating the details of buildings for which Amended Commencement Certificate (above plinth level) was already granted for Phase-1 & 2 of Site-A (Area 115 Acre) (Owner M/s. Runwal Residency Pvt. Ltd.) [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Height (In M.)	No. of Wings	Total Area (In Sq.M.)	No. of Tenements
Residential User (Phase-1 & 2)	Building - 1 (Type A)	Stilt + 1 st to 23 rd Floors.	69.90	1	10,675.20	179
	Building - 2 (Type B1)		69.90	1	8,336.85	134
	Building - 3 (Type C1)		69.90	1	8,214.28	179
	Building - 4 (Type B2)		69.90	1	8,316.34	134
	Building - 5 (Type D1)		69.90	1	10,555.34	179
	Building - 6 (Type C2)		69.90	1	8,214.28	179
	Building - 7 (Type D2)		69.90	1	10,555.34	179
	Building - 8 (Type B1)		69.90	1	8,316.34	134
	Building - 9 (Type C1)		69.90	1	8,214.28	179
	Building - 10 (Type B2)		69.90	1	8,336.85	134
	Building - 11 (Type D1)		69.90	1	10,555.34	179
	Building - 12 (Type E)		69.90	1	7,393.19	134
	Building - 16 (Appendix-F as per		69.90	1	8,100.77	180

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	UDCPR Submitted by Architect)					
	Building - 17		69.90	1	6,901.17	134
	Building - 18		69.90	1	7,440.83	134
	Building - 19		69.90	1	8,133.71	180
	Building - 20		69.90	1	7,444.63	134
	Building - 21		69.90	1	6,923.70	134
	Building - 22		69.90	1	6,050.32	134
	Building - 23		69.90	1	10,062.29	180
Total for Sale Component (Residential)					(C) = 1,68,741.05	3133

Table-4 - Indicating the details of buildings for which Amended Commencement Certificate (upto plinth level) was already granted for Phase-2, 3 & 4 of Site-A (Area 115 Acre) (Owner M/s. Runwal Residency Pvt. Ltd.) [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Height (In M.)	No. of Wings	Total Area (In Sq.M.)	No. of Tenements
Residential User (Phase-2)	Building -13	Stilt + 1 st to 23 rd Floors	69.90	1	7,481.93	134
	Building -14		69.90	1	10,529.30	179
	Building -15		69.90	1	7,979.33	134
Residential User (Phase-3)	Building -24	Stilt + 1 st to 23 rd + Fire Check Floor + 24 th to 32 nd Floor	98.40	1	19,924.74	346
	Building -25		98.40	1	16,546.04	314
	Building -26		98.40	1	16,502.70	311
	Building -27		98.40	1	16,502.70	311
	Building -28		98.40	1	16,546.04	314
Total Sale Component (Residential).....					(D) = 1,12,012.78	2043

Table-5 - Indicating the details of buildings for which Amended Commencement Certificate (upto plinth level is already granted for MLCP-1 in Phase-1&2 and MLCP-2 in Phase-3&4 of Site-A (Area 115 Acre) (Owner M/s. Runwal Residency Pvt. Ltd.) [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Height (In M.)	No. of Wings	Total Area (In Sq.M.)	No. of Tenements
Residential User (Part of Phase-1&2)	Club House-1 of MLCP-1	2 Basement + Ground (pt) (Shops) / Stilt (Parking) + 1 st to 13 th Parking Floors + 14 th & 15 th Club House.	50.90	---	4,351.44	---
Residential User (Phase-1&2)	3 Nos. of Toilets & 1 No of Driver's room in MLCP-1.			---	112.92	---
Residential User (Part of Phase-3&4)	Car Parking Floors + Club House-2 of MLCP-2	Basement +Gr+1 st to 20 th Parking Floors + 21 st & 22 nd Club House.	70.95	---	4,960.88	---
Residential User (Phase-3&4)	3 Nos. of toilet & 1 no of Driver's room in MLCP-2			---	176.26	---
Total Sale Component (Residential).....					(E) = 9,601.5	---

Table-6 - Indicating the details of buildings for which Commencement Certificate (up to plinth level) is already granted for Site-A (Area 115 Acre) (Owner M/s. Runwal Residency Pvt. Ltd.) [For Sale Component]

User	Type of Wing / Building No	No. of Storey	Height (In M.)	No. of Wings	Total Area (In Sq.M.)	No. of Tenements
Sale (Economic Activity) Component Commercial User	14 no. of shops in MLCP-1 are counted in economic activity (Phase-1&2)	Grd.(Pt.) for Commercial (Shops)	Included in MLCP-1 Building	---	585.47	---
	Retail-2 Business Offices	Basement-1 [Parking(pt.) + Services(pt.)]; Lower Ground [Retail(pt.) + Parking(pt.) + Services(pt.)];	66.75	1	1,17,739.22	---

		Upper Ground + 1 st Floor [Retail]; 2 nd Floor [Retail(pt.) + Multiplex(pt.) +MLCP(pt.)]; 3 rd to 9 th Floors [MLCP(pt.)+ Offices(pt.)]; 10 th to 16 th [Offices]				
Total for Sale Component (Economic Activity).....(F) =					1,18,324.69	---
The said building is connected to Shopping Arcade Building via a connecting over bridge at the height of 8.25 M. from Ground Level over the 24.00 M. wide D.P. Road.						
Table-7 - Indicating the details of buildings for which Amended Commencement Certificate (up to plinth level) is already granted for Site-A (Area 115 Acre) (Owner M/s. Runwal Residency Pvt. Ltd.) [For Social Housing Component]						
User	Type of Wing / Building No	No. of Storey	Height (In M.)	No. of Wings	Total Area (In Sq.M.)	No. of Tenements
Social Housing	EWS/LIG-1	Stilt +1 st to 15 th Floor	46.70	1	6880.70	147
	Independent Podium-1 Building for Parking	Ground +1st to 2nd floor + terrace floor (For Parking)	9.15	1	---	---
	EWS/LIG-2	Stilt+1 st to 23rd Floor	69.90	1	22,147.06	474
	EWS/LIG-3	Stilt + 1 st to 23 rd (pt.) Floor	69.90	1	26,545.01	579
	Independent Podium-2 Building for Parking	Ground +2 Parking Floors + Terrace floor (For Parking)	9.00	1	---	---
Total for Social Housing Component (Residential)(G)=					55,572.77	1200
Total of Approved Sale Component (Including Residential + Economic Activity Component) in Site-A (Including Base & Premium FSI): [(H) = (A) + (B) + (C) + (D) + (E) + (F) + (G)] =.....(H)=					5,60,144.48	8377
Total approved BUA based on Ancillary Area FSI.....(I)=					81,153.59	---
Total of Approved Sale Component (Including Residential + Economic Activity Component + Social Housing Component) in Site-A (Including Base & Premium FSI): [(J) = (G) + (H)](J)=					6,15,717.25	9577
Total of Approved Sale Component (Including Residential + Economic Activity Component + Ancillary Area Component) in Site-A (Including Base & Premium FSI): [(K) = (H) + (I)](K)=					6,41,298.07	8377
Grand Total of BUA in Site-A (Social Housing + Sale Component + Ancillary Area Component) [(L) = (G) + (H) + (I)] = (L)=					6,96,870.84	9577
Table-8 Summary of Total Entitlement of BUA						
Sr. No.	BUA Component	Permissible BUA (in sqm)	Proposed BUA till date (in sqm)	Balance BUA (in sqm)		
1	Base BUA	4,64,428.00	3,68,163.54	96,264.46		
2	BUA based on Premium	3,18,597.61	1,91,980.94	1,26,616.67		
3	Total (Base BUA + Premium BUA) = (3) = (1)+(2)	7,83,025.61	5,60,144.48	2,22,881.13		
4	BUA based on Ancillary FSI					
a)	at 60% for Residential BUA	3,74,412.05	81,153.59	2,93,258.46		
b)	at 80% of Non-Residential BUA	1,27,204.42	---	1,27,204.42		
5	Total BUA based on Ancillary FSI=(5)=(4a)+(4b)	5,01,616.47	81,153.59	4,20,462.88		
6	Total entitlement of BUA of Site A=(6)=(3)+(5)	12,84,642.08	6,41,298.07	6,43,344.01		
7	Social Housing Component BUA, this is over-&-above BUA other than Entitlement Potential.as per ITP notification 08.03.2021 (Applicant has proposed 6.41 sqm excess BUA.)	55,566.36	55,572.77	6.41 sqm excess BUA proposed		
8	Total Entitlement of BUA including Social Housing Component =(8) = (6) + (7)	13,40,208.44	6,96,870.84	6,43,337.60		
Due to earlier approved Amended CC the Sale (Residential) Component BUA of 55,738.36 sqm. (i.e. earlier 1956.87 sqm. + 53,781.49 sqm.) is to be adjusted against Base BUA for Sale (Res.) Component and the balance Sale (Economic Activity) Component BUA of 16.69 sqm. is to be adjusted against Base BUA for Sale (Economic Activity.) Component in Site-A in future. Hence a total of 55,755.05 sqm. (i.e. 55,738.36 sqm. + 16.69 sqm.) is to be adjusted in the total Base BUA of Site-A. For this BUA, applicant has already paid Requisite charges.						

Approval to the Amended Commencement Certificate is granted under Section 45 of the said Act, subject to the following conditions:

Viz:-

1. This Approval to Amended Commencement Certificate supersedes MMRDA's earlier approvals. However, conditions mentioned therein other than following conditions shall be binding on the applicant;
2. This permission/Commencement Certificate shall not entitle the applicant to build on land which is not in his ownership in any way;
3. 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, MMRDA is contravened or is not complied with;
 - iii. 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;
4. This permission / commencement certificate shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue;
5. The application for renewal shall be made before expiry of one year if the work is not already commenced. Provided that, no such renewal shall be necessary if the work is commenced within the period of valid permission and such permission shall remain valid till the work is completed;
6. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh under section 44 of Maharashtra Regional & Town Planning Act, 1966;
7. 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;
8. The provisions in the proposal which are not conforming to applicable Unified Development Control & Promotion Regulations (UDCPR) and other acts are deemed to be not approved;
9. 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;
10. 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;
11. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction;
12. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/ Clearances obtained/will be obtained/required to be obtained from the competent authorities for the proposed development on the land under reference;
13. 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;

14. The applicant shall submit notice for 'start of work' before commencement of construction on site;
15. The applicant shall give intimation in the prescribed form in Appendix- F of sanctioned UDCPR certified by Architect / licensed Engineer /Supervisor to the Authority after the completion of work upto plinth level. Further, it may be noted that as per Regulation No. 2.8.4 of sanctioned UDCPR, after receipt of such intimation, the officers of the Authority may inspect the completed plinth;
16. The applicant shall install the SWH or RTPV system as per Regulation no. 13.2 of sanctioned UDCPR;
17. The applicant shall make provision of the Rain Water Harvesting Structure/s on site as per Regulation No. 13.3. of sanctioned UDCPR;
18. 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;
19. The applicant shall deposit Labour Welfare Cess to 'Maharashtra Building and Other Labour Welfare Association, Mumbai' in account no. 3671178591, IFSC Code No.: CBIN0282611 of Central Bank of India, BKC Branch and submit a copy of receipt to this office before applying for Occupancy Certificate
20. As soon as the development permission for the new construction is obtained, the owner/developer shall install a 'Display Board' on a conspicuous place on site indicating following details:
 - i. Name and address of owner, developer, all concerned licensed persons.
 - ii. Survey number / city survey number of land under reference.
 - iii. Order number and date of grant of development / building permission / redevelopment permission issued by the Authority.
 - iv. Built up area permitted.
 - v. RERA registration no.
21. A notice in the form of advertisement giving all the details mentioned in 17 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
22. 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;
23. Applicant shall get the entire land within the ITP surveyed and get the internal roads, amenity areas etc demarcated from the TILR prior to requesting for occupancy certificate;
24. 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;
25. The applicant shall permit the use of the internal access roads to provide access to an adjoining land;
26. 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;
27. The Security Deposit which was collected as per erstwhile DCR 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;
28. The applicant should submit (a) NOC from Tree-authority before commencement of buildings affected by trees on site and (b) NOC for External SWD, external water supply, Sewerage and Electricity supply for full potential of the plot and other required NOCs prior to requesting for Occupancy Certificate;

29. The Development shall be strictly as per the provisions of DP for Notified Area of 27 villages of Kalyan and Ambarnath Taluka sanctioned u/s 31(1) of MR & TP Act, 1966;
30. 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;
31. 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;
32. Neither the granting of this permission nor the approval of the drawings and specifications, nor 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;
33. Regarding any disputes, MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
34. The applicant shall sign the Memorandum of Understanding (MoU) with MMRDA as and when called upon by the MMRDA and pay the infrastructural Development Charges (IDC) or any other charges as approved by MMRDA in future for lands falling within Kalyan Growth Centre boundary and as ensured by applicant in Undertaking dated 13/08/2019;
35. The applicant should submit remarks, design, planning etc. from respective consultants for Third party certification for parking arrangement and manoeuvrability, 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 for the amendments to the buildings & layout in the said ITP prior to Occupancy Certificate;
36. It shall be binding on the developer/applicant to submit a Self-declaration Form to comply with the environmental conditions (Appendix XIV) along with Form 1A and certification by the Qualified Building Environment Auditor prior to commencement of any development on site;
37. The applicant should obtain separate 7/12 extracts for R.G., DP Roads, DP reservations, amenities etc. and submit the same to MMRDA before requesting Occupancy Certificate;
38. The applicant should submit Challan or receipt of Conversion tax, non-agricultural assessment and, wherever applicable, nazarana or premium and other Government dues as per Govt. of Maharashtra's Ordinance dated 05/01/2017 prior to commencement of work on site;
39. The applicant shall obtain permission/approval for amalgamation/subdivision of lands u/r, as depicted in the accompanying drawing;
40. The applicant shall submit fresh amalgamated / separate 7/12 extract;
41. For any change and variation in the plans, prior approval of MMRDA shall be obtained;
42. The work of filling of low lying land, diverting nallas, laying sewer lines etc, if any, should not be done unless the due intimation is given to concerned Authority and their permission is obtained for proceeding with the work;
43. This permission / approval shall not entitle the applicant to build on land which is not in his ownership in

any way;

44. 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 letter;
45. All the conditions of conditional Locational Clearance dated 12/07/2019 granted by the Government of Maharashtra for the Integrated Township Project on the land under reference shall be binding on the applicant;
46. That the Water Supply shall be sourced / supplied with potable quality by developer at his cost. The norms of Recycling the water/ Rain water harvesting shall be applicable as prescribed by Government from time to time;
47. The applicant shall comply with and abide by all the conditions mentioned in MSEDCL NOC dt. 30.06.2020 (No. SE/KCK I/Tech/01009) for supply of 19 Mega Watt for the entire ITP. Applicant shall provide area for Electric Sub-Station as per Electricity Company's requirements and that the substation shall be constructed for supply of Electricity to the Project as per the Electricity Company's requirements. The applicant shall abide by the requirements of Electric Company. The applicant should obtain remarks from Electric Dept & CFO Dept for Substation provided in structure. The applicant shall obtain the final MSEDCL NOC before applying for Occupancy Certificate for buildings in this ITP;
48. That the Internal Roads, DP roads, Reservations, Amenities and Plots shall be demarcated by TILR/ SLR and should get it certified by MMRDA before development;
49. All the Amenities, Utilities, Facilities and the Road Network shall be fully developed by the Developer at his own cost as per the specifications given by the MMRDA. The amenities shall be in concurrence with the sanctioned provisions of UDCPR & DP for 27 Villages Notified Area published u/s 31(1) of MR & TP Act, 1966;
50. DP Reservations and the DP roads located within the 'ITP' shall be developed by the applicant and after the development shall be made available to the general public;
51. Those adequate arrangements for disposing the Solid Waste shall be made for the Entire Project on regular basis;
52. That the setback area if any and the DP Roads shall be duly constructed and handed over the Concerned Authorities before requesting for occupation permission or as directed by MMRDA;
53. The development shall be strictly as per the Notification no. TPS-1816/CR368(Part-1)/15/37(1CC)(G)/SP/UD-13, dated 08/03/2019 amended from time to time and as per the provisions of UDCPR 2020;
54. The applicant shall submit the proposal for Commencement Certificate as per the provisions of UDCPR 2020 and as per provisions laid down in Regulation No. 6 of Annexure 'A' of the Integrated Township Project Notification dated 08/03/2019 amended from time to time;
55. The applicant shall provide 9.00 m wide access to private, land locked and government lands which are within the said Project and also surrounded by the said Project at your cost;
56. 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;

57. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plan 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 Occupancy Certificate;
58. 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;
59. 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 maps and the land area as per ownership documents;
60. The conditions of NOC dated 30/11/2018 & 07/05/2019 from Water Resources Department shall be binding on the Applicant;
61. The conditions of NOC dated 02/11/2018, 16/02/2019 & 20/04/2019 from Deputy Conservator of Forest, Forest Department, Govt. of Maharashtra shall be binding on the Applicant;
62. The conditions as mentioned in the ITP Regulation dt. 08/03/2019, Locational Clearance dt. 12/07/2019 issued by UDD, GoM, Letter of Intent dated 09/08/2019 issued by Collector, Thane shall be binding on the Applicant;
63. The conditions of NOC dated 24/10/2018, 21/02/2019 & 09/04/2019 from Archaeological Survey of India shall be binding on the Applicant;
64. The conditions of NOC dated 14/12/2018, 05/02/2019 & 08/04/2019 from Tahsildar, Kalyan regarding Ownership, Non-Tribal & Non-Government Land shall be binding on the Applicant;
65. The applicant shall keep the required setback distances in respect of set back from HT lines, if any;
66. The applicant shall co-operate with MMRDA officials/representative at all times of site visit and carry out instructions given;
67. The applicant shall abide by all the conditions of all the NOC's obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference;
68. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;
69. Applicant shall submit NOC from respective Gram Panchayat mentioning that Cremation Ground & Burial Ground is available in the said village, prior to requesting occupancy certificate of buildings in this ITP;
70. Applicant shall provide the required plot area for 'Other Public utilities', as per the requirements as and when insisted by MMRDA;
71. Applicant shall provide Public Parking Facilities as per provisions of UDCPR 2020 before requesting building permission to other phases of the I.T.P.;
72. Applicant shall provide Solid Waste Management as per the requirements before requesting building permission to other phases of the I.T.P.;
73. The ITP shall have access of 18.00 M. width or more width before requesting for the issuance of

Occupancy Certificate for the 'Integrated Township Project' under reference;

74. The Applicant shall ensure adequate connectivity within their layout under reference;
75. The applicant shall obtain prior approval from Multi Model Corridor (MMC) before applying for commencement certificate for the buildings in vicinity of MMC of this Integrated Township Project (ITP) to MMRDA subject to:
 - a. The applicant shall obtain prior Approval/ NOC for MMC before start of any construction of structures/ buildings in the vicinity of MMC as shown in layout plan;
 - b. If there is any change in alignment of MMC, then it will be binding on applicant to obtain revised Approval/NOC for MMC and accordingly amend the layout;
 - c. Applicant should ensure to maintain connectivity within layout;
 - d. Any decision from competent authority for MMC passing through layout will be binding on applicant;
76. As per the provision of Clause 6.1 (f) read with Clause 12.6 of the Notification dated 08/03/2019 for the development of 'Integrated Township Project', the applicant is required to submit the Bank Guarantee for the development of the basic infrastructure of the 'Integrated Township Project' under reference before requesting for the issuance of Commencement Certificate for the said 'Integrated Township Project';
77. The provisions of TPS shall be applicable to the applicant's ITP and the applicant shall pay the necessary applicable fees, charges, etc. to MMRDA, as and when made applicable by MMRDA under TPS as ensured by the applicant in their Undertaking dated 13.08.2019;
78. The applicant shall submit the Consent to establish from MPCB as per Minutes of Meeting of 13th Consent Appraisals Committee held on 09.10.2020 and abide by the said terms and conditions;
79. The applicant shall abide to conditions mentioned in EC and upgrade the EC for proposed development in ITP after receipt of CC/building plans to buildings of further phases and submit the upgraded EC accordingly as per GoM's circular, Environment Department dt 30/01/2014.
80. The Multi-Level Car Parking (MLCP-1) with Shops on Ground Floor, Toilets, Driver's Rooms and Club House on terrace shall be allowed subject to the condition that the MLCP will be used exclusively for car parking purpose and that the Shops, Toilets, Driver's Rooms and Club House shall be computed in FSI computation;
81. The said podium parking, stilt parking, basement parking areas shall be exclusively used for parking purposes except otherwise specified in this ITP subject to the approval from Chief Fire Officer regarding required side marginal open spaces;
82. The responsibility to ensure adequate access of width prescribed by Planning Authority to all the lands of this ITP shall vest with the project proponent. The location, shape, size and profile of the 2% land parcel for Planning Authority in this ITP shall be provided by the project proponent/developer as per the requirement of MMRDA and at the location approved by MMRDA;
83. The applicant shall obtain the MIDC NOC for Water supply and submit the same before requesting Occupancy Certificate for any building within this ITP;
84. The applicant shall obtain prior approval from HRC before proceeding for construction of building height more than 70 M. in the said ITP;
85. The applicant shall not misuse the free of FSI components of the building in the said ITP as ensured by

them in their letter dt. 13/08/2019;

86. The Layout Approval is granted for the entire ITP area of 132 Acre (53.3750 Ha.) in the name of M/s. Runwal Residency Pvt. Ltd. The building permissions shall be obtained by the project proponents/developers separately as per the Registered Joint Venture Agreement dated 02/08/2019 and the Letter of Intent dt. 09/08/2019 from Collector, Thane for Site-A (comprising of 115 Acre in the name of M/s. Runwal Residency Pvt. Ltd.) and Site-B (comprising of 17 Acre in the name of M/s. Out N Out InfoTech (I) LLP within this ITP. The responsibility of proving the required amenities, infrastructure, utilities, etc. in the ITP area shall rest solely on both the project proponents/developers of this ITP as ensured by the Architect in their letter dt. 13/08/2019;
87. The land parcels bearing S. Nos. 16/1, 16/2 of Vill. Gharivali and S. No. 67/1 of Vill. Sagaon, Tal. Kalyan are at present deleted from the layout approval, however the land potential of these S. Nos. are considered for gross FSI as the said S. Nos. are included in the Locational Clearance and subsequently LOI granted to this ITP;
88. Applicant shall comply & abide with all the conditions mentioned in various NOCs from CFO and shall submit final NOC from CFO prior to requesting for Occupancy Certificate for the buildings in this ITP. Applicant shall submit CFO NOC for newly proposed Retail-2 + Business Offices Building at the time of submission of intimation in the prescribed form in Appendix- F of sanctioned UDCPR certified by Architect / licensed Engineer /Supervisor to the Authority after the completion of work upto plinth level and Final NOC from CFO prior to requesting for Occupancy Certificate;
89. The applicant shall construct the required proportionate Social Housing Component in the said ITP in the form of built-up units and obtain approval from MMRDA for the same within 3 months;
90. This permission is granted as per the layout approved by DTP, Pune by letter dt. 11/06/2020. The applicant shall abide by the terms and conditions of this letter;
91. The Applicant shall construct the required 24.00 m wide road in their part of ITP layout and in the part of 24.00 m wide alignment passing through S. No. 95 of village Usarghar the applicant shall obtain registered right of way and submit the same to MMRDA before requesting occupancy certificate of any building. However, the applicant can proceed to construct the road to the extent of availability of road width till submission of right of way;
92. Applicant shall comply with all the conditions mentioned in Highway NOC dt 13.06.2019;
93. NOC from Metro-PIU shall be submitted if applicable prior to requesting for further amended layout approval;
94. Applicant shall comply with all the conditions mentioned in NOC for Storm Water drain and shall submit final NOC prior to requesting for Occupancy Certificate;
95. Applicant shall comply with all the conditions mentioned in NOC for Sewage Treatment and shall submit final NOC prior to requesting for Occupancy Certificate;
96. The applicant shall abide by the rules and regulations of Social Housing (EWS/LIG) and shall submit NOC from CFO regarding maintaining minimum marginal open space of 6.00 M. around the EWS/LIG Buildings including Independent Podiums for parking purposes;
97. Applicant shall submit Registered Undertaking stating that all the terms and conditions mentioned in MMRDA's Circular No. TCP(P-2)/BKC/Misc./1266/750/2020 dated 10.09.2020 are binding on them and shall be followed scrupulously;
98. Applicant shall also submit undertaking that they shall make aware to the prospective buyers in the

project and the RERA Authorities about the installment payment facility availed by you in the various payments to be made to MMRDA and the provisions in the Circular about initiating action by MMRDA against the default in payment on scheduled date;

99. Applicant shall submit Indemnity Bond indemnifying MMRDA/MMRDA staff against any dispute, litigation; RERA compliance etc. regarding the installment payment facility availed by them;
100. Applicant shall abide all the conditions and requirements of Maharashtra Cinema (Regulations) Rules, 1966, as amended from time to time for Multiplex in Retail-2 Building in Site-A of ITP;
101. Applicant shall note that the Premium payment installments calculations with payment values shall be revised time to time based on the Ready Reckoner rates prevailing at the time of actual construction/consumption of BUA through premium FSI for the area/floors on which this BUA is to be utilized;
102. All the conditions of Govt. of Maharashtra's Directives in GR No. टिपीएस-१८२०/ अनी.२७/प्र.क्र.८० /२०/नवि-13, dt. 14/01/2021 for availing 50% exemption in Premium BUA amount shall be applicable to the applicant and the applicant shall submit an Undertaking regarding the same to MMRDA.
103. With reference to the Applicant's application dt. 08/02/2021 & 18/02/2021 the Amended CC approval dated 11/02/2021 & 02.03.2021 for amendments was granted as per the provisions of the applicable sanctioned DCRs of 27 Villages Notified Area since the direction from the Govt. of Maharashtra was not received for applicability of the new sanctioned UDCPR 2020 for transition projects at that time. Accordingly, the Applicant shall abide to the directions, if any in immediate future, of Govt. of Maharashtra regarding applicability of provisions of the sanctioned UDCPR 2020 with reference to the Govt. of Maharashtra's Order dt. 01.02.2021 & 01.03.2021 as and when made applicable by the Govt. for the developments as per UDCPR 2020;
104. Applicant shall note that as requested by you vide email dated 07/04/2021, CC is now hereby granted for B. No. 29 & 30 in Phase-3 (BUA = 41,539.80 sqm) and B. No. 31 & 32 in phase-4 (BUA = 43,717.43 sqm) . Therefore total BUA for B. No. 29 to 32 is 85,257.23 sqm. And CC of B. No. 33 to 38 is restricted in lieu of Ancillary area FSI BUA i.e 81,153.69 sqm. till the payment of premium as mentioned in MMRDA's Demand letter dated 07/04/2021. On payment of Premium for Ancillary FSI by applicant use of Ancillary area FSI BUA i.e. 81,153.69 sqm shall be available to applicant.
105. That Notarized undertaking cum Indemnity Bond shall be submitted for abiding above conditions by applicant.

This Amended Commencement Certificate is issued with the approval of Senior Planner, MMRDA.

(Siddharth S. Yadav)
Planner,
Planning Division



Copy with set of approved total drawings 23 nos.:

1. **Mr. Sandeep Prabhu (Architect),**
Saakaar Architects, 2nd Floor, Nakshatra, A Wing, Near TMC,
Almeida Road, Panchpakhadi, Thane (W) – 400 602.
2. **The Collector, Collector Office, Thane**..... As required u/s 45 of MR & TP Act, 1956
3. **The Municipal Commissioner,**
Kalyan-Dombivli Municipal Corporation, Shankarrao Chowk,
Kalyan(W) – 421301 With reference to KDMC's letter No. जा.क्र.कडॉमपा/इ/प्रसे/कार ९२,
dt 26/08/2016.