





MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY  
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. BOP/92/MDC/CC/5 (1st) 504

2014

Date:

16 JUN 2015

COMMENCEMENT CERTIFICATE

The permission is hereby granted, under section 43 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant 'M/s Adarsh Enterprises' for the proposed development of 'Residential Building - wing A (1st to 10 upper floors) & wing B (1st to 16 upper floors)' upon plinth level only on plot bearing CTS No. 12, ETC of Village Gergan at ODC, Mumbai. The total proposed built up area is 3,879.88 sqm as depicted on drawings no. M1, M2, M3, M4, M5, M6 & M7 (total seven no. of drawings). The 'Commencement Certificate upon plinth level' is granted on the following conditions:  
Yam

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 on the said land/ 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/ 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 developmental work in contravention of section 43 and 45 of the Maharashtra Regional & Town Planning Act, 1966.
3. This Commencement Certificate is valid for a period of one year from the date thereof and will have to be renewed thereafter.
4. 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 43 of Maharashtra Regional & Town Planning Act, 1966.
5. Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assigns & every person deriving title through or under him.
6. 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 section 13 or, as the case may be, section 44 of Maharashtra Regional & Town Planning 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 imprisonment upto three years.
7. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, prior to commencement of construction.
8. The applicant shall obtain an advance connection (not commenced) for utilities and services before applying for grant of permission above plinth level as mentioned in the MMRDA's letter no. CDR/81758/Roads, dt 30/03/2017.
9. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate above plinth level from MMRDA.
10. The applicant shall plant the required number of trees in the BGS area as per DCRs and submit NDC from the Tree Authority before applying for Occupation Certificate.
11. The proposal shall be got certified to be earthquake resistant from the licensed structural engineer and the certificate to be submitted to MMRDA before commencement of construction.
12. Any condition mentioned in any of the Remark/NDC obtained from any Competent Authority in respect of the development on the land will shall be complied with.
13. The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved.

Secretary-Office Complex, Bandra (East) Mumbai - 400 051.

14. 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:

(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 MMREDA;

(iv) P.S.I permitted.

(v) Address where the copies of detailed approved plans shall be available for inspection.

15. A notice in the form of advertisement giving all the details mentioned in 14 above shall also be published in two widely circulated newspapers one of which should be in Marathi language.

16. The applicant shall ensure that the conditions mentioned in Maharashtra Fire Services Officer Circular No. MFS/10/2012/1099 dated 10/07/2012 are fulfilled as if applicable;

17. The applicant shall install the Rain Water Harvesting System as per UIDP's Notification No. THA-022001/21/2014-R-216001.A.30-11, Dn. 10/03/2005;

18. The applicant shall comply with MCCDM's Circular no. CHH/2792/1 EMV Govt. dated 06/10/2014 [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;

19. The applicant shall pay 'building and other construction labor welfare Cess Tax' to the competent authority and submit the receipt of the same to MMREDA before applying for Occupation Certificate;

20. The applicant shall obtain N/A Order from Collector, Mumbai Sub-urban District and submit the same to MMREDA before applying for Occupation Certificate;

21. The applicant shall pay the premium to MMREDA for fireable FSI whenever it is claimed in future (as per then prevailing BR rates), before issuance of Commencement Certificate for the fireable FSI component;

Copy with set of approved drawings bearing no. M1, M2, M3, M4, M5, M6 & M7 to:

1. **Mr. Bhupendra Patravale**  
Bhupendra Patravale Architects,  
Room no. 'F', 2<sup>nd</sup> floor,  
G3, Mahesh commercial square  
Mumbai - 400 023.

2. **Mr. Chirag Shah,**  
Mr. Ashish Enterprises,  
G/8 Shivacharya CHS Ltd., Nr M.V. Road,  
Aundh (East), Mumbai - 400 066.

Copy (for information and record) to 1. MMREDA's D.O. Letter Dt. 30/03/2009, with a set of approved drawings bearing no. M1, M2, M3, M4, M5, M6 & M7 to:

**The Executive Engineer,**  
Drawing Proposal - W.S.  
MCCDM Office, H.B.S. Road, R.K. Park, Mang-  
Bandra (W), Mumbai 400 050.

P.S.: The Commencement Certificate is issued subject to the conditions mentioned in the following letter no. PJP/P-2/COMM/CC/3/30/94

2014 Dated

16 JUN 2014

*S. Padmanab*  
Jointed Metropolitan Commissioner,  
M.M.R.D.A.





**MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY**  
**मुंबई महानगर प्रदेश विकास प्राधिकरण**

**31 AUG 2015**

No. TCP (P-2)/ODC/CC/3/130/P/03/2015

Date:

To,

The Executive Engineer,  
 Building Proposals - Western Suburbs,  
 MCGM Office, H.B.K. Ward,  
 B.K.Park Marg, Bandra (W), Mumbai - 400 058.

Subj: Commencement Certificate above plinth level for the proposed development of 'Residential Building - wing A (1st to 10 upper floors) and Car Parking Tower' on plot bearing CTS No. 82, 83C of village Goregaon at ODC, Mumbai.  
 Ref: MMRDA's D.O. letter No. TCP (P-2)/BKC/Misc./206/102/2009, dt. 10/12/2009.

Sir,

MMRDA is the Special Planning Authority for Colaba District Centre. The Metropolitan Commission, MMRDA has approved the proposal for issuance of Commencement Certificate above plinth level for the proposed development of 'Residential Building - wing A (1st to 10 upper floors) and Car Parking Tower' on plot bearing CTS No. 82, 83C of village Goregaon at ODC, Mumbai in MCGM area, pursuant to the policy enunciated in MMRDA's D.O. letter No. TCP (P-2)/BKC/Misc./206/102/2009 dated 10/12/09. The total proposed Built Up Area is 1195.77sqm in against permissible Built Up Area of plot is 4,884.35sqm.

The set of drawings (diag no. M1, M2, M3, M4) representing proposed above plinth level only for the proposed development of 'Residential Building - wing A (1st to 10 upper floors) and Car Parking Tower' on plot under reference is approved by the Metropolitan Commission subject to all the conditions mentioned in the CC above plinth level under MMRDA's letter no. TCP (P-2)/ODC/CC/3/130/P/03/2015, dated 31/08/2015.

A copy of Commencement Certificate above plinth level and approved drawing for proposed development of 'Residential Building - wing A (1st to 10 upper floors) and Car Parking Tower' on plot under reference issued by MMRDA to Mr. Adinath Enterprises (private) 'has been returned to applicant', are enclosed herewith for your information and record.

Thanking you,

Yours faithfully,

*S. K. Patil*

Chief,

Town & Country Planning Division,  
 MMRDA.



Encl: 1) Commencement Certificate above plinth level.

2) A set of approved drawings (showing nos. M1, M2, M3, M4)

3) MMRDA's D.O. letter no. TCP (P-2)/BKC/Misc./206/102/2009, dt. 10/12/2009.

Copy to:

1. Mr. Bhupendra Patravale  
 Bhupendra Patravale Architects,  
 Room no. 'F', 2nd floor,  
 43, Marolli nagar East,  
 Mumbai - 400 025.

2. Mr. Ching Shah.

Mr's Adinath Enterprises,  
 G/9 Shivacharya CHS Ltd., 54 M.V. Road,  
 Andheri (East), Mumbai - 400 069.



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY  
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP/0-2/0600003.130/ (2-03, 2015)

Date: 31 AUG 2015

COMMENCEMENT CERTIFICATE

The permission is hereby granted, under section 43 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant 'M/s Adithi Enterprises' for the proposed development of 'Residential Building - wing A (basil + 10 upper floors) and Car Parking Tower' above plinth level on plot bearing CTS No. 82, 83C of village-Goregaon in COC, Mumbai. The total proposed built up area is 1395.77sqm as depicted on drawing no. M2, M2L, M2S, M2L (total 04 (four) no. of drawings). The 'Commencement Certificate above plinth level' is granted on the following conditions:

YAT:

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 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 developmental work in contravention of section 43 and 45 of the Maharashtra Regional & Town Planning Act, 1966;
3. This Commencement Certificate is valid for a period of one year from the date thereof and will have to be renewed thereafter.
4. This Commencement Certificate is renewable every year but each 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;
5. Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, executors, administrators and assigns and every person deriving title through or under him;
6. 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 section 53 or, as the case may be, section 54 of Maharashtra Regional & Town Planning 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 imprisonment apart from fine;
7. The provisions in this proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not applied;
8. Any condition awarded in any of the Remarks/NOC obtained from any Concerned Authority in respect of the development on the land(s) shall be complied with;
9. The applicant shall obtain permissions under the provisions of other applicable statutes, whenever necessary, prior to commencement of construction;
10. The applicant shall obtain all the necessary final NOCs & clearances relating to water supply, sewerage, drainage, etc. from MCGM and submit the same to MMRDA before applying for Occupation Certificate;
11. The applicant shall obtain Occupation Certificate from MMRDA;
12. The applicant shall obtain NOC for Occupation from Free Authority, MCGM and submit the same to MMRDA before applying for Occupation Certificate.

13. The applicant shall obtain completion certificate for Structural Stability and Seismic Stability Certificate from Licensed Structural Engineer/BCC specialist and submit the same to MMREDA before applying for Occupation Certificate.
14. The applicant shall ensure that the conditions mentioned in Maharashtra Fire Services Officer Circular No. MFS/7/878/2/1099 dated 16/07/2012 are fulfilled w.r.t applicable.
15. The applicant shall install the Rain Water Harvesting System as per LMD's Notification No. TFS-022001/2131678-2/6001(A/D-1); Dt. 10/03/2005;
16. The applicant shall comply with MCC&M's Circular no. CHH/2702/1097 Gen; dated 06/01/2014 [in respect of preservation of documents mentioned at a. to, (c) to (d.) therein] & applicant shall submit Undertaking & indemnity Bond mentioned therein before applying for Occupation Certificate;
17. The applicant shall pay 'building and other construction labour welfare Cess Tax' to the competent authority and submit the receipt of the same to MMREDA before applying for Occupation Certificate;
18. The applicant shall pay the premium to MMREDA for fireable PSI whenever it is claimed in future (as per then prevailing ER rates), before issuance of Commencement Certificate for the fireable PSI component;
19. The applicant shall pay the Development Charges, Sewerage Fees, Premium for deficiency in marginal open spaces & Premium for sub-cans/ lift/lift lobby for fireable PSI component to MMREDA, whenever it is claimed in future (as per then prevailing ER rates) before issuance of Commencement Certificate for the fireable PSI component.

*S. Prasad*  
Chief,

Town and Country Planning Division  
M.M.R.E.D.A.



Copy with set of approved drawings bearing no. M1, M2, M3, M4 to:

1. Mr. Bhupendra Patravale  
Bhupendra Patravale Architects,  
Room no. 'P', 2<sup>nd</sup> floor,  
93, Marathi samachar marg,  
Mumbai - 400 023.

2. Mr. Ching Shuk,  
M/s Adinath Enterprises,  
G/11 Shivchhaya CHS Ltd., Sir M.V. Road,  
Andheri (East), Mumbai - 400 069.

Copy (for information and record w.r.t. MMREDA's D.O. Letter Dt. 30/01/2009), with a set of approved drawings bearing no. M1, M2, M3, M4 to:

The Executive Engineer,  
Building Proposal - W3,  
MCGM Office, HADK Ward, K.K. Padkar Marg,  
Bandra (W), Mumbai 400 054.

P.R.: The Commencement Certificate is issued subject to the conditions mentioned in the following letter no. TCF (P-2)-CUDC/CCT/2007-13-03. Dated **31 AUG 2015**



**MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY**  
**मुंबई महानगर प्रदेश विकास प्राधिकरण**

No. TCP/P-2/DOCC/CC/3.136/ n-3 2016

Date:

31 JAN 2016

To,

The Executive Engineer,

Building Proposals - Western Suburbs,

MMRDA Office, HADK Ward,

B.K.Purkar Marg, Bandra (W), Mumbai - 400 050

Sub: Commencement Certificate for upper floors of proposed 'Residential Building - wing

A (11 to 14 upper floors) & wing B (17 to 22 upper floors)' on plot bearing CTS No. 82,

RDIC of Village Gurgaon at ODC, Mumbai.

Ref: MMRDA's D.O. letter No. TCP/P-2/DOCC/Min./296/102/2006, dt. 30/1/2006.

Sir,

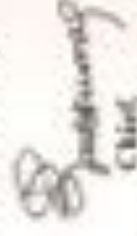
MMRDA is the Special Planning Authority for Colaba District Centre. The Metropolitan Commissioner, MMRDA has approved the proposal for issuance of Commencement Certificate for upper floors of proposed 'Residential Building - wing A (11 to 14 upper floors) & wing B (17 to 22 upper floors)' on plot bearing CTS No. 82, RDIC of Village Gurgaon at ODC, Mumbai in MCCDM area; pursuant to the policy enunciated in MMRDA's D.O. letter No. TCP/P-2/DOCC/Min./296/102/ 2006 dt.30/1/06. The proposed BUA is 1,381.22sqm (in addition to already approved BUA of 1,175 (sqm); hence total BUA proposed is 4,886.11sqm as against permissible Built Up Area of plot is 4,887.65sqm.

The set of drawings (diag no. M6, M2, M3, M4, M5, M6 & M7) representing proposal for upper floors for the proposed development of 'Residential Building - wing A (11 to 14 upper floors) & wing B (17 to 22 upper floors)' on plot under reference is approved by the Metropolitan Commissioner subject to all the conditions mentioned in the CC for upper floors issued under MMRDA's letter no. TCP/P-2/DOCC/CC/3.136/ n-3 2016, dated 31/01/2016.

A copy of Commencement Certificate for upper floors and approved drawing for proposed development of 'Residential Building - wing A (11 to 14 upper floors) & wing B (17 to 22 upper floors)' on plot under reference issued by MMRDA to M/s Aditya Enterprises (owner) 'being referred to applicant', are enclosed herewith for your information and record.

Thanking you,

Yours faithfully,

  
Chief,

Town & Country Planning Division,  
MMRDA.

Encl: 1) Commencement Certificate for upper floors.

2) A set of approved drawings (diagram nos. M6, M2, M3, M4, M5, M6 & M7).

3) MMRDA's D.O. letter no. TCP/P-2/DOCC/Min./296/102/2006, dt. 30/1/2006.

Copy to:

1. Mr. Rajendra Patravale  
Rajendra Patravale Architects,  
Room no. 'F', 2<sup>nd</sup> floor,  
95, Mumbai number road,  
Mumbai - 400 023.

✓  
Mrs. Ching Shuk.

M/s Aditya Enterprises,

21B Shivajinagar CHS Ltd., 94 M.V. Road,

Andheri (East), Mumbai - 400 060.





**MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY**  
**मुंबई महानगर प्रदेश विकास प्राधिकरण**

No. TCP/9-N/OCD/C/07-1107-03 2008

Date: **21 JAN 2016**

**COMMENCEMENT CERTIFICATE**

The permission is hereby granted, under section 41 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant 'M/s. Aditya Enterprises' for the proposed development of upper floors of 'Residential Buildings - wing A (13 to 14 upper floors) & wing B (17 to 22 upper floors)' on plot bearing CTS No. 82, 82C of village Gorgin of CDTC, Mumbai. The proposed built up area is 1,305.22sqm (or addition to already approved BUA of 3,578.84sqm) as depicted on drawing no. M1, M2, M3, M4, M5, M6 & M7 (total seven no. of drawings). The 'Commencement Certificate for upper floors' is granted on the following conditions:

M1.

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, MMHDA, if:

(i) The development works in respect of which permission is granted under this certificate is not carried out or the work thereof is not in accordance with the sanctioned plan;

(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, MMHDA 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 developmental work in contravention of sections 43 and 45 of the Maharashtra Regional & Town Planning Act, 1966.

3. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

4. 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 41 of Maharashtra Regional & Town Planning Act, 1966.

5. Conditions of this certificate shall be binding not only on applicant but his/her heirs, successors, associates, administrators and assigns & every person deriving title through or under him.

6. Any development carried out in contravention of or in violation 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 Maharashtra Regional & Town Planning 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 imprisonment apart from fine.

7. The provisions in the proposal which are not conforming to applicable Development Control Regulation and other acts are deemed to be not approved.

8. Any condition mentioned in any of the Remarks/NOC obtained from any Concerned Authority in respect of the development on the land is to be complied with.

9. The applicant shall obtain provisions under the provisions of other applicable statutes, wherever necessary, prior to commencement of construction.

10. The applicant shall obtain all the necessary final NOCs & clearances relating to water supply, sewerage, drainage, etc. from MCGM and submit the same to MMHDA before applying for Occupancy Certificate.

11. The applicant shall obtain Occupancy Certificate from MMHDA.

12. The applicant shall plant the required number of trees in the BG as per DCRs and submit NOC from the Tree Authority before applying for Occupancy Certificate.

**Sanjay Kulkarni, Secretary, Mumbai (East), Mumbai - 400 011.**

Phone : 2614 2001 to 2614 2009 extn : 2001 to 2009 (fax : 2614 2009) E-mail : [secretary@mmhda.gov.in](mailto:secretary@mmhda.gov.in)

13. The applicant shall obtain completion certificate for Structural Stability and Seismic Stability Certificate from Licensed Structural Engineer/ECI, specialist and submit the same to MEMEDA before applying for Occupancy Certificate.
14. The applicant shall ensure that the conditions mentioned in Maharashtra Fire Services Office Circular No. MFS/10/2812/1000 dated 19/07/2012 are fulfilled and applicable.
15. The applicant shall install the Rain Water Harvesting System as per L.A.R.'s Notification No. TPD/432986/2133CR-234201/11D-11, Dt. 10/03/2005.
16. The applicant shall comply with MCOB's Circular no. CMBL/27021/09/ Gen. dated 06/01/2014 [in respect of preservation of documents mentioned at n. no. (a) to (k) therein] & applicant shall submit Undertaking & indemnity Bond mentioned therein before applying for Occupancy Certificate.
17. The applicant shall pay 'Building and other construction labour welfare Cess Tax' to the competent authority and submit the receipt of the same to MEMEDA before applying for Occupancy Certificate.

*S. J. Patil*  
Chief

**Town and Country Planning Division  
MEMEDA.**

Copy with set of approved drawings bearing no. M1, M2, M3, M4, M5, M6 & M7 to:

1. **Mrs. Bhagwandra Patravale**  
Bhagwandra Patravale Architects,  
Room no. 'F', 2<sup>nd</sup> floor,  
93, Mumbai street market,  
Mumbai - 400 037.

**Mr. Chirag Shah.**

Mr. Adinath Enterprises,  
G/B Shikshanya CHS Ltd., 5th M.V. Road,  
Anandam (East), Mumbai - 400 069.

Copy (for information and record) w.r.t. MEMEDA's D.O. Letter Dt. 30/01/2009, with a set of approved drawings bearing no. M1, M2, M3, M4, M5, M6 & M7 to:

**The Executive Engineer,**  
Building Department - W.S.,  
MCOG Office, H.B.K. Ward, R.K. Park Marg,  
Bandra (W), Mumbai 400 050.

*P.S.: The Completion Certificate is issued subject to the conditions mentioned in the following letter no. PTP (P-2)/COG/CC/3130/03. Dated - 27 JAN 2009*

