



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SROT/27 Villages/2401/BP/
Bhopar-10/Vol-III/ 2336 /2018.

Date: 128 NOV 2018

REVISED LAYOUT AND AMENDED 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. Rajendra Lodha, Director, M/s. Palava Dwellers Pvt. Ltd., 216, Shah & Nahar Industrial, Dr. E. Moses Road, Worli, Mumbai**, for the proposed Revised Layout Approval and proposed development **only upto plinth level of 10 nos. of Residential Buildings and Club House** (as mentioned in Table-1 below) on the lands bearing Survey Nos. 53/1, 53/2, 54/1, 54/2, 54/3, 55, 56/4A, 56/4B, 231/3, 231/4A, 231/4B, 231/4C, 231/4D, 231/5, 232/1, 232/8, 240/5A, 240/5B, 240/6, 240/7, 240/8, 240/3A/2, 240/3A/4, 240/3A/5, 240/3A/6, 240/3A/7, 240/3A/9 and New S.No. 240/3A/10 (Old S.No. 240/3/1Pt) of Village Bhopar, Taluka Kalyan, Dist. Thane on 77,515.85 sq.m. plot area with proposed BUA of 15,701.14 sq.m. [having 01 No. of Building having Stilt + 1st to 15th Upper Floors (Wing A), 1 No. of Building having Stilt + 1st to 9th Upper Floors (Wing B), 08 Nos. of Buildings having Stilt + 1st Upper floor only (Wings C, D, E, F, G, H, I & J), Club House with Swimming Pool having Ground Floor only] as against the total permissible built up area of 26,339.53 sq.m. with FSI of 0.59 of buildable plot area as depicted on the drawing nos. 1/8 to 8/8 (total 08 nos.).

Table-1 (indicating the details of buildings for which Amended Commencement Certificate upto plinth level only is hereby granted)						
Cluster No.	Type of Wings	No. of Storey	Height in Mtr	No. of Wings	Total Area in sq.m.	No. of Tenements
1.01 (Plot B)	A	Stilt + 1 st to 15 th Upper Floors	45.75	1	6,229.05	88
	B	Stilt + 1 st to 9 th Upper Floors	28.65	1	3,841.47	53
	C	Stilt + 1 st Upper Floor	5.85	1	660.95	6
	D	Stilt + 1 st Upper Floor	5.85	1	660.95	6
	E	Stilt + 1 st Upper Floor	5.85	1	660.95	6
	F	Stilt + 1 st Upper Floor	5.85	1	660.95	6
	G	Stilt + 1 st Upper Floor	5.85	1	660.95	6
	H	Stilt + 1 st Upper Floor	5.85	1	660.95	6
	I	Stilt + 1 st Upper Floor	5.85	1	660.95	6
	J	Stilt + 1 st Upper Floor	5.85	1	660.95	6
	Club House with Swimming Pool	Ground Floor	4.10	1	343.02	----
Total					15,701.14	189

The Revised Layout Approval and Amended Commencement Certificate (upto plinth level) is granted on the following conditions:

Viz:-

1. This Revised Layout Approval and Amended Commencement Certificate supersedes MMRDA's earlier C.C. (upto plinth level) dated 11/10/2017.
2. This permission/Commencement Certificate shall not entitle the applicant to build on land which is not in his ownership in any way;
3. 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, MMRDA is contravened or is not complied with;
 - iii. 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;
4. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter;
5. 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;
6. 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 confirming to applicable Development Control Regulation 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. Construction beyond plinth level should not be commenced without obtaining

Commencement Certificate above plinth level from MMRDA;

12. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/ Clearances obtained/will be obtained/required to be obtained from the competent authorities for the proposed development on the land under reference;
13. The applicant shall develop RG areas and shall plant the required number of trees in the RG area as per DCRs and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate;
14. The applicant shall submit notice for 'start of work' before commencement of construction in accordance to regulation 5.1 of sanctioned DCR of 27 villages Notified Area;
15. 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;
16. The applicant shall comply with MCGM's Circular no. CHE/27921/DP/ Gen; dated 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 applying for Occupation Certificate;
17. 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;
18. The applicant shall obtain all the necessary final NOCs/Completion Certificates/ clearances relating to water supply, sewerage, SWD, Tree, Electric supply etc. from KDMC/ MSEDCL/ Competent Authority and submit the same to MMRDA before applying for Occupancy Certificate for the buildings on the land under reference;
19. As soon as the development permission for the new construction is obtained, the owner/developer shall install 'Display Board' on a conspicuous place on site indicating following details:
 - i. Name and address of the owner/developer, architect and contractor;
 - ii. Survey No./ City Survey No./ Ward No. of the land under reference, with description of its boundaries;
 - iii. Order No. and date of grant of development permission issued by MMRDA;
 - iv. F.S.I permitted;
 - v. Address where the copies of detailed approved plans shall be available for inspection;
20. 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;
21. 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;
22. Actual on site demarcation of the consolidated plot under reference is to be done through TILR by the owner prior to commencement of the construction on site;
23. 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;

24. The applicant shall permit the use of the internal access roads to provide access to an adjoining land;
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. 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;
27. The applicant should submit NOC from Tree-authority, NOC for External SWD, external water supply, Sewerage and Electricity supply for full potential of the plot and other required NOCs prior to requesting for CC beyond plinth;
28. The Development shall be strictly as per the provisions of DP for Notified Area of 27 villages of Kalyan and Ambarnath Taluka sanctioned u/s 31(1) of MR & TP Act, 1966;
29. The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted/produced to MMRDA shall be considered to be authentic on the basis of the undertakings given by the Licensed Architect/Applicant/Developer;
30. MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect/land owner/POA holder etc. and their successors who have approached MMRDA for the approval. MMRDA shall stand indemnified from any disputes and notarized undertaking shall be submitted by applicant within a week from the date of this Commencement Certificate;
31. Neither the granting of this permission nor the approval of the drawings and specifications, not the inspection, made by the officials during the development shall in any way relieve Owner/Architect/Structural Engineer/Developer of such Development from full responsibility for carrying out the work in accordance with the requirements of all applicable Acts/Rules/Regulations;
32. Regarding any disputes, MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
33. The applicant shall sign the Memorandum of Understanding (MOU) with MMRDA as and when called upon by the MMRDA and pay the infrastructural Development Charges (IDC) or any other charges as approved by MMRDA in future for lands falling within Kalyan Growth Centre boundary and as ensured by applicant in undertaking dated 03/07/2017;
34. The applicant should submit remarks, design, planning etc. from respective consultants for Third party certification parking arrangement and maneuverability, Internal SWD,

Internal Water works & Rain water harvesting, Internal drainage works, Internal Mechanical & Electrical, Structural design & plan showing the structural details for the proposed building, Detailed plan & design for Sewerage Treatment Plant from consultant, Internal road, Horticulture and Solid waste Management Plan prior to commencement of work on site;

35. It shall be binding on the developer/applicant to submit a Self-declaration Form to comply with the environmental conditions (Appendix XIV) along with Form 1A and certification by the Qualified Building Environment Auditor prior to commencement of any development on site;
36. The applicant should obtain separate 7/12 extracts for R.G., DP Roads, DP reservations, amenities etc. and submit the same to MMRDA;
37. The conditions of NA permission dated 24/09/2008 are binding on the applicant. The applicant should submit Challan or receipt of Conversion tax, non-agricultural assessment and, wherever applicable, nazarana or premium and other Government dues as per Govt. of Maharashtra's Ordinance dated 05/01/2017 prior to commencement of work on site.
38. The applicant shall include the Electric Sub-Station for the proposed development on the plot under reference and request for amendment before requesting for C.C. beyond plinth level as ensured by them in their letter dt. 24/09/2018;
39. The applicant shall obtain MMRDA permission prior to making any changes in the approved layout on site.

That Registered undertaking cum Indemnity Bond shall be submitted for abiding above conditions by applicant.

Copy with set of approved drawings bearing nos. 1 to 8 to:

(i) **Shri. Rajendra Lodha,**
Director, M/s. Palava Dwellers Pvt. Ltd.
216, Shah & Nahar Industrial Estate,
Dr. E. Moses Road, Worli, Mumbai - 400 018.

(ii) **Shri. Pradeep Kamble (Architect)**
Pradeep Kamble & Associates,
B/101, 1st floor, Jakh Bautera Complex,
Pandit Malviya Path,
Dombivali (East) - 421 201.

(iii) **The Collector,**
Collector Office, Thane..... As required u/s 45 of MR & TP Act, 1966.

(iv) **The Municipal Commissioner,**
Kalyan-Dombivli Municipal Corporation,
Shankarrao Chowk, Kalyan(W) - 421 301.....With reference to KDMC's letter No.

जा.क्र.कडॉमपा/‘इ’ प्रक्षे/कर ९२, dated 26/08/2016.

