

**AMENDED COMMENCEMENT CERTIFICATE UPTO PLINTH**

Permission is hereby granted, under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to M/s. Integrated Affordable Home Pvt. Ltd. for the proposed Residential development comprising of Wing A (Lower Basement + Upper Basement + Ground level + 5 level service floor for parking and ancillary uses such as meter room, letter box room etc. + 1<sup>st</sup> floor/podium (pt. LOS and pt. residential) + 2<sup>nd</sup> to 9<sup>th</sup> upper residential floors) and Wing B (Lower Basement + Upper Basement + Ground level + 5 level service floor for parking and ancillary uses such as meter room, letter box room etc. + 1<sup>st</sup> floor/podium (pt. LOS + pt. residential) + 2<sup>nd</sup> to 35<sup>th</sup> upper residential floors) upto plinth level only with proposed BUA of 21,648.46 sqm (Basic BUA 10,903.79 sqm + Additional BUA 5973.99 + Fungible Compensatory area 4,770.68 sqm) as against the total permissible built up area of 22,786.45 sqm on the land bearing CTS No. 57/A and C of Village Goregaon, Mumbai, as depicted on the drawing no. 1/16 to 16/16. The amended Commencement Certificate upto plinth level is granted on the following conditions:

**Viz:**

1. This amended Commencement Certificate upto plinth shall supersede earlier Commencement Certificate upto plinth No. TCP(P-2)/ODC/CC/3.156/I/20/2022 dated 11-01-2022.
2. This permission / Commencement Certificate shall not entitle the applicant to build on the 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 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.
4. This Commencement Certificates 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.

મુંબઈ મહાનગર પ્રદેશ વિકાસ પ્રાધિકરણ

વાંદ્રે-કુર્લા સંકુલ, વાંદ્રે (પૂર્વ), મુંબઈ ૪૦૦૦૫૧.

ફોન +૯૧ ૨૨ ૨૬૪૯ ૧૨૩૪ ઈપીએલીસી +૯૧ ૨૨ ૨૬૪૯ ૦૦૦૧ / ૪૦૦૦ ફેફાર +૯૧ ૨૨ ૨૬૪૯ ૧૧૧૨ / ૧૨૬૪  
<https://mmrda.maharashtra.gov.in>

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 and Promotion Regulations 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 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.
11. 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, dt 30-03-2007;
12. Construction beyond plinth level should not be commenced without obtaining Commencement Certificate above plinth level from MMRDA;
13. The applicant shall be solely responsible for compliance of all the conditions mentioned in all the NOCs/ Clearances such as EIA clearance; CFO, etc and undertakings submitted to MMRDA from time to time.
14. 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.
15. The applicant shall submit notice for 'start of work' before commencement of construction in accordance to regulation 11(2) of MCGM DCPR-2034;
16. 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.
17. The applicant shall install the Rain Water Harvesting System as per regulation no. 62 of the MCGM's sanctioned DCPR 2034;
18. The applicant shall comply with MCGM's Circular no. CHE/27921/DP/ Gen; dated former 06-01-2014 [in respect of preservation of documents mentioned at sr. no. (a) to (k) therein] and applicant shall submit Undertaking & Indemnity Bond mentioned therein before applying for Occupation Certificate;
19. 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.

20. 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;
  - IV. F.S.I permitted;
  - V. Address where the copies of detailed approved plans shall be available for inspection;
21. A notice in the form of advertisement giving all the details mentioned in 20 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;

**Special Conditions:**

22. The applicant shall execute and submit the supplementary lease deed with MMRDA with respect to additional built up area before applying for occupancy certificate.
23. The applicant shall pay entire stamp duty of the prospective buyers for the residential units comprised in the built up area for which this commencement certificate is issued by granting 50% rebate in the payment of addl. built up area premium, premium for fungible compensatory area, premium for availing area under staircase, lift, lift lobby free of FSI and premium for condonation in marginal open space deficiency in accordance with the Govt. order 14-01-2021, 17-02-2021 MMRDA's Circular dated 21-12-2021 and undertaking dated 28-12-2021 Submitted by the applicant.
24. In addition to stamp duty paid while execution of Deed of Assignment dated 07-02-2018, applicant shall pay stamp duty applicable for consuming 1.50 additional FSI and 35% fungible BUA permissible on base as well as additional FSI and submit its receipts to MMRDA before commencing any development on the land under reference.
25. The applicant shall propose 50,000 liters capacity overhead water tank on terrace level and shall get its layout approved from HE, before commencing any development above plinth on the land under reference.
26. The applicant shall submit revised electric supply NOC (for total proposed BUA and location of meter room) before submitting request for grant of CC above plinth to the building under reference.
27. The applicant shall restrict covered construction area upto 20,000 Sq.m. till s/he obtains clearance from MOEF and submits it to MMRDA.
28. The construction and demolition wastes shall be handled and transported to the designated unloading site and the applicant shall comply with all the conditions mentioned in SWM NOC.

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. 1/16 to 116 to:**

✓ 1) **M/s. Integrated Affordable Home Pvt. Ltd.**  
'D' Wing, Karma Sankalp,  
Corner of 6<sup>th</sup> and 7<sup>th</sup> floor of Rajwadi,  
Ghatkopar (E),  
Mumbai - 400 077

2) **Shri. Snehal Shah**  
107-108, Matharu Arcade, Plot  
No.32, Paranjape Scheme, above Axis  
Bank, Subhash Road,  
Vile Parle (E)  
Mumbai – 400 057

**Copy (for information and record w.r.t MMRDA's D.O. Letter dt. 30-01-2009), with set of approved drawings bearing nos. 1 to 16to:**

**The Executive Engineer,**  
Bldg. Proposals Suburbs, 6th floor,  
MCGM Office, Hindu Hriday Samrat Balasaheb Thakre Market,  
Poonam Nagar, Jogeshwari (E)  
Mumbai – 400 093

**P.S.: The Amended Commencement Certificate upto plinth is issued subject to the conditions mentioned in the forwarding letter No. TCP (P-2)/ODC/CC/3.156/III/2022, Date:**