



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

No. SROT/BSNA/2501/BP/Kalher-72/¹²⁴⁵/2019.

Date: 12⁰ JUN 2019

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 the applicant Mr. Monish Ganesh Mhatre, Mr. Swapnil Yadav Patil and Mr. Ashish Sharad Bhosale, M/s. Morya Developers, Ramkrushna Apartment, H.No.1601/1, Village Rahanal, Tal. Bhiwandi, Dist. Thane 421 302 for the proposed Residential Building upto plinth level only on land bearing Survey No. 280, Hissa No. 10/7(pt) at village Kalher, Tal- Bhiwandi, Dist- Thane, comprising of proposed 'stilt + 4 upper floors' on Net plot area admeasuring 1397.18 Sq.m, permissible built up area of 1327.32 Sq.m (FSI permissible = 0.95) and proposed built up area of 1319.36 Sq.m (FSI proposed = 0.944) as depicted on Drawing Sheet (Total 2 Nos. of sheets) 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.
5. The 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

matter pending, if any, in any court of law, relating to this property is settled.

25. 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.
26. Applicant shall obtain Sanad after payment of all dues to the Revenue Department before Occupancy Certificate;
27. All applicable conditions of the Revenue & Forest Department's Maharashtra Ordinance No. II of 2017 published in the Maharashtra State Gazette on 05/01/2017 shall be binding on the applicant;
28. The applicant shall abide by 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;

H. D. D.

Planner,
M.M.R.D.A.



To,

1. Mr. Ashish Sharad Bhosale,
Mr. Swapnil Yadav Patil and
Mr. Monish Ganesh Mhatre,
M/s. Morya Developers (P.O.A.H),
Ramkrushna Apartment, H.No.1601/1,
Village Rahanal, Tal. Bhiwandi, Dist. Thane 421 302.
- ✓ 2. Engg. Ansari Imtiyaz Ahmed.
M/s. Muqri & Associates,
Consulting Engineers,
Ayesha Apartment, 23/2, gr. Floor, Kumbhar Ali, Bhiwandi, Dist. Thane.

Copy Forwarded to:

Collector Thane,

Collector Office, Court Naka, Thane (W).....as required u/s 45 of MR & TP Act, 1966.