



**BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**

To,

✓ **Shri. Mahesh Avachar Gala (POAH),**  
**Shri. Lalit Haridas Samani (POAH),**  
**Shri. Dayalal Haridas Samani (POAH),**  
Vill. Kon, Tal. Bhiwandi, Dist. Thane.  
Stylo Furniture, Near Toll Naka,  
Kalyan-Bhiwandi Road, Kongaon,  
Tal.-Bhiwandi, Dist. Thane-421 311

Sir,

With reference to your application No. Nil, dated 19.08.2020 for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966, to carry out development work of **Residential & Commercial Buildings** on land bearing **S. No. 251 H. No. 3Pt, 4Pt, S. No. 252 H. No. 2Pt, S. No. 261, H. No. 1Pt** of Village Kon, Tal -Bhiwandi, Dist-Thane on gross plot admeasuring **6150.00 Sq.m.** and net plot area admeasuring **5847.03 Sq.m.** with permissible built up area of **13242.77 Sq.m.** (comprising of Base FSI of 1.10 + Premium FSI of 0.30 + Ancillary FSI upto 60% of (Base + Premium FSI)) and proposed built up area of **13227.02 Sq.m** as depicted on Drawing Sheets (Total 6 Nos.), 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.
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

Mumbai Metropolitan Region Development Authority

Regional-& Town Planning Act, 1966.

3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction;
11. The applicant shall submit notice for 'start of work' before commencement of construction on site;
12. 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.

13. 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.
14. 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;
15. 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.

However, Such Display Board shall not be required for individual plot holder's individual building.

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 is required to submit NOC from Competent Fire Authority in accordance to plans approved herewith or otherwise before submitting Intimation of Plinth Completion. If any deviations with regards to fire safety are proposed by CFO in the plans approved herewith, it shall be necessary for applicant to obtain revised permission from MMRDA accordingly;

19. 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;
20. 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 applying for Occupancy Certificate;
21. 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.
22. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
23. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.
24. 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.
25. All the conditions mentioned in letter dt. 18/08/2020 from Metro Project Implementation Unit shall be binding on applicant;
26. All the conditions mentioned in letter dt. 18/08/2020 from Metro Project Implementation Unit shall be binding on applicant;

  
(Amit Sawant)  
Planner, MMRDA

Copy to,

1. **Shri. Durraj Shamim Kamankar (Engineer)**  
**M/s. K K and Associates**  
120/305, N. G. Compd. Ideal Bldg.  
1st floor, Opp. Post Office,  
College Road, Dhamankar Naka,  
Bhiwandi 421 302, Dist. Thane.
2. Copy forwarded to:  
**The Collector,**  
Collector Office, Thane.  
as required u/s 45 of MR & TP Act, 1966.

