



No. SROT/ BSNA/ 2501/ BP/ Kalher-62/1772/2017.

Date: 77 DEC 2017

**COMMENCEMENT CERTIFICATE UPTO PLINTH**

Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant Mr. Jignesh Gada, Mr. Pankaj Mehta and Mr. Ramniklal Shah, M/s Jai Bhawani Orchid Infra LLP, 5, Karmapushpa Apt. J.S. Road, Bhandar Aali, Thane (W) 400 601 for the proposed Residential cum Commercial Building upto plinth level only on land bearing S.No. 53/5, 53/6, 310/2, 310/3 and 310/4 at village Kalher, Tal- Bhiwandi, Dist- Thane, comprising of proposed 3 wings Buildings ('Ground + 7 upper floors', 'stilt + 4 upper floors' & 'stilt + 9 upper floors') on Net plot area admeasuring 5312.00 Sq.m, permissible built up area of 5046.40 Sq.m (FSI - 0.95) and proposed built up area of 4928.87 Sq.m (FSI - 0.93) as depicted on Drawing Sheet (Total 7 No. of sheets) on the following conditions:

**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. The 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.
7. 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.
8. 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.
9. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction;
10. Existing structures on site should be demolished prior to commencement of any work on site.
11. The applicant shall develop RG areas and shall plant the required number of trees in the RG areas as per BSNA DCR.
12. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate above plinth level from MMRDA;
13. The applicant shall submit notice for 'start of work' before commencement of construction in accordance to regulation 5.1 of BSNA DCR;
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 pay the 'Building and Other Construction Labour Welfare Cess to the competent Authority and submit a copy of receipt to this office;
16. 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;
17. 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:

- 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;
18. A notice in the form of advertisement giving all the details mentioned in 18 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
  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. 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.
  21. 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.
  22. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.
  23. 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.
  24. 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.
  25. The applicant shall develop RG areas and shall plant the required number of trees in the RG area as per the provisions of sanctioned DCR's for BSNA before applying for Occupancy Certificate.
  26. Applicant shall obtain Sanad after payment of all dues to the Revenue Department before Occupancy Certificate;
  27. 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;

28. The applicant shall abide by 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;
29. No development of any kind shall be carried out by the applicant without obtaining NOC from Sub Divisional Officer, Kharbhumi Development Subdivision, Bhiwandi (Kalwa).

*Hahung*

**Planner,  
M.M.R.D.A.**

To,

1. **Mr. Jignesh Gada, (POAH),  
Mr. Ramaniklal Shah, (Co-Owner),  
M/s Jai Bhawani Orchid Infra LLP.**  
5, Karmapushpa Apt. J.S. Road,  
Bhandar Aali, Thane (W) 400 601.
2. **Ar. Sudhir Thorat, (Architect),  
M/s. Apices Studio Pvt. Ltd.**  
203, Lodha Supremus, Road no. 22,  
Wagale Estate, Thane (W) 400 602.
3. **Mr. Mahanand K. Patil, (Co-Owner),**  
Vill. Kalher, Tal. Bhiwandi, Dist. Thane.



**Copy Forwarded to:**

**Collector,**

Collector Office, Thane.....as required u/s 45 of MR & TP Act, 1966.