



महाराष्ट्र राज्य रस्ते विकास महामंडळ मर्यादित



म.रा.र.वि.म.
(महाराष्ट्र शासनाचा उपग्राम)

NO.MSRDC/SPA/BP-379/Revised CC/2023/ 1880
स्वातंत्र्याचा अमृत Date: 06 NOV 2023

'REVISED COMMENCEMENT CERTIFICATE'

To,

M/s. Today Global Properties, (Developer/ PoA Holder),
Mr. Bhadresh Rajesh Shah (Partner),
1601-1602, 16th floor, Kesar Solitaire,
Plot no.-5, Palm Beach Road, Sector-19,
Sanpada, Navi Mumbai- 400 705.

With reference to your Application dated 21/06/2023 for granting of 'Revised Commencement Certificate' under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work/construction for housing for EWS/LIG on land bearing Sr. No. 36/3/A of village- Giravale, Tal. Panvel, Dist. Raigad.

The Revised Commencement Certificate/Building Permit for housing for EWS/LIG (Residential Building) purpose is herewith granted under section 45 of the said Act, subject to the following conditions:-

• General Conditions:-

- 1) This Revised Commencement Certificate supersedes earlier all Commencement Certificate.
- 2) The conditions stipulated in approvals/ NOC's from various Authorities shall be strictly adhered to. The Project Proponent shall apply for revised permission, if this approval is in contravention to any condition stipulated in approvals/ NOC's from any other department.
- 3) This revised commencement certificate/building permit shall remain valid for a period of one year commencing from the date of its issue. If the construction is not commenced within a period of one year, this Revised Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- 4) This permission is liable to be revoked by the MSRDC, as per the Reg. no. 2.15 of Unified Development Control and Promotion Regulations for Maharashtra State sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA) UD-13 dtd. 02.12.2020 as amended from time to time, if there is misrepresentation of material fact in the application on the basis of which this revised Commencement Certificate is issued. Further, this revised Commencement Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.
- 5) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 6) This permission is limited to only for Sr. No. 36/3/A of village- Giravale, Tal. Panvel, Dist. Raigad and does not entitle you to develop any other land.

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निगम कार्यालय: विशेष नियोजन प्राधिकरण एक्सप्रेसवे स्मार्ट सिटी प्रकल्प-१, ११ वा मजला, ए-विंग, शेल्टन सफायर, भूखंड क्र. १८ आणि १९, क्रोमाच्या मागे, सत्र न्यायालयाजवळ, सेक्टर १५, सी.बी.डी. बेलापुर, नवी मुंबई - ४००६१४. दूरध्वनी: (०२२) २७५७ ५७७७

नॉंदणीकृत कार्यालय: नेपियन्सी रोड, प्रियदर्शनी पार्क शेजारी, मुंबई - ४०००३६
दूरध्वनी: (०२२) २३६७ ५९०९ (०२२) २३६९ ३७८९ (०२२) २३६९ ९०३०

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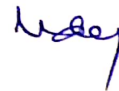
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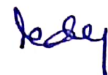


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- 7) This revised commencement certificate is issued for total built up area of **9,657.422 Sq. M. (Residential- 9631.156 Sq. M. & Convenience Shop- 26.266 Sq. M.)** as mentioned in the approved plan attached to this Revised Commencement Certificate. However, applicant is allowed to construct the buildings in phased manner as applicant has to restrict built up area in each phase as below.
- Phase 01:** Applicant shall restrict the built up area to **8039.965 Sq. M.** till the completion of the process of handing over of the land towards Amenity space to this authority.
- Phase 02:** After handing over of Amenity space, applicant shall further construct the total built up area for which this Revised Commencement is issued i.e. **9657.422 Sq. M.**
- The Applicant shall intimate this authority on successfully completion of milestones before starting up the work of phases mentioned above. In case of failure, appropriate action shall not be limited to revocation of this Revised Commencement Certificate.
- 8) The Applicant/Developer shall strictly adhere the **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA) UD-13 dtd. 02.12.2020 as amended from time to time which are applicable to land under reference.
- 9) This Revised Commencement Certificate is based on the documents submitted by the Applicant / Developer. This Revised Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant / Developer is solely responsible for settling for the same, at his own cost & risk.
- 10) The applicant shall pay to the Authority the costs, as may be determined by the Authority for provision and/or up gradation of infrastructure. The Applicant/Developer must pay Infrastructure development charges whenever **MSRDC-SPA** finalised and demand the same.
- 11) The Applicant/Developer shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.
- 12) The applicant shall inform to the Authority immediately after starting the development work in the land under reference,
- 13) The amount of **Rs. 2,26,000/- (Rupees Two Lakh, Twenty Six Thousand Only)** deposited at **MSRDC** vide receipt No:4432 dtd. 10/03/2023 & vide receipt No:5270 dtd. 31/10/2023 as **Security Deposit** for whole project shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the conditions stipulated in this Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right to the Authority.
- 14) Neither the granting of this permission nor the approval of the drawings and specification, nor the inspection made by the officials during the development shall in any way relieve Applicant/Developer/Architect/Structural Engineer/ Supervisor or any licensed technical person of such development from full responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
- 15) The Applicant / Developer shall permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Acts/ Rules/ Regulations. The responsibility of Authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer.



- 16) The Applicant/Developer shall make arrangement and provision for Rain Water Harvesting in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
- 17) The Applicant/Developer shall make arrangement and provision for Installation of Solar Assisted Water Heating (SWH) System/Roof Top Photovoltaic (RTPV) System in accordance with the Regulation No. 13.2 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time.
- 18) The Applicant/Developer is required to provide a solid waste disposal unit in accordance with the Regulation No. 13.5 of the Unified Development Control and Promotion Regulations for Maharashtra State dtd. 02.12.2020 as amended from time to time. The Applicant/developer shall have to provide non-bio degradable & bio-degradable waste separately, of sufficient capacity, at a location accessible to the authorised recyclers, to store/dump solid waste etc.
- 19) As per Regulation no. 9.27 in UDCPR, the Applicant shall provide minimum 8 passengers Fire Lift.
- 20) The Applicant/Developer shall get the approved layout demarcated on the site by the land record department. The measurement plan showing respective areas of Plots, Roads, Open Spaces, Amenity Spaces or other reservations shall be certified by the Dy. Superintendent of Land Records. The demarcation of approved layout on site shall be carried out without altering the dimensions and area of the Roads, Open Spaces or other reservations. The demarcated layout measurement plan certified by Land Record Department shall be submitted at the time of intimation for plinth completion. Applicant shall revise layout/Building Plans in case of any deviations observed in Dy.SLR measurement Plan.
- 21) As per Regulation no. 2.8.4 in UDCPR, the Applicant has to give intimation in the prescribed format certified by Architect to the Authority after the completion of work up to plinth level.
- 22) The Applicant/Developer shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
- 23) The internal roads within this approved layout and those connecting to adjacent plots shall form part of Public Street. The applicant/ Developer shall develop and maintain the same at his own cost till such time the Authority invokes the Reg. no. 3.3.11 of **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA) UD-13 dtd. 02.12.2020 as amended from time to time. The applicant shall not restrain the public from using it.
- 24) The size and location of Sub-station & meter room may be fixed in consultation of MSEDCL before applying for Occupancy Certificate. The NOC from MSEDCL shall be submitted for the same.
- 25) Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provisions of Part 8, Building Services- Section 1, Lighting and Ventilation, National Building Code of India.
- 26) The Applicant/Developer shall pay all the dues before seeking Occupancy Certificate.
- 27) The Applicant/Developer shall ensure permanent potable water connection and permanent power connection to the consumer / occupier of tenements / units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable Water Supply & Power Supply to the occupiers.



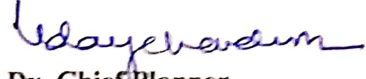
- 28) The Applicant/Developer shall provide at his own cost, the Infrastructural facilities (Such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sludge and sewage, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority.
- 29) The applicant shall also take occupancy Certificate from this authority before occupying the premises.
- 30) Every plot of land shall have at least 1 tree for every 100 Sq. m or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standards, additional number of new trees shall be planted.
- 31) 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 is granted by the Authority. If the Occupancy in the building is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Authority may impose/levy penalty, as may be determined, to regulate such occupancies.
- 32) Applicant shall provide the services as mentioned in revised provisional fire NOC issued by fire department and Final Fire NOC shall be submitted at the time of seeking Part Occupancy/ Full Occupancy whichever is earliest.
- 33) The Recreational Ground/Open Spaces within the approved Layout shall be developed by the applicant/Developer before applying for Occupancy Certificate and maintain the same at his own cost.

• **Special Conditions:-**

- 1) The applicant/Developer shall obtain Consent to Establish from MPCB before starting the project and submit it to this office at the earliest to verify the same before issuance of the Occupancy/Part Occupancy Certificate.

Failure to comply with above conditions would result in revocation of this Revised commencement certificate.

Enclosures – 1 set of drawing (07 nos. of sheet)


Dy. Chief Planner
MSRDC Ltd.

Office No. 022-27575777

Date: 06 NOV 2023

Office Stamp:



CC to:

1. Ar. Navnath L. Gole (CA/2017/85526) Saraswati CHS, Plot no. 83, Room no. 21, Sector 12, Kharghar, Navi Mumbai-410210.
2. The District Collector, Office of the Collector, Revenue Dept, Near Hirakot Lake, Alibag, Dist – Raigad 402201.
3. Dy. Superintendent of Land Records, New Panvel East, Navi Mumbai. Dist. Raigad- 410206.
4. Controller of Unauthorized Constructions (CUC Cell) M.S.R.D.C Ltd., Bandra (West), Mumbai.
5. The Assistant Commissioner of Labour office, Shree Ganesh Plaza, Phase I, 1st Floor, Plot No 1, Sector-1, Khanda Colony, New Panvel- 410206.
6. Giravale Grampanchyat, at Giravale, Post. Somatane, Tal.- Panvel, Dist. Raigad.

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