

BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

Shri. Gaurav Monga,
Partner, Ecohomes Townships LLP,
 14th Floor, Eco Star,
 Vishweshwar Nagar Cross Road,
 Off Aarey Road, Goregaon (E),
 Mumbai-400063.

Sir,

With reference to your application No. Nil, dated 05.05.2021 for the grant of sanction of Commencement Certificate under Section 44 of Maharashtra Regional and Town Planning Act, 1966, to carry out development work of **Residential & Commercial Buildings, Residential Row-Houses & Club House Building** on land bearing S. No. 32, 34, 35 Pt., 36/1 Pt., 36/2 Pt., 36/A Pt., 36/B Pt., 37/1 Pt., 37/2 Pt., 37/B Pt., 37/C Pt., & 50 Pt. Vill. Ranjnoli, Tal. Bhiwandi, Dist. Thane. on gross plot admeasuring 41356.08 Sq.m., and net plot area admeasuring 39,288.28 Sq.m. with permissible BUA of 95,615.24 Sq.m. (Comprising of base FSI of 1.10 + Premium FSI of 0.30 + In-situ FSI/TDR against handover of Amenity Space + Ancillary FSI upto 60% of proposed built up area as per base FSI + Premium FSI + In-situ FSI/TDR) and proposed built up area of **10087.87Sq.m. (Base FSI- 0.25)** as depicted on Drawing Sheets (Total 17 Nos.) and as mentioned in Table below:

Table showing details of proposed buildings considered for CC				
Sr. No.	Building No. / Tower No.	No. of Floors	Height (m)	BUA (Sq.m.)
1	Tower-A	Pt. Ground/Pt. Stilt	3.15	411.40
2	Tower-B	Pt. Ground/Pt. Stilt	3.15	579.00
3	Tower-C	Pt. Ground/Pt. Stilt + 2	8.95	2806.99
4	Tower-D	Pt. Ground/Pt. Stilt + 2	8.95	2350.28
5	Tower-E	Stilt + 1 st to 2 nd - Part Residential	8.95	1597.02
6	Tower-F	Stilt + 1 st to 2 nd - Part Residential	8.95	1421.45
7	Tower-G	Pt. Ground/Pt. Stilt	3.15	396.00
8	Tower-H	Pt. Ground/Pt. Stilt	3.15	505.73
9	Podium under Tower E & F	Stilt + 1 st to 2 nd Part Podium	8.95	0 (Not Counted in FSI)
10	Watchman Cabins (5 Nos.)	Ground Floor	2.90	20.00
Total proposed BUA				10,087.87

the Commencement Certificate is granted under Section 45 of the said Act, subject to 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.

Mumbai Metropolitan Region Development Authority

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokharan Road No. 2, Majiwada, Thane (W) - 400 601.

Tel: (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in

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 permission/ commencement certificate shall remain valid for four years in the aggregate but shall have to be renewed every year from the date of its issuance. The application for renewal of Commencement Certificate 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 if the work is completed. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain fresh development permission under section 44 of the said Act. Such proposals shall be scrutinized as per rules and regulations and proposed DP applicable at that time and shall be binding on the applicant;
4. 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;
5. 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;
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. The applicant shall submit notice for 'start of work' before commencement of construction on site;
10. 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.
11. 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;

12. The structural design, building materials, installations, electrical installations, etc shall be in accordance with the provision as prescribed in the National Building Code /and as per UDCPR 2020;
13. The land vacated in consequence of the enforcement of the set-back rule shall form part of public street in future;
14. The applicant shall permit the use of the internal access roads to provide access to adjoining land;
15. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer;
16. Prior permission is necessary for any deviation/ change in approved plan.
17. The owner and the architect are fully responsible for any ownership, boundary and area disputes. In case of any dispute, MMRDA will not be responsible.
18. If any discrepancy found in paid charges, the applicant shall be liable to pay the same.
19. All safety measures and precautions shall be taken on site during construction with necessary signage/ display board on site.
20. The applicant shall provide for all necessary facilities for the physically challenged as required/ applicable.
21. The applicant shall strictly follow the prevailing rules/ orders/ Notification issued by Labour Department, GoM from time to time, for labours working on site.
22. To follow the duties and responsibilities as per provisions in Appendix C of UDCPR is mandatory to Engineer/ structural engineer/ supervisor/ town planner/ licensing Site Engineer/ Geotechnical Engineer/ owner/ developer.
23. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/ Clearances such as EIA clearance, CFO and any other applicable NOCs/ Clearances.
24. 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;
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 deposit Labor Welfare Cess to 'Maharashtra Building and Other Labor 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 giving intimation for plinth completion;

27. 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, all concerned licensed persons;
 - b. Survey No./ City Survey No. of the land under reference,
 - c. Order No. and date of grant of development / building permission/ redevelopment permission issued by Authority;
 - d. Built up area permitted;
 - e. Rera Registration no.;
28. 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.
29. 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;
30. The present approval has been granted in accordance to the 7/12 extracts wherein M/s Ecohomes Townships LLP is the owner of the land under reference and the Notarized Affidavit cum Indemnity Bond dt 15.09.2021 wherein applicant has taken full responsibility with regards to the outcome of the pending litigations on the land under reference and indemnified MMRDA accordingly. MMRDA shall stand indemnified with regards to any future Orders / Interim Reliefs passed by Hon. Court in the said litigations and this permission shall stand automatically cancelled if such Orders / Interim Reliefs passed by Hon. Court in the said litigations adversely affect the title or ownership of the land under reference.
31. The present approval is being granted in absence of the deed of conveyance to be executed for handover of the 25% land under Rental Component of the Rental Housing Scheme in accordance to the condition mentioned in the revised Locational Clearance & Layout Approval dt. 25.02.2021 issued by Rental Housing Division of MMRDA. However, it shall be applicant's responsibility to abide by all the conditions of the said revised Locational Clearance & Layout Approval dt. 25.02.2021. The applicant shall execute the deed of conveyance for handing over the 25% land under Rental Component of Rental Housing Scheme to MMRDA within six months from the date of issuance of Layout approval or before applying for any further approval, whichever is earlier.
32. The owner shall give an undertaking that the recreational open space shall be for the common use of all the residents or occupants of the layout/ building unit as mentioned in Regulation No. 3.4.2 of sanctioned UDCPR.
33. The applicant shall obtain and submit NOC from Electricity Supply Department before giving intimation for plinth completion of first building.
34. The applicant shall install Electric Sub-Station as per Regulation no. 3.6 of sanctioned UDCPR which shall be made operational on site before applying for Occupancy Certificate of first building.
35. The applicant shall obtain and submit NOC from Water Supply Department before giving intimation for plinth completion.
36. The present Layout Approval has been granted considering the plot boundaries of Plot-1 & 2 of the land under reference as shown by Architect on Layout Plan. Further, the area

calculations of the said Plot-1 & 2 have also been considered as per the Layout Plan prepared by Architect. However, this Layout Approval does not certify the plot boundaries of the said plots of the land under reference nor does it certify the area of the said plots. Applicant is required to carry out the subdivision of the respective Survey Nos of the land under reference in accordance to the plot boundaries and areas as shown on Layout Plan and accordingly obtain the revised separate 7/12 extracts as well as revised measurement plan certified by TILR which shall be submitted to MMRDA before submitting Intimation of Completion of Plinth of the first building of the proposed Layout. Further, the area of land under reference which is part of the partly existing and partly proposed 24 m wide road shall be used only for the purpose of the 24 m wide road. No construction shall be carried out on the said land designated for 24 m wide road and the right of access over the said 24 m wide road shall be available to plot under Rental and Sale components of the Rental Housing Scheme, Plot-1 and Plot-2 of the land under the present proposal and plot under Eco-city project sanctioned by MMRDA vide Layout Approval letter no. SROT/BSNA/2501/BP Layout/Ranjnoli-12/933/2020, Dt. 24.11.2020 as well as any adjoining landlocked lands without any hindrance

37. The applicant shall install the SWH or RTPV system in all the buildings as per Regulation no. 13.2 of sanctioned UDCPR which shall be made operational on site before applying for Occupancy certificate of respective building.
38. The applicant shall install the Rain Water Harvesting System as per Regulation no. 13.3 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of the Rain Water Harvesting System shall be obtained from consultant and submitted at the time of application for Occupancy Certificate of respective building.
39. The applicant shall make provisions for Grey Water Treatment and Recycling Plant as per Regulation no. 13.4 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of the Grey Water Treatment and Recycling Plant shall be obtained from consultant and submitted at the time of application for Occupancy Certificate of respective building. Further, the provisions of Regulation No. 13.4 shall be binding on applicant.
40. The applicant shall make provisions for dedicated Solid waste management system to treat 100% wet waste being generated in the proposed buildings as per Regulation no. 13.5 of sanctioned UDCPR. Further, the provisions of Regulation No. 13.5 shall be binding on applicant.
41. The conditions mentioned in provisional NOC granted by Director, Maharashtra Fire Services dt. 31.08.2021 shall be binding on applicant. Further, applicant is required to obtain revised NOC from Competent Fire Authority in accordance to any amendments in building plans in the future. If any deviations with regards to fire safety are proposed by CFO in the plans approved herewith at any stage, it shall be necessary for applicant to obtain revised permission from MMRDA accordingly. Applicant shall obtain final NOC from CFO before applying for Occupancy Certificate.
42. This approval is being granted without Environmental Clearance as the proposed construction area for which Building Permission & Commencement Certificate is sought admeasures less than 20,000 Sq.m. However, for any further approvals wherein the construction area of the entire project exceeds beyond 20,000 Sq.m., applicant shall be required to obtain and submit Environmental Clearance from the competent authority and shall abide with all the conditions mentioned therein. The Environmental Clearance thus

obtained shall be amended/revised/updated as may be required from time to time by applicant;

Neha
3-12-2024
(Neha Kuvalke)
Planner, MMRDA



Enclosure Drawings nos: 01/17 to 17/17 (total 17 no of drawing sheet)

Copy to:

1

Smt. Devyani Khadilkar, Architect
for M/s Spaceage Consultants
B-106, Natraj Building,
Mulund Link Road, Mulund (W),
Mumbai-400080.

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