



# MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

## मुंबई महानगर प्रदेश विकास प्राधिकरण

No. T&CP/WTT/Block-C/CC/Vol-XIII/436/2017

Date: - 2 MAR 2017

### AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) to the applicant 'M/s. Lodha Crown Buildmart Pvt. Ltd.' for the proposed development above plinth level of Residential Building D - Wing 8 on Plot no. Block-C of Wadala Truck Terminal, Mumbai, comprising of 4 level Basement + Part Stilt and Part Ground floor + 52 upper floors (restricted up to 39<sup>th</sup> floor) with BUA of 33680.376 Sq.M. (restricted up to 25234.73 Sq.M. up to 39<sup>th</sup> floor) as against the total permissible built up area on this plot is 4,95,000.00 sq.m. as given below and as depicted on drawing no. 1/17 to 17/17. The Commencement Certificate above plinth up to 39<sup>th</sup> upper floors is granted on the following conditions:-

Viz:

The Commencement Certificate is hereby granted for proposed development up to plinth					
Building No.	Wing No.	Storey/floors	Commencement certificate issued Up to	Proposed Built Up Area (sq.m.)	Total Height of proposed building (m)
Residential Building A	1	4 level Basement + G+53	Plinth	-	169.30
	2	4 level Basement + G+55	Plinth	-	167.65
Residential Building E	9	4 level Basement + Part stilt Part G+55	Plinth	-	167.67
	10	4 level Basement + Part stilt Part G+55	Plinth	-	167.67
Residential Building G	12	4 level Basement + G+55	Plinth	-	171.70
Commencement Certificate is hereby granted for proposed development above plinth					
Residential Building B	3	G+53	G+ 43 upper floors (up to 134.85 m)	38050.958	169.30
	4	G+55	G+45 upper floors (up to 136.45 m)	27626.843	167.65
Residential Building C	5	Part stilt + part G+55	G+45 upper floors (up to 136.45 m)	28123.510	167.65
	6	Part stilt + part G+55	G+45 upper floors (up to 136.45 m)	27542.425	167.65
Commercial Building H	-	4 level Basement +G+41	G + 34 upper floor (up to 134.40 m)	46437.964	167.30
Residential Building D	7	4 level Basement +Part stilt and Part G+55	G + 47 upper floor (up to 139.35 m)	29507.24	167.67
Residential Building F	11	4 level Basement + G+55	G + 40 upper floor (up to 121 m)	24325.10	171.70
Residential Building D	8	4 level Basement +Part stilt Part Ground +52	G + 39 upper floor (up to 119.05 M)	25234.73	157.95
Total proposed built up area up to 43 upper floor of Building B-Wing 3 and up to 45 floor of Building B-Wing 4, Building C-Wing 5, Building C-Wing 6, Building D-wing7 up to 34 upper floors Commercial Building- H, up to 40 upper floor for Building F-wing11 and up to 39 upper floor for Building D-wing8 .				246848.77	-

- This permission/ Commencement Certificate shall not entitle the applicant to build on land which is not in his ownership in any way;
- This certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
  - 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;
  - Any of the conditions subject to which the same is granted or any of the restriction imposed by the Metropolitan Commissioner of MMRDA is contravened or is not complied with;
  - 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;
- This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter;
- 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;

Bandra - Kurla Complex, Bandra (East), Mumbai - 400 051.

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5. Conditions of this certificate shall be binding not only on the applicant but also his/her heirs, successors, executors, administrators and assignees and every person deriving title through or under him;
6. The provisions in the proposal which are not confirming to applicable Development Control Regulations 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 Occupation Certificate.
8. Any development carried out in contravention of the Commencement Certificate is liable to be treated as unauthorized and may be proceeded against under section 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 the fine;
9. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to Commencement of the construction;
10. The applicant shall obtain an advance connection (not commissioned) for utilities and services and submit same to MMRDA before applying for grant of Occupation Certificate as ensured by Architect in their letter dt. 04/06/2015;
11. The applicant shall obtain Occupancy Certificate from MMRDA as per the provisions of Development Regulation, 1991 of MCGM which are applicable to Wadala Truck Terminal Area;
12. The building should not be occupied without obtaining Occupancy Certificate from MMRDA;
13. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/Clearances such as EIA Clearance, CFO etc;
14. The applicant shall develop RG areas and shall plant the required number of trees on the plot under reference as per the DCR and obtain the NOC from Tree Authority of MCGM before applying for grant of Occupancy Certificate;
15. The applicant shall ensure that detection systems are strictly adhering to the IS code as mentioned in Maharashtra Fire Service office's circular no. MFS/10/2012/1099 dt. 19/07/2012;
16. The applicant shall provide Rain Water Harvesting System as per UDD's Notification No.TPB/432001/2133/CR-230/01/UD-11 Dt.10/03/2005;
17. The applicant shall comply the conditions mentioned in the MCGM's Circular no. CHE/27921/DP/ Gen; dt. 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 requesting for Occupation Certificate.
18. 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;
19. The applicant shall obtain all the necessary final NOCs/Completion Certificates/clearances relating to water supply, sewerage/drainage, SWD, Tree, CFO etc. from MCGM and submit the same to MMRDA before applying for Occupancy Certificate for the buildings on the land under reference;
20. The applicant shall comply the conditions of Agreement to Lease dt.01/08/2011;
21. The applicant shall obtain revised NOC from EE(T & C Division) of MCGM for additional parking spaces and amendments made in 1<sup>st</sup> level basement and submit the same to MMRDA before applying for grant of Occupation Certificate;
22. The applicant shall obtain the NOC from Civil Aviation Authority and submit the same to MMRDA before applying for grant of Commencement Certificate above 121.995 M AMSL;
23. The applicant shall obtain the NOC from BEST for Electric Substation and Electric Meter Rooms and submit the same to MMRDA before applying for grant of Occupancy Certificate as ensured by applicant undertaking dt.02/08/2012 and Architect in his letter dt.13/01/2014;
24. The applicant shall obtain the revised NOC from CFO, MCGM for the amendments made in the drawings approved by CFO and submit the same to MMRDA before applying for grant of Occupation Certificate;

25. The applicant shall comply the conditions mentioned in the EIA Clearance issued by Environment Departments dt.05/09/2011,17/01/2013 and 11/06/2014 and obtain the revised EIA Clearance for the amendment made in the earlier approved proposal and submit the same to MMRDA before applying for grant of Occupation Certificate;
26. The applicant shall comply the conditions mentioned in the revised NOC issued by the High Rise Committee dt.13/04/2015;
27. The applicant shall comply the conditions mentioned in consent to establish issued by MPCB on 11/11/2011 and also obtain the revised consent to establish from MPCB for amendment made proposal and submit the same to MMRDA before applying for grant of CC above plinth for Building A1 & A2 as ensured by architect in their letter dt. 04/06/2015;
28. The applicant shall comply the conditions mentioned in the revised NOC issued by Chief Engg. (M & E) of MCGM dt. 22/04/2015;
29. The applicant shall obtain the NOC from Pest Control Officer (PCO) of MCGM for swimming pool and submit the same to MMRDA as ensured by the Architect in his letter dt. 18/11/2011;
30. The applicant shall provide the Solar Assisted Water Heating System as per Regulation No.21 of WTT's DCR;
31. The applicant shall obtain NA order and submit the same before applying for grant of Occupation Certificate;
32. The applicant shall get the plot boundaries verified or confirmed by Lands Cell of MMRDA before applying for grant of Occupation Certificate;
33. The applicant shall inform the institutions/financial institutions as and when the plans are amended and issued with amended CC;
34. The applicant shall use ready mix concrete with at least 15% fly ash for construction work on plot u/r as per the Regulation No. 16.1 of WTT's DCR -2010;
35. The applicant shall adhere to and fulfil all the conditions and requirements of UDD's Order No.TPB-432001/881/CR-108/2001/UD-11 dt.6/11/2001 & MCGM's circular No. CHE/1381/DPC/Gen dt.1/12/2001 in respect of the habitable uses permitted in the basement;
36. That the requirements of provisions mentioned in the Appendix J of the WTT DCR for disabled persons shall be applicable to the Residential Building D-wing 8;
37. The applicant shall comply all the conditions mentioned in Commencement Certificate No. T&C / WTT/Block-C/CC/Vol-III/10/2014 dt.12/02/2014;
38. The relevant D.C. regulations sanctioned by the Government from time to time are applicable;
39. The applicant shall comply the conditions mentioned in NOC of Monorail dt.20/10/2016;
40. This CC supersedes the earlier CC issued by MMRDA on 20/04/2016;
41. The applicant shall pay the balance fees with interest (i.e. 18% p.a.) for enclosed balcony as ensured by applicant in his letter dt.20/01/2014;

This Commencement Certificate up to 39 upper floors is issued with the approval of Metropolitan Commissioner.



**Planner**  
**Town and Country Planning Division**  
**M.M.R.D.A**

**Copy with set of approved drawings bearing nos. 1/17 to 17/17 to;**

- (i) **M/s. Lodha Crown Buildmart Pvt. Ltd. (Licensee)**  
Lodha Pavilion, Apollo Mills Compound,  
N.M.Joshi Marg, Mahalaxmi, Mumbai – 400 011.
- (ii) **M/s. Spaceage Consultants (Architect)**  
Shop No.15,B-106,  
Natraj Building, Sristi Complex,  
Mulund Link Road, Mulund (W), Mumbai – 400 080.



**Copy (for information and recover w.r.t MMRDA's D.O.letter dt.30/01/2009) with set of approved drawings bearing Nos. 1/17 to 17/17 to:**

**The Executive Engineer,**  
Bldg. Proposals-City-I,  
New Municipal Building,  
Bhagwan Walmiki Chowk, Vidyalkar Marg, Opp. Hanuman Mandir,  
Antop Hill, Wadala (E), Mumbai – 400 037.