स्वातंत्र्याचा अमृत महोत्सव

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MMRDA

**No. SROT/MCP-02/L.D.P.L/CC-I/Cluster-16/390 /2024** **Date:** 20 MAR 2024

## COMMENCEMENT CERTIFICATE

**To,**

**Shri. Rajendra Lodha,**

**M/s. Macrotech Developers Ltd.**

(Formerly Known as Lodha Developers Ltd),

412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle,

Fort, Mumbai-400001

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No.XXXVII of 1966) to the applicant Shri. Rajendra Lodha, Director, M/s. Macrotech Developers Ltd (Formerly known as M/s Lodha Developers Ltd)., 412, Floor- 4, 17G Vardhaman Chamber, Cawasji Patel Road, Horniman Circle , Fort, Mumbai - 400 018 for the development of Residential Building in Cluster 16 of Sector 1(on land bearing S.No 112/1/A and S.No 112/3 of Village Nilaje) of the Mega City Project by M/s. Macrotech Developers Ltd. on lands in Villages of Nilje, Katai, Usarghar & Ghesar, Tal. Kalyan, Dist. Thane, for built up area of 18,865.61 sq.mt. (for Residential use) as depicted on drawing nos.1 to 5 (total 05 drawings) on the following conditions:

| Cluster No. | No. of Storey | Height in Mtr | No. of Wing | Total Area in Sq.m. | No. of Tenement |
|---|---|---|---|---|---|
| 16 | Ground + Mezzanine + 26 upper floors | 95.50 | 01 | 18,865.61 | 39 |

**Viz:**

1. The conditions of all the in-principle layout approval as amended from time to time will be binding on applicant as applicable for the developments in Sector-I of the layout;
2. This Commencement Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if :

   **(a)** The Development works in respect of which approval is granted under this letter is not carried out or the user thereof is not in accordance with the sanctioned plans;

   **(b)** Any of the conditions subject to which the approval is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with partly or fully;

   **(c)** 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 development work in contravention of the relevant sections of the Maharashtra



**Mumbai Metropolitan Region Development Authority**
**Sub Regional Office :** Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokhran Road No. 2, Majiwada, Thane (W) - 400 601.
Tel.: (022) 21712195 / 21712197 Fax : (022) 21712197 E-mail : sro.thane@mailmmrda.maharashtra.gov.in

Regional & Town Planning Act 1966;

3. 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 if construction is not completed upto plinth level or where there is no plinth, up to upper level of basement or stilt, as the case may be, on the subject land within the period of one year from the date of issuance of CC or in the year for which renewal as per section 48 of MR & TP Act, 1966 is taken, it shall be necessary for the applicant to make application for fresh permission,
4. The provision in the proposal which are not confirming to applicable Development Control Regulations and other Acts are deemed to be not approved. Any development carried out in contravention of this Commencement Certificate is liable to be treated as unauthorized and may be processed against under section 53 or other sections, as case may be, of the M.R. & T.P. Act 1966. To carry out unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspections, made by the officials during the Development shall in any way relieve Owner / Architect / Structural Engineer / Developer of such Development from full responsibility for carrying out the work in accordance with the requirements of all applicable Acts/Rules/Regulations. The conditions laid in this approval shall be binding not only on the applicant but also his/her heirs, successors, executors, administrators and assignees and every person deriving title through or under him;
5. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, shall submit the same to MMRDA;
6. The applicant shall obtain NOCs for advance connections for utilities and services in the layout and obtain clearances relating to provisions made for water supply / sewerage / drainage etc. from the Competent Authorities wherever necessary and submit the same to MMRDA prior to Commencement Certificate and Occupation respectively;
7. That after obtaining building permission, the Owner / Developer shall install a Display Board on conspicuous place on site indicating the following details;
    a) Name and address of the owner/developer, architect and contractor;
    b) Survey No/City Survey No/Ward No. of land under reference with description of its boundaries;
    c) Order No. and date of grant of development permission issued by MMRDA;
    d) F.S.I. permitted;
    e) Address where copies of detailed approved plans shall be available for inspection;
8. The Development shall be strictly as per the GR No TPS-1208/1570/PC 161(B)/09/UD-12 dt. 28/08/2009 and the applicable DCR as amended from time to time and sanctioned Development Control Regulations for the Notified Area of 27 Villages from Kalyan and Ambernath Taluka. At no point of time the total built-up area in the Mega

City Project shall exceed the total permissible built-up area with respect to applicable global FSI of 1.0;

9. The decision of Government with regards to the excess FSI granted by the ZillaParishad, Thane and Collector, Thane will be binding on applicant as per the Undertaking Cum Indemnity Bond dated 05/12/2012 submitted;
10. 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;
11. Applicant shall get the entire land within the Mega City Project surveyed and get the internal roads, amenity areas etc demarcated from the TILR and accordingly submit a consolidated TILR map and get the same verified with respect to the approved plans, from the Lands & Estate Cell of MMRDA, prior to requesting for issuance of Commencement Certificate beyond plinth for the additional / amended areas;
12. In case any discrepancies are observed in the approved plans vis-a-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, CRZ, Electric Authorities for HT lines etc), the applicant will have to accordingly amend the layout, locations of buildings etc and obtain fresh Approval for the same from MMRDA and only then proceed with the construction accordingly:
13. The conditions of NA verification dated 23/12/2015 as stated below are binding on the applicant.

    अ. प्रस्तुत जमिनीचा भोगवटादार वर्ग 1 बाबतची विनिश्चिती अर्जदाराने सादर केलेल्या अभिलेखावरुन देण्यात येत असुन भविष्यात सदरच्या जमिनीबाबत शासनाचे हितसंबंध निदर्शनास आल्यास सदरचे विनिश्चीतीचे पत्र हे रदद समजण्यात येईल. तसेच या जमिनीत भोगवटा वर्ग 2 च्या असल्याचे नियमानुसार होणारी अर्जित रक्कम शासन जमा करणे जमिन मालक यांच्यावर बंधनकारक राहील.

    ब. शासन निर्णय दि. 22/08/2014 मधील निर्देशानुसार संबंधित जमिन मालक यांनी आवश्यक त्या सर्व परवानग्या घेतल्यानंतर जमिनीचे वापरास सुरुवात केल्यापासून 30 दिवसांचे आत ग्राम अधिकाऱ्यासव तहसिलदार यांस लेखी कळविणे बंधनकारक आहे. तसेच जमिनीचे वापराबाबत रुपांतरीत कराचा भरणा करणे व विहित नमुन्यात सक्षम प्राधिकारी यांच्याकडून मुदतीत सनद घेणे बंधनकारक आहे.

    क. सदरचे पत्र हे महाराष्ट्र जमिन महसूल अधिनियम 1996, चे कलम 157, चे तरतुदीनुसार आज रोजीचे अभिलेखावरुन देणेत येत आहे. सदरचे मिळकती बाबतचे कोणतेही अभिलेख अथवा फेरफार हे कोणत्याही सक्षम न्यायालयाने रदद केल्यास सदरचे पत्र हे आपोआप रदद समजण्यात येईल. व याकरीता कोणतेही स्वंतत्र आदेश काढण्याचे आवश्यकता राहणार नाही.

14. The applicant shall carry out the construction of the buildings of all the amenities parallel to construction of other buildings in Sector I of the layout and the applicant shall consume the balance FSI on amenities (except to that of Play Ground and Receiving Station) strictly for the respective amenity only in all sectors of the layout;
15. The development shall be strictly as per the MOEF Notification dt. 19/02/1991 as

amended up-to-date. No development shall be carried out in CRZ area without prior approval from the Competent CRZ Authority.

16. The Applicant shall obtain and submit revised Environmental Clearance for all the land details mentioned in the layout approval dated 26/08/2020 before Commencement of any construction in the Megacity project.
17. That Sub-station shall be constructed for supply of electricity to the Mega City Project as per the Electricity Company's requirements prior to issuance of Occupancy Certificate;
18. That the Occupancy Certificate will be granted only after satisfactory completion of all the Amenities and Road Network;
19. All the Amenities, Utilities, Facilities and the Road Network shown in the in-principal layout approval shall be fully developed at the earliest by the Developer on his own cost. The amenities shall be in concurrence with applicable DCR;
20. That Post Office and other public amenities, utilities shall be handed over to the Concerned Authorities after Development of building if required as specified by MMRDA along-with the appurtenant land and shall be conveyed to respective Authorities;
21. Adequate arrangements for disposing the Solid Waste shall be made for the entire Mega City Project on regular basis;
22. That the deficient Amenities in the Ongoing Development shall be provided in the proposed development. The amenities shall be constructed in Sector-I as shown in the approved drawing. The utilities and amenities deficiency if any shall be provided by you at your cost;
23. That access shall be provided at your cost to the lands which are not owned by you and land locked within the land under reference;
24. That the layout RG shall be provided as per the applicable DCR;
25. That adequate arrangement for drainage of the Storm Water shall be made and flow of natural water courses shall not be disturbed at any time;
26. That the setback area if any and the D P Roads shall be duly constructed and handed over to the concerned Authorities before requesting for Occupation permission or as directed by MMRDA. Further the applicant shall hand-over the land under the Radial-4 road 100m wide proposed in CTS to MMRDA which would be subject to actual demarcation on site and also handover any land in the layout that would be required by MMRDA in future for any of its Transport Projects;
27. The applicant shall pay all development charges as applicable. The developer shall also pay all necessary charges, penalties etc. of any development which is not in conformity with the applicable DCR in force and premium for the deficiency in marginal open spaces (if any) as that will be communicated by MMRDA;
28. The applicant shall provide for Rain water harvesting structure by adopting suitable system as specified in the UDD's Notification no. TPB 432001/2133/CR-230/01/UD-11 dt. 10/03/2005 and also make provision for Solar water heating system for Medical/Hospital buildings;

29. The applicant shall provide for all the necessary facilities for the handicapped as required/ applicable for the buildings in the layout;
30. 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;
31. Applicant shall obtain the NOC for Electric Supply from Competent Authorities prior to issuance of Occupancy Certificate;
32. The applicant shall construct the Sewage Treatment Plant (STP) issued by MPCB and shall be made operational before Occupation of the buildings:
33. The development shall be strictly as per the MOEF Notification dt. 19/02/1991 as amended up-to-date No development shall be carried out in CRZ area without prior approval from the Competent CRZ Authority. Further, the Applicant shall obtain and submit revised Environmental Clearance for all the land mentioned in the layout approval dated 26/04/2016 and shall not carry out any development on lands in Mega City Project for which Environmental Clearance is not obtained from the Competent Authority. Also, the conditions of Environmental Clearance dated 03/11/2012 & 08/10/2015 are binding on the applicant;
34. 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 individual sectors, actual area in possession as per survey by Lands & Estates cell of MMRDA and the land area as per ownership documents.
35. The distances between the buildings, the Railway Boundary and Railway track shall be strictly maintained in accordance to that mentioned in the revised Railway NOC dt. 28/08/2012 and that conditions laid in NOC shall be binding;
36. The Occupancy Certificate shall be obtained from MMRDA before occupying the building;
37. The Security Deposit shall be forfeited in case of non-compliance/breach of any conditions of Regulations/Commencement Certificate or any other directions issued by MMRDA. The Security Deposit would be refunded without any interest only after satisfactory compliance to the various conditions stipulated in the development permission are made by the applicant;
38. The FSI for the area of the CRZ portion has been restricted as depicted on the plan;
39. The conditions of NOC dated 07/04/2011 issued by the Executive Engineer, Public Works Department, Thane Division will be binding on the applicant;
40. The applicant shall keep the required setback distances in respect of set back from HT lines;
41. The applicant will hand over the plot of Receiving Station to MMRDA as and when required and further if required also construct the building for the Electric Receiving Station in accordance to the technical requirements of the concerned Electric Supply

Authority at their own cost and hand over the land along with the building thereon to the MMRDA/concerned Electric Supply Authority;

42. The applicant shall pay the Labour Cess to Competent Authority as per Govt. Resolution No. बीसीए 2009/प्र.क्र.108/ कामगार 7- अ . dt 17/06/2010;

43. All the conditions of NA Permissions and NA verification issued for lands within Mega City Project will be binding on the applicant and the applicant shall also submit Challan or receipt of Conversion tax, non- agricultural assessment and, wherever applicable, nazarana or premium and other Government dues as per Govt. of Maharashtra's Ordinance dated 05/01/2017 for land bearing S.No. 164/2 of village Nilje, S.No. 99/1 Pt B of village Ghesar and S.No. 76/2A and 77/1C of Village Usarghar, Tal. Kalyan prior to commencement of work on site;

44. The applicant should submit remarks, design. planning etc. from respective consultants for Third party certification for parking arrangement and maneuverability, Internal SWD, Internal Water works & Rain water harvesting, Internal drainage works, Internal Mechanical & Electrical, Structural design & plan showing the structural details for the proposed building, Detailed plan & design for Sewerage Treatment Plant from consultant, Internal road, Horticulture and Solid waste Management Plan prior to commencement of work on site;

45. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted

46. The applicant shall install the Rain Water Harvesting System as per Regulation no. 13.3 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of the Rain Water Harvesting System shall be obtained from consultant and submitted at the time of application for Occupancy Certificate

47. Applicant shall comply & abide with all the conditions mentioned in electric NOC and shall submit final NOC for electricity prior to requesting for Occupancy Certificate for the any building/structure

48. The Electric Sub-Station shall be constructed for supply of Electricity to the proposed project as per regulation no. 3.6 of sanctioned UDCPR or as per requirement of Electric Supply Agency and it shall be made operational on site before application for Occupancy Certificate

49. Applicant shall comply & abide with all the conditions mentioned in NOC for water and shall submit final NOC for water supply for entire project prior to requesting for Occupancy Certificate for the any building/structure;

50. The applicant shall install the SWH or RTPV system in all the buildings as per Regulation no. 13.2 of sanctioned UDCPR which shall be made operational on site before application of Occupancy Certificate

51. The applicant shall make provisions for Grey Water Treatment and Recycling Plant as per Regulation no. 13.4 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of Grey Water Treatment and

Recycling Plant shall be obtained from consultant and submitted at the time of application for Occupancy Certificate;

**52.** The applicant shall make provisions for dedicated Solid waste management system to treat 100% wet waste being generated in the proposed buildings as per Regulation no. 13.5 of sanctioned UDCPR before application of Occupancy Certificate

**53.** Applicant shall comply and abide with all the applicable regulations mentioned in UDCPR;

**54.** Applicant shall comply and abide with all the conditions mentioned in all the NOC's/letter/undertaking submitted by applicant & architect;

**55.** The said approval issued is provisional approval since applicant is required to submit Fresh / Revised Environmental Clearance before start of construction on site. On submission of Fresh / Revised Environmental Clearance by project proponent after which final approval will be given.

**56.** All the conditions of the previously approved layout approval, CC approval, OC granted by MMRDA shall be binding on the applicant;

**57.** That an undertaking cum Indemnity bond shall be submitted for abiding all the Commencement Certificate conditions:

This order issues with the approval of Metropolitan Commissioner.

**(Dipesh Kundhadia)**
**Planner**
**Planning Division**

**Copy to,**

1) **Shri. Pradeep Kamble (Architect),**
**Pradeep M. Kamble and Associates,**
B/101, 1" floor, JakhBautera Complex,
PanditMalviya Path, Ramnagar,
Dombivali (East) - 421 201

2) **The Collector, Thane District**..... As required u/s 45 of MR & TP Act 1966

3) **The Municipal Commissioner,**
Kalyan-Dombivli Municipal Corporation,
Shankarrao Chowk. Kalyan(W} — 421 301..... with reference to KDMC's Letter No. जा. क्र. कडोंमपा/ 'इ'/प्रक्षे/कर 92, dated 26/08/2016