

No. SROT/BSNA/2501/BP/Mankoli-20/114 /2023.

Date: 02 FEB 2024

COMMENCEMENT CERTIFICATE

To,

✓ **Smt. Megha Gaurav Patil, Proprietor,**
M/s. Om Shiv Sai Developers,
185, Gavdevi Mandir,
Kevani Dive, Tal. Bhiwandi, Dist. Thane.

Madam,

With reference to your application 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 on land bearing S.No. 78, H.No. 13 of Village Mankoli, Taluka Bhiwandi, Dist. Thane for proposed development of Residential comprising of Ground(Pt) + Stilt(Pt) + 1st to 5th & 6th(Pt) Floors with gross plot admeasuring **730.00 sq.m.**, and net plot area admeasuring **730.00 sq.m.**, with permissible BUA of **1635.20 sq.m.** (comprising of Base FSI of 1.10 + Additional FSI on payment of Premium upto 0.30 + Ancillary FSI upto 60% of Base FSI & Additional FSI) and proposed built up area of **1624.05 sq.m.** (comprising of Base FSI of 1.10 + Additional FSI on payment of Premium of 0.30 + Ancillary FSI upto 58.91% of Base FSI & Additional FSI) as depicted on Drawing Plan (Total 01 No.), the Commencement Certificate is granted under Section 45 of the said Act, subject to the following conditions:

No. of Buildings	Use of Building	No. of Floors	Height of Bldg	Proposed BUA
01 no.	Residential	Ground(Pt) + Stilt(Pt) + 1st to 5th & 6th(Pt) Floors	20.55 m	1621.84 sq.m.
Total BUA				1621.84 sq.m.

Viz:-

1. This 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-
 1. 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;

Mumbai Metropolitan Region Development Authority

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokhran Road No. 2, Majiwada, Thane (W) - 400 601.
Tel.: (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in

- 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 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 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. Actual on site demarcation of the plot under reference is to be done through TILR by Owner prior commencement of the construction on site;
20. If any discrepancy found in paid charges, the applicant shall be liable to pay the same;
21. All safety measures and precautions shall be taken on site during construction with necessary signage/ display board on site;
22. The applicant shall provide for all necessary facilities for the physically challenged as required/ applicable;
23. The applicant shall strictly follow the prevailing rules/ orders/ Notification issued by Labour Department, GoM from time to time, for labours working on site;
24. 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;

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/Engineer 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 Engineer;
27. The responsibility of structural and other stability and safety of proposed buildings shall lie with Owner and concerned expert, consultant, executant appointed by Owner;
28. The applicant shall abide by and be solely responsible for all the conditions of all the NOCs/ Clearances obtained/ required to be obtained from the competent Authorities for the proposed development on the land under reference;
29. 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, if applicable;However, Such Display Board shall not be required for individual plot holder's individual building;
30. 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;
31. The applicant is required to handover to MMRDA free of cost the Amenity Space admeasuring 42.11 sq.m. in Carpet area as shown on Ground Floor in proposed plans without any encumbrances prior to intimation of completion of plinth;
32. The present approval is being granted considering the plot boundary as shown on the measurement plan certified by Dy. SLR, Bhiwandi for the land under reference having M.R.N. 364/2021 submitted by applicant. However, this should not be construed as certification of boundary of the land under reference by MMRDA.

Applicant shall be solely responsible for any future disputes arise with regards to the boundary of the land under reference and MMRDA shall stand indemnified in this regard. Further, applicant shall submit final measurement plan certified by Dy. SLR, Bhiwandi showing plot boundary before 6 months from the date of submitting intimation of completion of plinth;

33. The conditions of Fire NOC dated 30/11/2023 issued by Director, Maharashtra Fire Services are binding on the applicant. The applicant is required to submit final Fire NOC prior to application for Occupancy Certificate;
34. It shall be the responsibility and liability of the applicant to ensure adequate and continuous supply of water to the entire project as per notarized undertaking dated 27/05/2022 submitted by applicant;
35. Applicant is required to make provisions of the adequate electrical infrastructure as per requirement of Torrent Power Ltd. as mentioned in their In-principle certificate dated 03/08/2022;
36. 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;
37. The applicant is required to pay Labour Cess of ₹ 4,51,352/- (**Rupees Four Lakhs Fifty One Thousand Three Hundred Fifty Two Only**). It is binding on the applicant to pay Labour Cess in stages as per Labour Cess laws. The payment shall be deposited in 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 receipt to MMRDA before applying for Occupancy Certificate. If any discrepancy found in Labour Cess charges, the applicant shall be liable to pay the same.

(Sachin Pawar)
Planner, MMRDA



Encl: 01 no. of Drawing Sheet

Copy Forwarded to:

1. **Shri. Bhargav Suresh Joshi**
Ground Floor, Office No. 9,
Devashree Garden Commercial Premises,
Near Sheetal Dairy, Rutu Park Road,
At. Majiwade, Dist. Thane.

2. **Collector, Collector Office, Thane**.....(as required u/s 45 of MR & TP Act, 1966).