

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 **M/s. Sejal Kajal CHSL** for the proposed development upto plinth level of the proposed residential cum commercial development consisting of Wing-A having Ground (Shops) + 8th upper floors (built amenity), Wing-B having Ground (Shops) + 4th upper floors (offices) and Wing C having Ground (Shops) + 28th upper floors (residential) with BUA of 12,501.85 Sq. M. As against total permissible BUA of 12,502.47 Sq. M. on the plot bearing old CTS No 90 of village Goregaon in Oshiwara District Centre, Mumbai as depicted on the drawing no.01/09 to 09/09. The Commencement Certificate upto plinth is granted on the following conditions:

Viz:

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 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 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 44 of Maharashtra Regional & Town Planning Act, 1966.

Mumbai Metropolitan Region Development Authority

Bandra-Kurla Complex, Bandra East, Mumbai 400 051

T +91 22 2659 1234 EPABX +91 22 2659 0001 / 4000 F +91 22 2659 1112 / 1264

<https://mmrda.maharashtra.gov.in>

5. 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.
6. The provisions in the proposal which are not confirming to applicable Development Control and Promotion 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 Occupancy Certificate.
8. 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.
9. The applicant shall obtain all the permissions required to be obtained and shall pay all the fees/dues/charges required to be paid 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 before applying for grant of permission above plinth level as mentioned in the MCGM's letter No. ChEng/817/SR/Roads dated 30-03-2007.
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 such as EIA clearance; CFO, etc.
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 11(2) of MCGM DCPR - 2034.
15. The applicant shall ensure that the detection systems are strictly adhering to the IS codes as mentioned in Maharashtra Fire Service Offices circular No. MFS/10/2012/1099 dated 19-07-2012.

16. The applicant shall install the Rain Water Harvesting System as per Regulation no. 62 of the sanctioned MCGM DCPR – 2034..
17. 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.
18. The applicant shall obtain all the necessary final NOCs/Completion Certificates/ clearances relating to water supply, sewerage, 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.
19. 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 MMRDA; F.S.I permitted;
 - IV. FSI 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 19 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
21. The applicant shall execute supplementary lease deed for the additional built up area.
22. The applicant shall pay entire stamp duty of the prospective buyers for the residential/commercial units comprised in the built up area for which this commencement certificate is issued by granting 50% rebate in the payment of fungible compensatory area and additional BUA premium, condonation in marginal open space deficiency premium, condonation in dimensions of ventilation shaft and premium for counting area under staircase, lift, lift lobby and passage free of FSI in accordance with the Govt. order dated 14-01-2021, MMRDA's Circular dated 21-12-2021 and undertaking dated 30-12-2021 submitted by the applicant

23. The applicant shall not commence the work at site till s/he obtains NOC from the Civil Aviation and submits it to MMRDA.
24. Before commencing any construction on the site, applicant shall submit amended remarks/NOC issued by the Department of Hydraulic Engineer, MCGM with respect to maintaining top of the underground storage tank flushed with the adjacent ground/floor level.
25. The applicant, himself shall make provision of water supply till laying of water main network in the road by MMRDA and putting it into commission.
26. The applicant shall commence work at site only on receipt of NOC from Tree Authority and its submission to MMRDA.
27. The applicant shall submit revised CFO NOC before submission of application for grant of Occupancy Certificate
28. The applicant shall ensure that the pocket terraces created due to the planning constraints are inaccessible at any point of time.
29. The applicant shall be liable to pay all the dues, if any, as per any Law/Act/ Notification/ Circular etc. issued from time to time by any competent Authority, as and when such demand is raised.
30. The applicant shall ensure that all the NOC's, Approvals, Bank Guarantees etc. submitted for obtaining this permission are valid till the development is completed in all respect.


Planner,
Town Planning Division

Copy with set of approved drawings bearing nos. 01/09 to 09/09:

✓ 1) **M/s. Sejal Kajal CHSL.**

Ram Mandir Road, Goregaon (W),
Mumbai – 400 104.

2) **M/s. Spaceage Consultans**

Shop no. 15, B-106, Natraj building,
Shiv Shrishtri Complex,
M.G. link road, Mulund (W),
Mumbai – 400 080.

**Copy (for information and record w.r.t MMRDA's D.O. Letter dt. 30-01-2009),
with set of approved drawings bearing nos. 01/09 to 09/09 to:**

The Executive Engineer, MCGM

Bldg. Proposals Suburbs, 6th floor,
MCGM Office, Hindu Hriday Samrat Balasaheb Thackeray Market,
Poonam Nagar, Jogeshwari (e)
Mumbai – 400 093.