



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

No. SROT/BSNA/2501/BP/Amended/IIP – Anjur, Mankoli & Surai/1117 /2018.

Date: 10 2 JUL 2018

**COMMENCEMENT CERTIFICATE**

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to **M/s. Ajitnath Hi-tech Builders Pvt. Ltd**, 216, 2<sup>nd</sup> floor, Shah and Nahar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai – 400 018 for the Proposed **Residential & Commercial Buildings of the “Integrated Township Project”** ( As mentioned in Tables below) on land bearing S. No 239 Pt, 253 Pt, 254 P, 254 Pt, 254 Pt, 254 Pt, 255/1A, 255/1B, 255/2, 255/3, 256, 263, 265/2, 265/3, 265/4Pt, 266, 269/3, 270 Pt, 270Pt, 270 Pt, 271, 272 Pt, 272 Pt, 272 Pt, 275 Pt, 276 Pt, 276 Pt, 276 Pt, 291 Pt, 293/1, 293/3 298/3 of **Village Anjur**, S. No 41/1, 41/3Pt, 41/4, 41/6, 41/7, 41/9, 41/10 P, 45/3, 35/4, 45/4, 45/5, 45/7, 47/3, 47/4P, 47/5, 48/1/1P, 49/1P, 51/1, 51/2, 52/1, 52/2, 53/A, 53/B, 53/C, 54/4, 54/5A, 54/5B, 54/5C, 54/5D, 55/9Pt, 55/10, 55/11P, 55/14, 55/15, 56/1P, 56/1P, 56/1B, 56/1/D, 57/P, 57/P, 57/P, 58/P, 58/P, 60/2, 62, 63, 65/1, 66/1, 66/3, 66/4, 66/5, 67/11 & 68/2P of **Village Mankoli** and 12/1, 12/3, 12/4, 12/15, 14/5, 14/6, 14/7, 14/8, 14/10P, 14/11, 14/12, 14/13P, 14/14, 14/15, 14/16, 14/17, 15/1, 15/2/A, 15/3, 15/4, 15/6, 15/7, 15/8, 15/9, 15/11, 15/12, 17/1, 17/2, 17/3, 18/2, 18/4, 19/1, 19/2, 19/3, 19/4, 20, 21, 22/1/Pt 22/1Pt, 23, 24, 25/1/2, 25/2Pt, 25/2Pt, 26/1P, 27/1Pt, 27/2, 28/13, 28/14Pt, 28/14B/Pt, 31/1, 31/2, 34/1, 34/2P, 35/1A, 35/1Pt, 35/1P, 35/2, 36/2, 36/3, 36/4, 36/5, 36/6, 36/9, 37/3, 39/Pt, 39/0Pt, 40/3, 40/7, 40/8Pt, 40/8Pt, 40/10, 40/11, 40/14, 40/17, 40/21 & 40/38 of **Village Surai**, Taluka Bhiwandi, Dist-Thane on gross plot admeasuring **517845.00 sq.m** with total permissible built up area of **880336.50 sq.m (FSI – 1.70)** and proposed built up area of **674645.27 sq.m (FSI – 1.30)** as depicted on Drawing Sheet (Total 62 Nos. of Sheet) on the following conditions:

**Table – 1 (Indicating the details of New Buildings for which Commencement Certificate is hereby granted up to Plinth Level Only for the Integrated Township Project:**

CLUSTER NO.	WING	NOS OF FLOOR	HEIGHT	FSI AREA	No of TENEMENTS
			IN MT	IN SQ.M.	
1.02	A	G + 19	58.45	6371.33	80
	B	G + 19	58.45	6371.33	80
	C	G + 19	58.45	6371.33	80
1.04	A	G + 19	58.45	5625.14	60
	B	G + 19	58.45	5625.14	60
	C	G + 19	58.45	5625.14	60
1.05	A	G + 29	87.45	8761.71	147
3.01 (SERENO)	C	G+19	58.45	6615.36	96

3.03 (WOODLAND)	F	G + 19	58.45	6615.36	96
3.04	A	G + 29	87.45	8761.71	147
	B	G + 29	87.45	8761.71	147
3.05	A	G + 29	87.45	8761.71	147
3.06	A	G + 29	87.45	8761.71	147
3.07	A	G + 19	87.45	5863.36	118
	B	G + 19	87.45	5863.36	118
4.01	A	G + 19	58.45	5863.36	118
	B	G + 19	58.45	5863.36	118
4.02	A	G + 19	58.45	6615.36	96
4.03	A	G + 19	58.45	6615.36	96
	B	G + 19	58.45	6615.36	96
	C	G + 19	58.45	6615.36	96
	D	G + 19	58.45	6615.36	96
	E	G + 19	58.45	6615.36	96
	F	G + 19	58.45	6615.36	96
	G	G + 19	58.45	6615.36	96
4.04	A	G + 19	58.45	5863.36	118
	B	G + 19	58.45	5863.36	118
5.01 (EWS)	C	G + 17	51.75	3916.12	88
5.03	A	G + 19	58.45	6371.33	80
	B	G + 19	58.45	6371.33	80
6.01	A	G + 19	58.45	5863.36	118
	B	G + 19	58.45	5863.36	118
	C	G + 19	58.45	5863.36	118
6.02	A	G + 19	58.45	5863.36	118
	B	G + 19	58.45	5863.36	118
	C	G + 19	58.45	5863.36	118
	D	G + 19	58.45	5863.36	118
	E	G + 19	58.45	5863.36	118
	F	G + 19	58.45	5863.36	118
	G	G + 19	58.45	5863.36	118
	H	G + 19	58.45	5863.36	118
7.01	A	G + 19	58.45	5863.36	118
	B	G + 19	58.45	5863.36	118
	C	G + 19	58.45	5863.36	118
	D	G + 19	58.45	5863.36	118
	E	G + 19	58.45	5863.36	118
	F	G + 19	58.45	5863.36	118
	G	G + 19	58.45	5863.36	118
	H	G + 19	58.45	5863.36	118
7.02	A	G + 19	58.45	6615.36	96
	B	G + 19	58.45	6615.36	96
	C	G + 19	58.45	6615.36	96
7.02	A	G + 19	58.45	6615.36	96
	B	G + 19	58.45	6615.36	96
<b>Total for Residential (A)</b>				<b>342271.17</b>	<b>5793</b>

MLCP 01	1	B+G+11	31.2	-	-
MLCP 01 (Sub-station)	1	B+G+11	31.2	-	-
MLCP 01 (STP 01)	1	B+G+11	31.2	-	-
POLICE STATION	1	G+1	8.1	514.46	-
SCHOOL 01 (PS-1)	1	G + 3 Part	15.05	3867.27	-
MLCP-02	1	B+G+11	31.2	-	-
MLCP 02 (RETAIL)	1	B+G+11	31.2	1128.33	-
MLCP 02 (Sub Station)	1	B+G+11	31.2	-	-
MLCP 02 (STP 02)	1	B+G+11	31.2	-	-
MLCP 03	1	G+11	29.95	-	-
MLCP 03 (STP 03)	1	G+11	29.95	1313.66	-
SCHOOL 02 (SS-2)	1	G+4 Part	18.17	4911.91	-
MEDICAL CENTER	1	G+4	19.35	2622.48	-
COMMERCIAL -A	1	G+3P+11	59.8	39925.9	-
COMMERCIAL -B	1	G+3P+11	59.8	39925.9	-
COMMERCIAL-C	1	G+3P+11	59.8	39925.9	-
<b>Total for Non Residential (B)</b>				<b>134135.81</b>	
<b>Total for Table 1 (A + B)</b>				<b>476406.98</b>	

**Table – 2 (Indicating the details of Buildings for which Commencement Certificate is hereby granted up to Plinth Level Only with No Amendment for the Integrated Township Project:**

CLUSTER NO.	WING	NOS OF FLOOR	HEIGHT	FSI AREA	No of TENEMENTS
			IN MT	IN SQ.M.	
1.03 (TIARA)	C	G + 19	58.45	5625.14	60
3.01 (SERENO)	B	G+19	58.45	6541.58	96
3.02 (SERENO)	A	G + 19	58.45	5810.17	116
	B	G + 19	58.45	5863.36	118
3.03 (WOODLAND)	G	G + 19	58.45	5810.17	116
	H	G + 19	58.45	5857.10	118
	I	G + 19	58.45	5812.36	118
<b>Total for Residential (A)</b>				<b>41319.883</b>	
FIRE STATION	1	G+2	9.95	320.7	-
FIRE STATION (RESD)	1	G+3	12.05	1377.56	-
BURIAL GROUND	1	Gr. Fl	3.95	72	-
CREMATION	1	Gr. Fl	3.95	72	-
<b>Total for Non Residential (B)</b>				<b>1842.26</b>	<b>742</b>
<b>Total for Table 2 (A + B)</b>				<b>43162.143</b>	

**Table – 3 (Indicating the details of Buildings for which Commencement Certificate is hereby granted beyond Plinth Level Only with No Amendment for the Integrated Township Project:**

CLUSTER NO.	WING	NOS OF FLOOR	HEIGHT	FSI AREA	No of TENEMENTS
			IN MT	IN SQ.M.	
1.01 (ECOPOLIS)	A	G + 23	70.05	7047.13	117
	B	G + 19	58.45	6371.33	80
1.03 (TIARA)	A	G + 19	58.45	5625.14	60
	B	G + 19	58.45	5447.5	59
2.01 (TREETOP)	A	G + 19	58.45	5670.319	117
	B	G + 19	58.45	5700.244	118

	C	G + 19	58.45	5658.796	116
	C1	G + 19	58.45	5670.319	117
	C2	G + 19	58.45	5680.244	117
	D	G + 19	58.45	5650.319	116
	E	G + 19	58.45	5700.244	118
	F	G + 19	58.45	5680.906	117
2.02 (GREENVILLE)	A	G + 19	58.45	5712.814	118
	B	G + 19	58.45	5670.319	117
	C	G + 19	58.45	5830.791	117
	D	G + 19	58.45	5650.319	116
	E	G + 19	58.45	5850.791	118
	E1	G + 19	58.45	5680.906	117
	F	G + 19	58.45	5680.906	117
	G	G + 19	58.45	5863.361	118
	H	G + 19	58.45	5658.796	116
	I	G + 19	58.45	5863.361	118
3.01 (SERENO)	D	G + 19	58.45	5810.17	116
	E	G + 19	58.45	5863.36	117
<b>Total for Residential Table No.3</b>				<b>139038.387</b>	<b>2657</b>

**Table – 4 (Indicating the details of Buildings for which Amended Commencement Certificate is hereby granted up to Plinth Level Only for the Integrated Township Project**

CLUSTER NO.	WING	NOS OF FLOOR	HEIGHT	FSI AREA	No of Tenements
			IN MT	IN SQ.M.	
3.01 (SERENO)	A	G+19	58.45	6577.96	96
	B1	G+19	58.45	6625.88	96
5.01 (EWS)	A	G + 17	51.75	3916.12	88
	B	G + 17	51.75	3916.12	88
5.02 (LIG)	A	G+19	56.45	34954.75	548
<b>Total for Residential (A)</b>				<b>55990.83</b>	<b>916</b>
TOWN HALL	1	G + 2	12.75	6750.04	-
<b>Total for Non Residential (B)</b>				<b>6750.04</b>	
<b>Total for Table No.4 (A + B)</b>				<b>62740.87</b>	
<b>Grand Total for Residential =</b>				<b>578620.27</b>	
<b>Grand Total for Non Residential =</b>				<b>142728.11</b>	
<b>Grand Total for Residential &amp; Non Residential =</b>				<b>721348.38</b>	
<b>Less for EWS &amp; Social Housing Component =</b>				<b>674645.265</b>	

**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-
  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.

- 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.
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 conforming to applicable Development Control Regulation 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. 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;

10. 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;
11. The applicant shall obtain permission / approval for amalgamation / subdivision of lands u/r, as depicted in the accompanying drawing;
12. The applicant shall submit fresh amalgamated / separate 7/12 extract in Words;
13. For any change and variation in the plans, prior approval of MMRDA shall be obtained;
14. The work of filling of low lying land, diverting nallas, laying sewer lines etc, if any, should not be done unless the due intimation is given to concerned Authority and their permission is obtained for proceeding with the work;
15. This permission / approval shall not entitle the applicant to build on land which is not in his ownership in any way;
16. MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect / land owner, POA holder etc and their successors who have approached MMRDA for the approval. MMRDA shall stand indemnified from any disputes and notarized undertaking shall be submitted by applicant within a week from the date of this letter;
17. All the conditions of Locational Clearance dated 29.04.2017 granted by Govt. of Maharashtra & Amended Locational Clearance dated 25.05.2018 granted by the Director of Town Planning, Maharashtra State, Pune for the Special Township Project on land under reference shall be binding on the applicant;
18. This approval has been issued by considering the present available access to the plot as depicted on the Layout Plan submitted to MMRDA by Applicant/Architect 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 Architect;
19. That the Water Supply shall be sourced / supplied with potable quality by developer at his cost. The norms of Recycling the water/ Rain water harvesting shall be applicable as prescribed by Government from time to time;
20. That substation shall be constructed for supply of Electricity to the Project as per the Electricity Company's requirements;
21. That the Internal Roads, DP roads, Reservations, Amenities and Plots shall be demarcated by TILR/ SLR and should get it certified by MMRDA before development;
22. All the Amenities, Utilities, Facilities and the Road Network shall be fully developed by the Developer at his own cost as per the specifications given by the MMRDA. The amenities shall be in concurrence with the sanctioned provisions of DCR's for BSNA published u/s 31(1) of MR & TP Act, 1966;

23. The Reservations of Primary School, Secondary School and the DP roads located within the 'Integrated Township Project' shall be developed by the applicant and after the development shall be made available to the general public;
24. That the applicant shall develop RG areas and shall plant the required number of trees in the RG area as per the provisions of sanctioned DCR's for BSNA before applying for Occupancy Certificate;
25. Those adequate arrangements for disposing the Solid Waste shall be made for the Entire Project on regular basis;
26. That the setback area if any and the DP Roads shall be duly constructed and handed over the Concerned Authorities before requesting for occupation permission or as directed by MMRDA;
27. The applicant shall install the Rain Water Harvesting System as per UDD's Notification No. TPB/432001/2133/CR-230/01/UD-11; Dt. 10/03/2005;
28. Regarding any disputes MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
29. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, and shall submit the same to MMRDA;
30. The development shall be strictly as per the Notification no. TPS-1816/CR 368/15/20(4)/ UD-13, dated 26.12.2016 amended from time to time and the Development Control Regulations in force for the Bhiwandi Surrounding Notified Area (BSNA) of Bhiwandi Taluka;
31. The applicant shall provide 9.00 m wide access to private, land locked and government lands which are within the said Project and also surrounded by the said Project at your cost;
32. All the condition of Environmental Clearance Dt: 11.05.2018 issued by the State Level Environment Impact Assessment Authority (SEIAA) shall be binding on the applicant;
33. It is binding on the applicant to obtain Consent to Establish from MPCB before commencement of work on site.
34. The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted /produced to MMRDA shall be considered to be authentic on the basis of the undertakings given by the Licensed Architect / Applicant / Developer;
35. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plan roads, amenity areas, development plan reservations etc demarcated from the TILR and accordingly submit a consolidated TILR map and get the same verified with approved plans, from the Lands & Estate Cell of MMRDA, prior to requesting for issuance of CC beyond plinth;

36. In case any discrepancies are observed in the approved plans vis-à-vis the consolidated map issued by TILR which will affect the layout, buildings etc w.r.t to the requirements of DCRs or any conditions in the NOC's that are not submitted prior to this approval but are required to be or will be submitted subsequently (such as Railway, Highway, Electric Authorities for HT lines etc), the applicant will have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from MMRDA and only then proceed with construction accordingly;
37. The permissible built-up area will be restricted any time in future on the basis of the minimum of land areas considering the minimum internal lines of boundaries of the layout, consolidated TILR maps by survey of external boundaries for the proposed project, actual area in possession as per survey maps and the land area as per ownership documents;
38. The conditions of NOC dated 24.05.2016 & dated 06.02.2018 from Water Resources Department shall be binding on the Applicant;
39. The conditions of NOC dated 27.05.2016 & dated 19.01.2018 from Chief Conservator of Forest, Forest Department, Government of Maharashtra shall be binding on the Applicant;
40. The conditions of NOC dated 16.01.2017 & dated 05.02.2018 issued by Thasildar, Bhiwandi shall be binding on the Applicant;
41. The conditions of NOC dated 11.08.2017 issued by Collector, Thane shall be binding on the Applicant;
42. The applicant shall keep the required setback distances in respect of set back from HT lines, if any;
43. The applicant shall obtain NOC from the Concerned Railway Authorities for the proposed Tentative Route of Suburban Railway line passing through the Integrated Township Project and necessary bridge or Under Pass as per requirement shall be constructed;
44. The applicant shall co-operate with MMRDA officials/representative at all times of site visit and carry out instructions given;
45. The applicant shall abide by all the conditions of all the NOC's obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference;
46. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;
47. As per the provision of Clause 6.1 (f) read with Clause 12.6 of the Notification dated 26.12.2016 for the development of 'Integrated Township Project', the applicant is required to submit the Bank Guarantee for the development of the basic infrastructure of the 'Integrated Township

- Project' under reference before requesting for the issuance of Commencement Certificate for the said 'Integrated Township Project;
48. It shall be binding on the applicant to provide the required plot area for 'Other Public Utilities', as per the provisions of sanctioned DCR of BSNA;
49. All the condition of Fire NOC dt. 16.05.2018 issued by the Director Maharashtra Fire Services shall be binding on the applicant.
50. The applicant is required to submit revised Fire NOC from the Director Maharashtra Fire Services for the amendments carried out in the project under reference;
51. All the conditions of the pervious approvals granted to the 'Integrated Township Project' under reference shall be binding on the applicant;
52. The applicant shall construct the required underpass before applying for Occupancy Certificate, as per the undertaking dated 29.06.2018 submitted by the applicant to MMRDA.
53. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions.



**Planner**  
**Planning Division, MMRDA**

**Copy with set of approved drawings bearing nos. 01/39 to 39/39.**

1. **M/s. Ajitnath Hi-tech Builders Pvt. Ltd.**  
216, 2<sup>nd</sup> floor, Shah and Nahar Industrial Estate,  
Dr. E. Moses Road, Worli,  
Mumbai – 400 018.
2. **Shri. Pradeep Kamble**  
M/s. Pradeep M Kamble and Associates (Licensed Architect),  
B-101, Jakh Bautera Complex,  
Pandit Malviya Path, Ramnagar,  
Dombivli, Thane.
3. **Copy forwarded to:**  
The Collector,  
Collector Office, Thane.  
as required u/s 45 of MR & TP Act, 1966



