

**BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE**✓  
To

**Mr. Mahesh A Gala (POAH),**  
**M/s SM Life Space Pvt Ltd,**  
1302, Primerose Building, Near Mohan Marriage Garden,  
Panchpakhadi, Thane (W).

Sir,

With reference to your application no. nil dt. 14/08/2019 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 Building** on land bearing S.No 185, H.No 15 & S.No 281, H.No 1, 2, 3 & 4 of Village Kon, Tal - Bhiwandi, Dist – Thane on gross plot area **2576.00 Sq.m.** and net plot area of **2095.50 sq.m**, with permissible built up area of **4785.55 sq.m** (i.e. Base FSI - 1.10 + Premium FSI - 0.30 + Ancillary Residential FSI - 0.60 + Ancillary Commercial FSI - 0.80) and proposed built up area of **4778.92 sq.m** (i.e. Base FSI - 1.10 + Premium FSI - 0.29 + Ancillary Residential FSI - 0.60 + Ancillary Commercial FSI - 0.80) as depicted on Drawing Sheets (Total Nos. of Sheet 4), the Commencement Certificate under reference is granted under Section 45 of the said Act, subject to the following conditions:

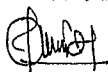
**Viz:-**

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 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

**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

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.

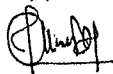
4. The Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assignees & every person deriving title through or under him;
5. The provisions in the proposal which are not confirming to applicable Unified Development Control & Promotion Regulation (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 up to plinth level. Further, as per Regulation No. 2.8.4 of sanctioned UDCPR, after 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



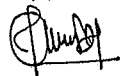
- and disposal of solid waste, Rain Water Harvesting, reuse and recycling of waste water) before applying for Occupancy Certificate. Occupancy Certificate shall not be granted unless all these arrangements are found to MMRDA's satisfaction;
12. The structural design, building materials, installations, 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. The applicant shall 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 well settled.
  17. Prior permission is necessary for any deviation/ change in approved plan.
  18. 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.
  19. If any discrepancy found in paid charges, the applicant shall be liable to pay the same.
  20. All safety measures and precautions shall be taken on site during construction with necessary signage/ display board on site.
  21. The applicant shall provide for all necessary facilities for the physically challenged as required/ applicable.
  22. The applicant shall strictly follow the prevailing rules/ orders/ Notification issued by Labour Department, GoM from time to time, for labours working on site.
  23. 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.
  24. 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.
  25. 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;



26. 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;
27. 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;
28. 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 ;
29. 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;
30. 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;
31. 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;
32. All the conditions of Metro NOC dated 13.11.2020 issued by Metro Project Implementation Unit, MMRDA for the development proposal under reference shall be binding on the applicant;
33. All the conditions of NOC dated 04.02.2019 issued by MSRDC for the development proposal under reference shall be binding on the applicant;



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34. The applicant is required to submit NOC from Competent Fire Authority in accordance to plans approved herewith before commencement of work on site. If any deviations with regards to fire safety are proposed by CFO in the plans approved herewith, it shall be necessary for the applicant to obtain revised permission from MMRDA accordingly;
35. The applicant shall install Electric Sub-Station as per Regulation no. 3.6 of sanctioned UDCPR which shall be made operational on site before application for Occupancy Certificate;
36. The applicant shall obtain and submit NOC from Electricity Supply Department before giving intimation for plinth completion;
37. The applicant shall obtain and submit NOC from Water Supply Department before giving intimation for plinth completion.
38. The applicant shall hand over land under 30 m wide DP Road affecting the plot to MMRDA and submit 7/12 extract/ PR Card in the name of MMRDA for the same which shall be free from all encumbrances before applying for OC.

  
(s/Trupti Rane)  
Planner, MMRDA

**Copy to:**

1. **Shri. Kamankar Durraj Shamim**  
**M/s K K and Associates**  
120/305, N. G. Comp, Ideal Bldg, 1<sup>st</sup> Floor,  
College Road, Opp. Post Office,  
Dhamankar Naka,  
Bhiwandi-421302, Dist -Thane.
2. **The Collector Thane,**  
Collector Office, Thane..... (as required u/s 45 of MR & TP Act, 1966).

