No. TCP (P-2) / ODC / CC / 3.133 / V / 342 /2016 Date: 1 MAR 2016

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under section 45 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant **Skystar Buildcon Pvt. Ltd.** for the proposed development only upto plinth level of Residential buildings R1 and R2 in **Sector-2** on the land bearing CTS No. 112B of Village Goregaon, ODC, Mumbai, comprising of proposed 2 level basements + Ground parking floor + 2 level podiums + stilt + 20 upper floors in wing A and 3 upper floors in Wing B of the Residential building R1 and Stilt floor + 11 upper floors of the Residential building R2 with BUA of 12,782.80 sqm. (regular BUA 9474.10 sqm + fungible BUA 3308.70 sqm) as against the total permissible built up area of 12793.48 sqm with 1.00 FSI as depicted on the drawing no. M1 to M19. 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 Amended Commencement Certificates 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 confirming 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. The applicant shall obtain permissions 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, dt 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 6(2) of MCGM DCR;
15. 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;
16. A notice in the form of advertisement giving all the details mentioned in 15 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
17. 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 19/7/2012
18. 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;
19. 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;
20. The applicant shall pay the 'building and other construction labor welfare cess' to the competent Authority and submit a copy of receipt to this office;
21. 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.

22. The applicant shall submit Completion Certificate from M&E consultant for the project before applying for OC.
23. The applicant shall submit NOC from Sewerage Dept, MCGM for street connection of STP of the project before applying for OC.
24. The applicant shall submit NOC from High Rise Committee, MCGM for the project before applying for CC above plinth.

for **Additional Metropolitan Commissioner,**
MMRDA

Copy with set of approved drawings bearing nos. M-1 to M-19 to:

(i) M/s. Skystar Buildcon Pvt. Ltd.
5th floor, Suntech Center,
37-40- Subhash Road,
Vile Parle (East), Mumbai 400 057.

(ii) Aakar Architects
Satyanarayan Prasad Commercial Center,
Dayaldas Road,
Vile Parle (E), Mumbai 400057

Copy (for information and record w.r.t MMRDA's D.O. Letter dt. 30/01/2009), with set of approved drawings bearing nos. M-1 to M-19 to:

The Executive Engineer,
Building Proposal, C wing, MCGM Office,
P-South Ward, 90 ft wide DP Road,
Sanskriti Complex, Near St. Laurens School,
Kandivali (E), Mumbai 400 101.

P.S.: *The Amended Commencement Certificate is issued subject to the conditions mentioned in the forwarding letter No. TCP (P-2)/ODC/CC/3.133/V/ 342 /2016, Date :* 11 MAR 2016

13.40 MT. W I D E D.P. ROAD

13.40 MT. W I D E D.P. ROAD

30.00 MT. W I D E D.P. ROAD

EXIST. SINGH INDUS. ESTATE - 2

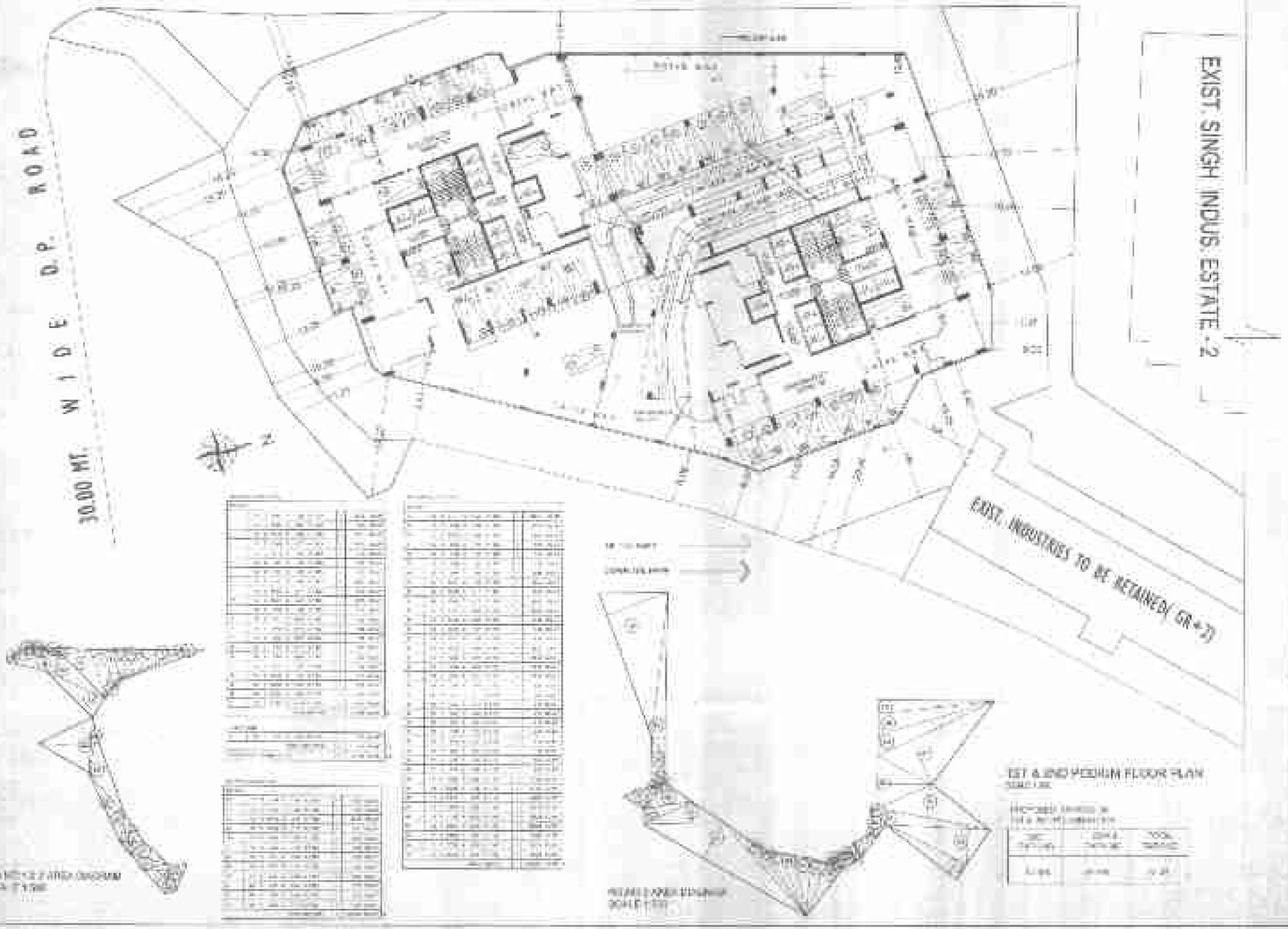
PROPOSED BLDG.

GROUND FLOOR PLAN
SCALE 1:200

EXIST. INDUSTRIES TO BE RETAINED (GR + 2)

(GR + 2)

(GR.)


30.00 MT. WIDE D.P. ROAD
EXIST. SINGH INDUS. ESTATE -2
EXIST. INDUSTRIES TO BE RETAINED(GR+2)
1ST & 2ND PODIUM FLOOR PLAN

13.40 MT. W I D E D.P. ROAD

30.00 MT. W I D E D.P. ROAD

BASEMENT LEVEL 1 FLOOR PLAN
SCALE 1:200

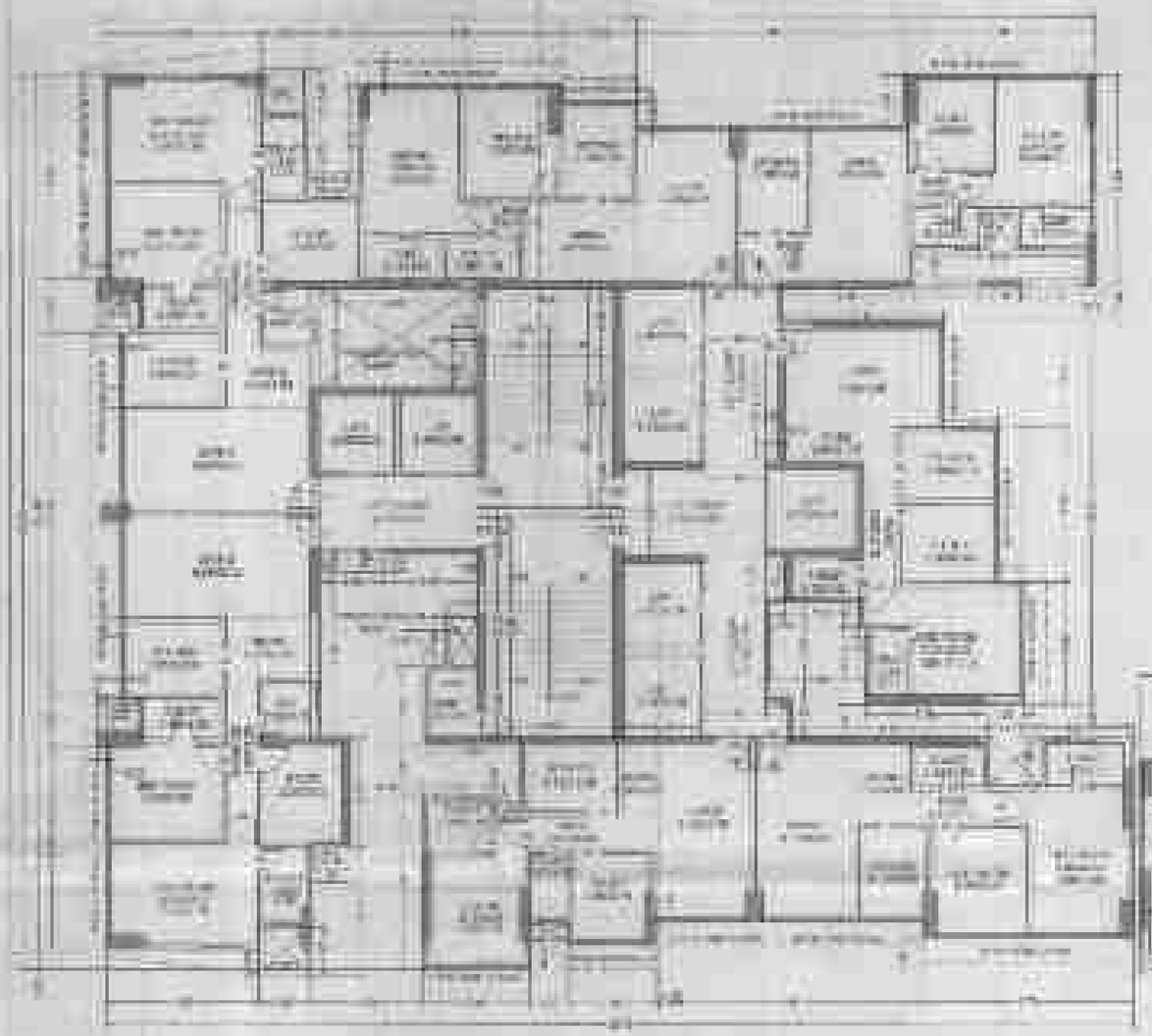
N

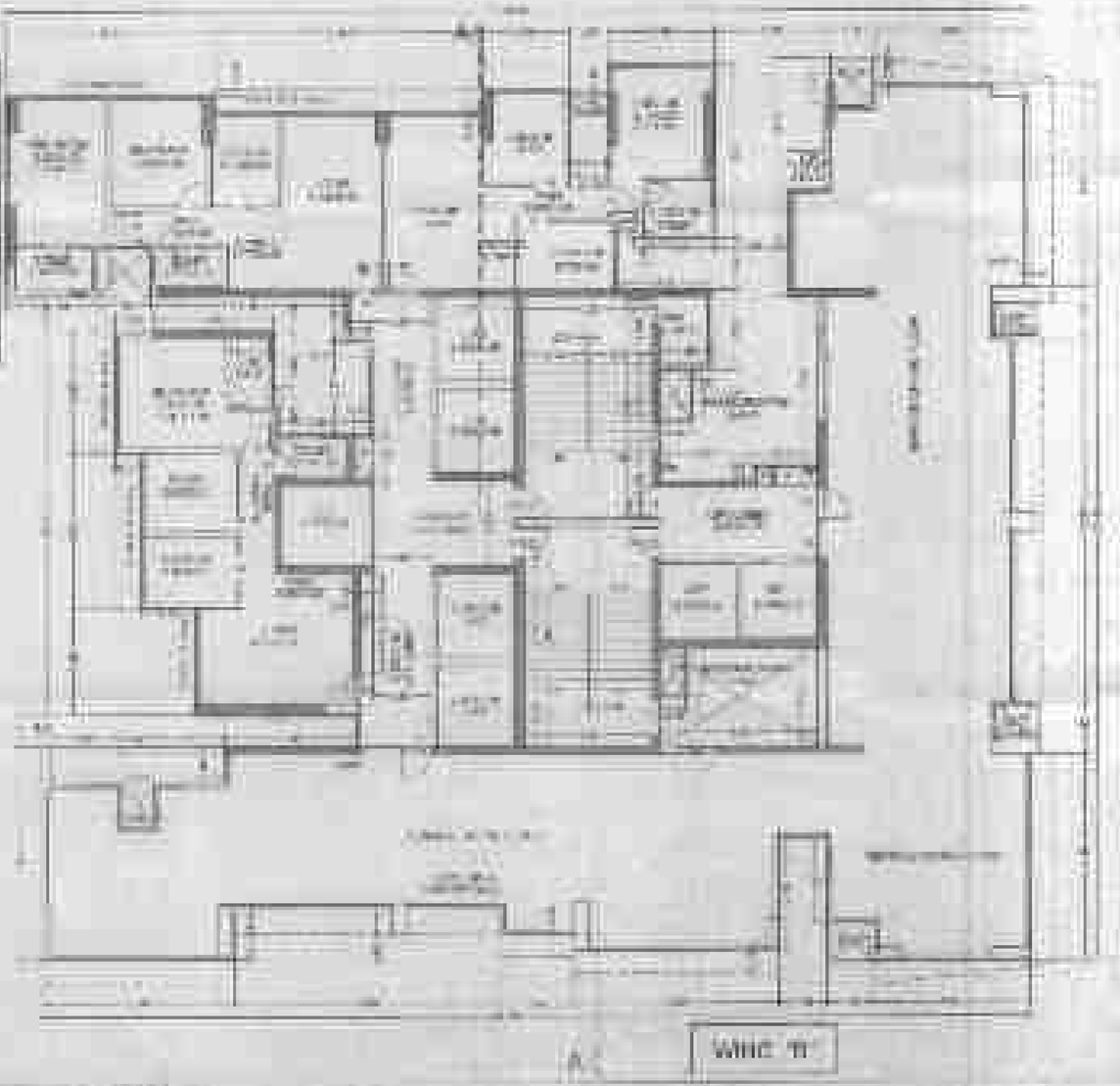
13.40 MT. W I D E D.P. ROAD

30.00 MT. W I D E D.P. ROAD

BASEMENT + GWR + 2 FLOOR PLAN
SCALE 1:200

BUILDING NO. 1
WING "A" & "B"



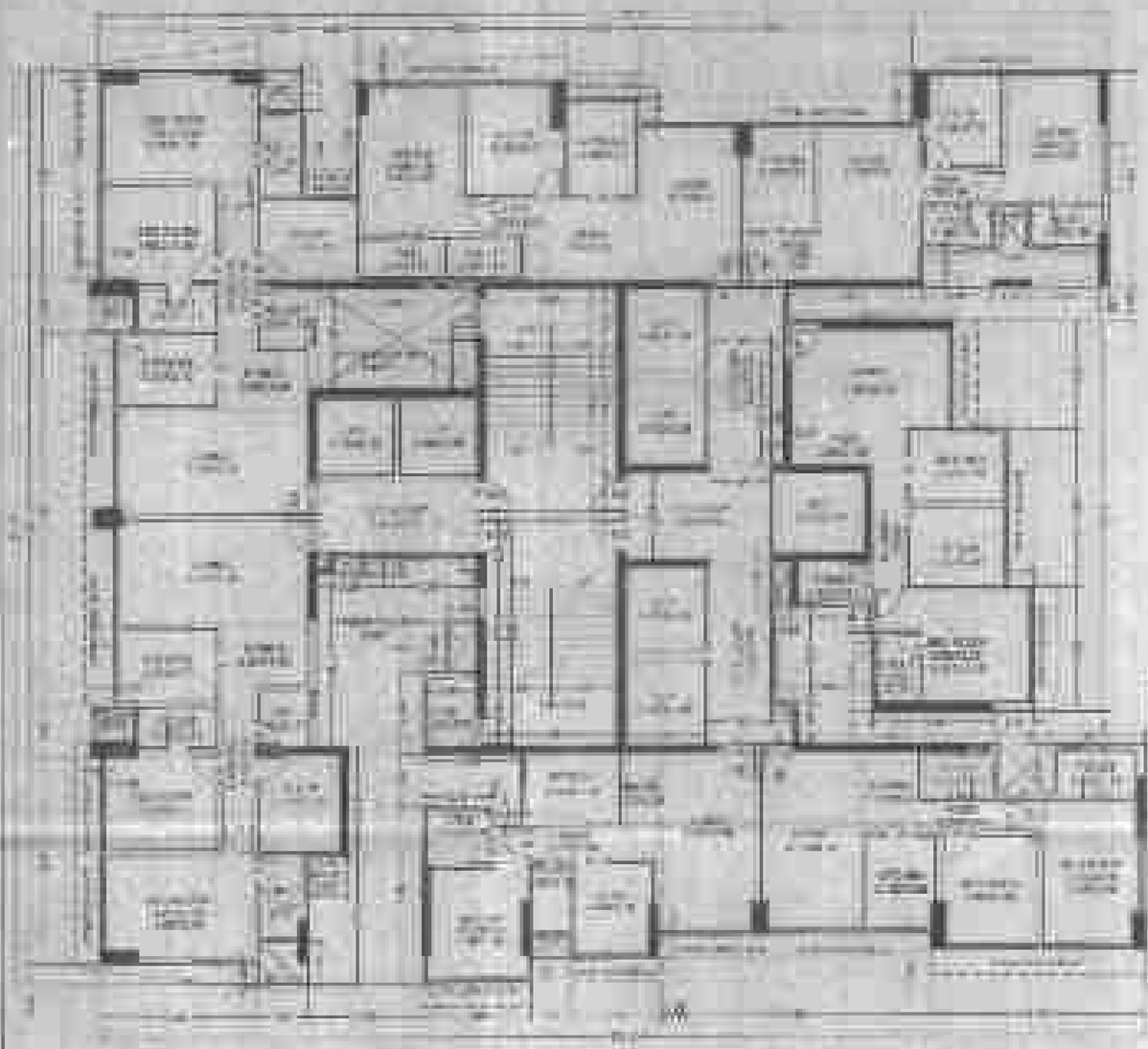


WING "A"

WING "B"

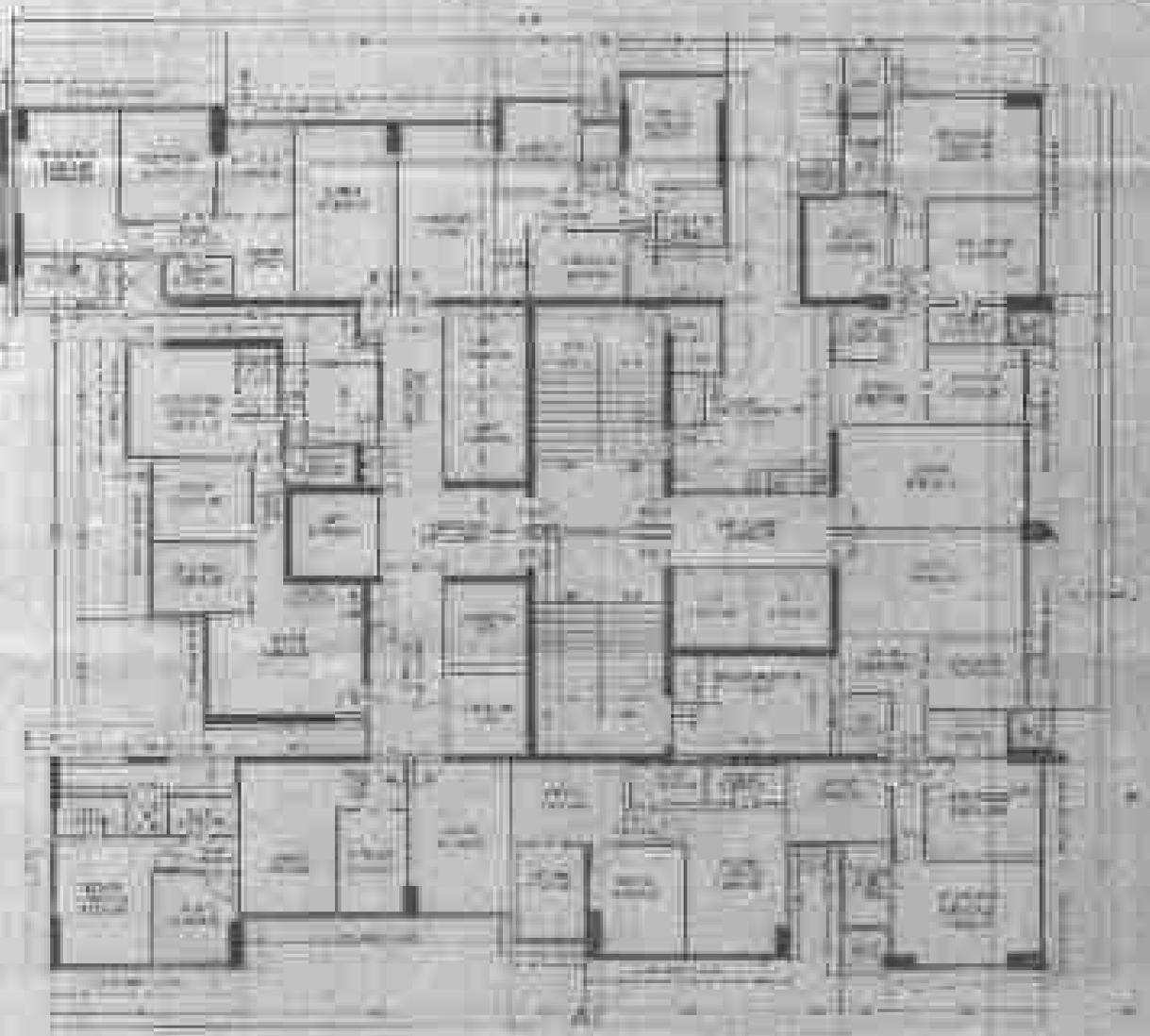
TYPICAL FLOOR PLAN (2ND FLOOR) WING A
TYPICAL FLOOR PLAN (3RD FLOOR) WING B
SCALE 1:100

BUILDING NO-1
WING "A" & "B"

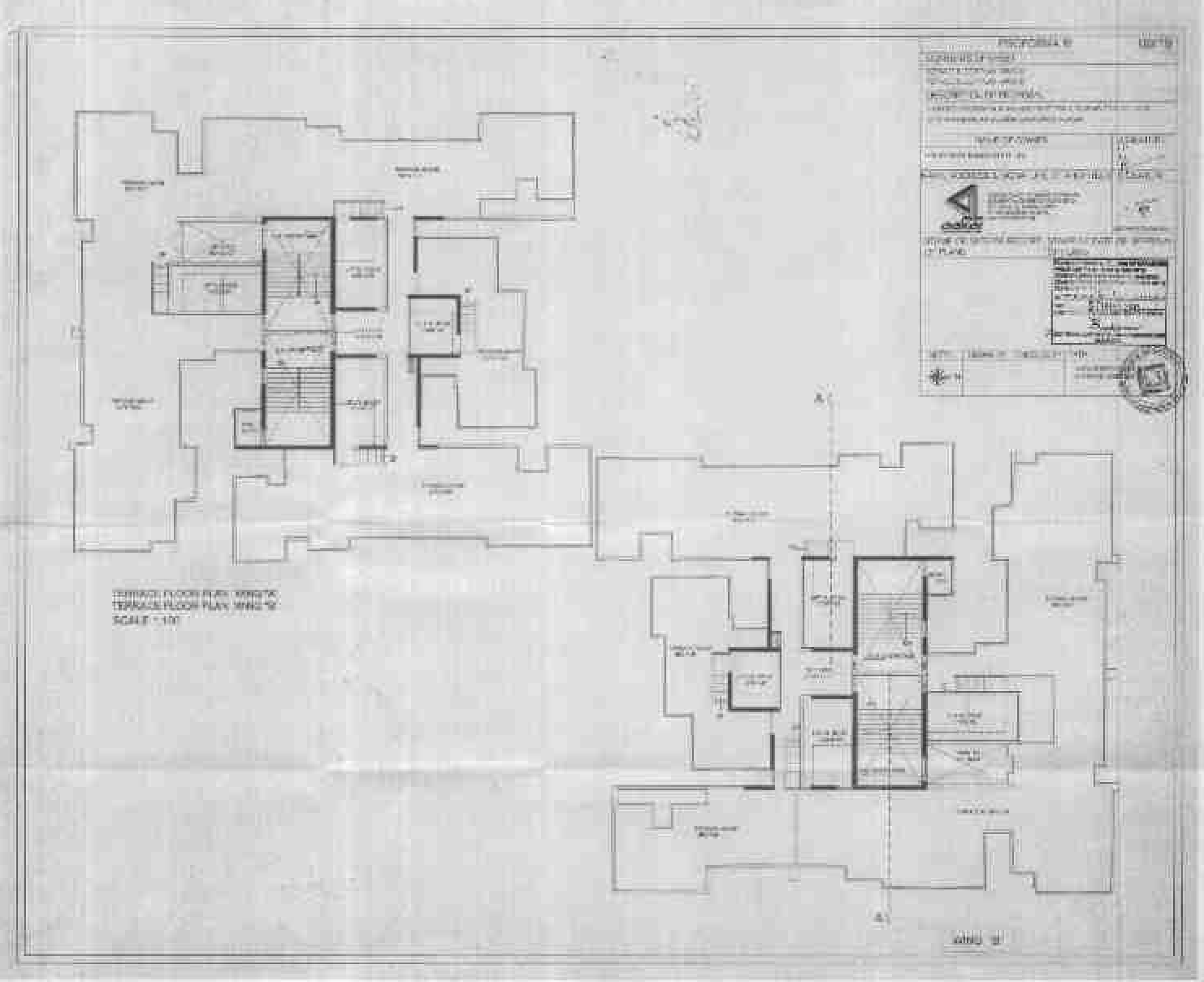


WING "A"

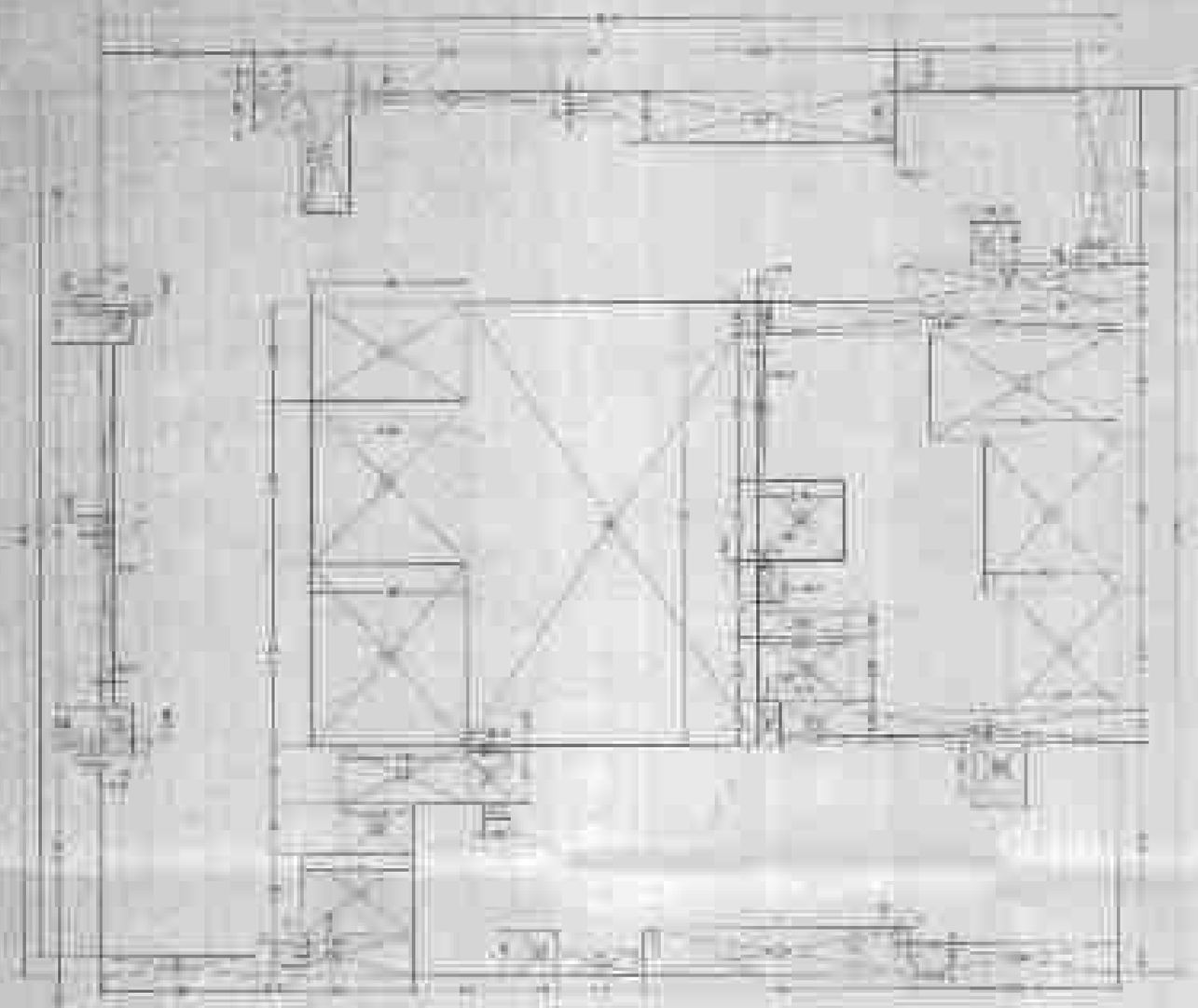
TYPICAL FLOOR PLAN (WING-A) FROM 1ST TO 12TH FLOOR
WING A
TYPICAL FLOOR PLAN (NO-1 FLOOR) WING A
SCALE 1:100



Wing B


TERRACE FLOOR PLAN WING 'B'
SCALE 1" = 10'
WING 'B'

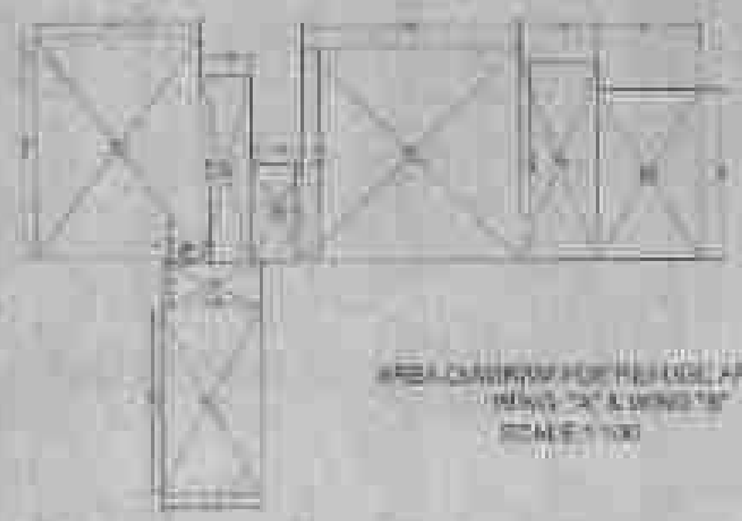
BUILDING NO.1
"WING "A" & "B"

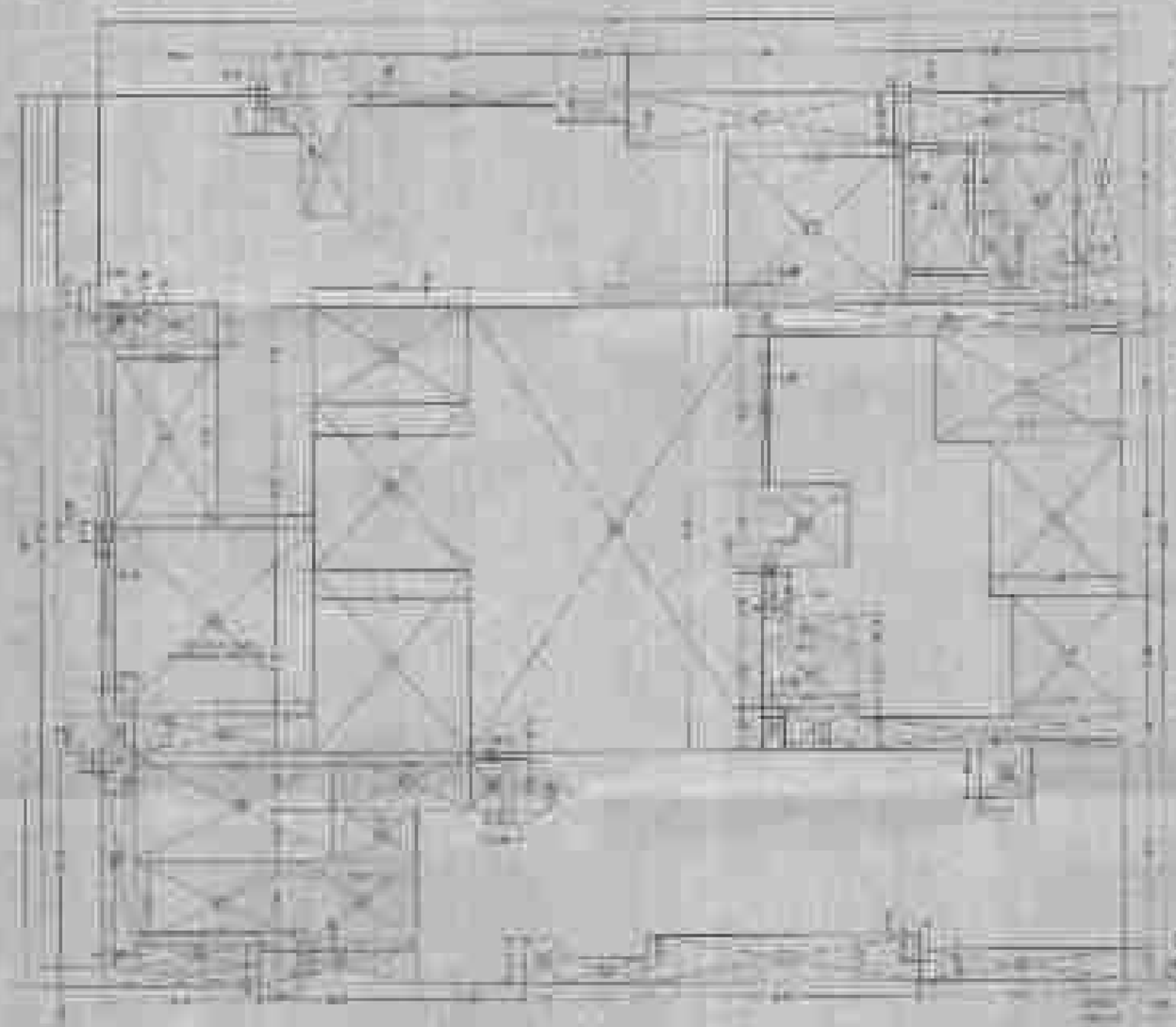


TYPICAL FLOOR PLAN 2ND TO 7TH FLOOR WITH TO 8TH FLOOR WING A
TYPICAL FLOOR PLAN 2ND TO 8TH FLOOR WING B
SCALE 1:100

PROFORMA II

BUILDING NO 1
WING "A" & "B"





BLDG NO. R1

PSI AREA STATEMENT
WING "A" & "B"

FOR PSI 3200
TENEMENT STATEMENT

BLDG NO. R2

BUILT UP AREA STATEMENT

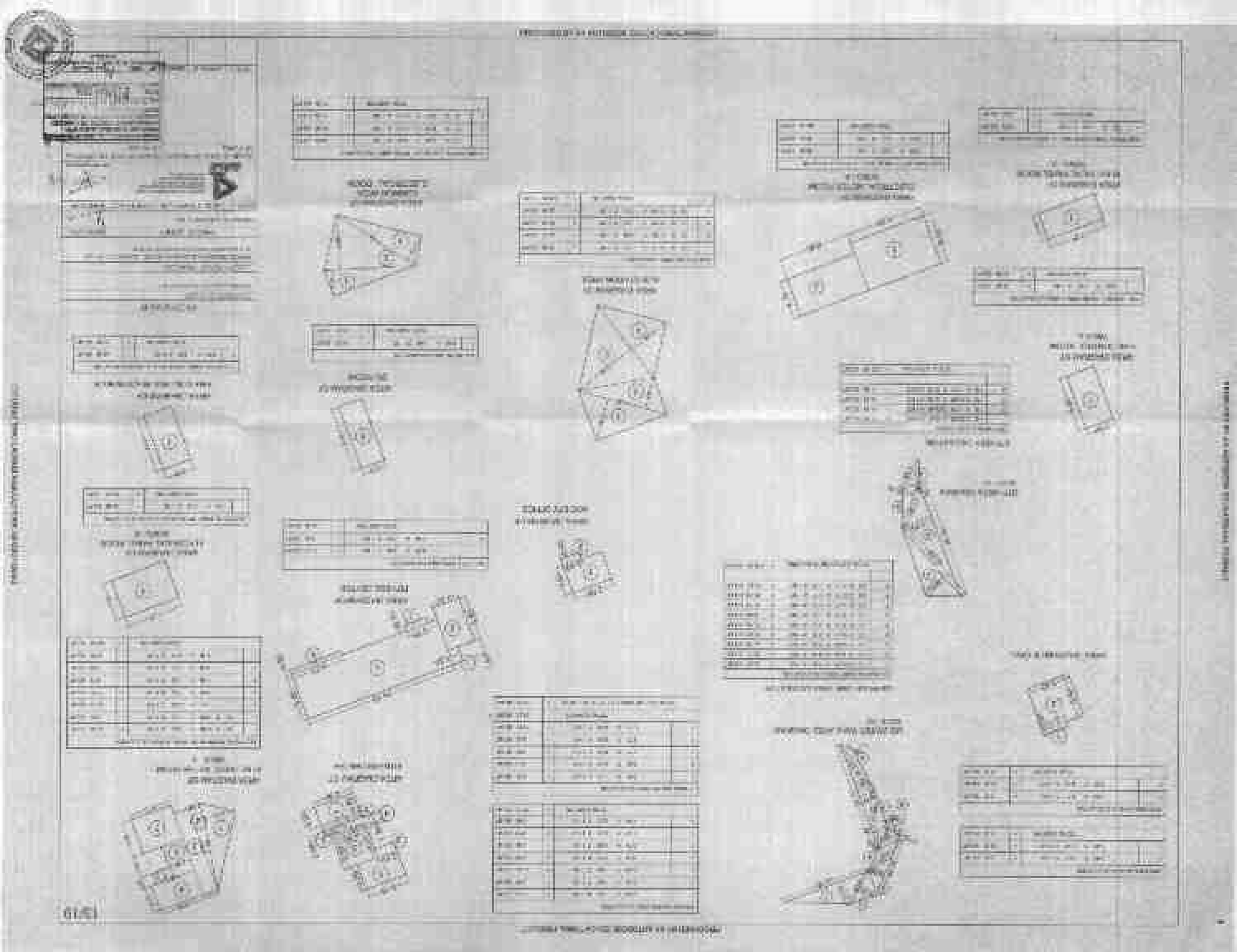
BUILDING ACTUAL FUNGIBLE AREA CALCULATION

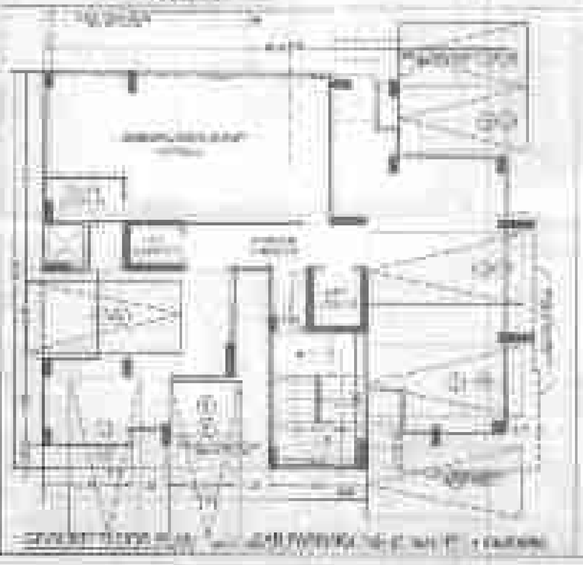
CAR PARKING STATEMENT

BUILT UP AREA STATEMENT FOR PSI 180

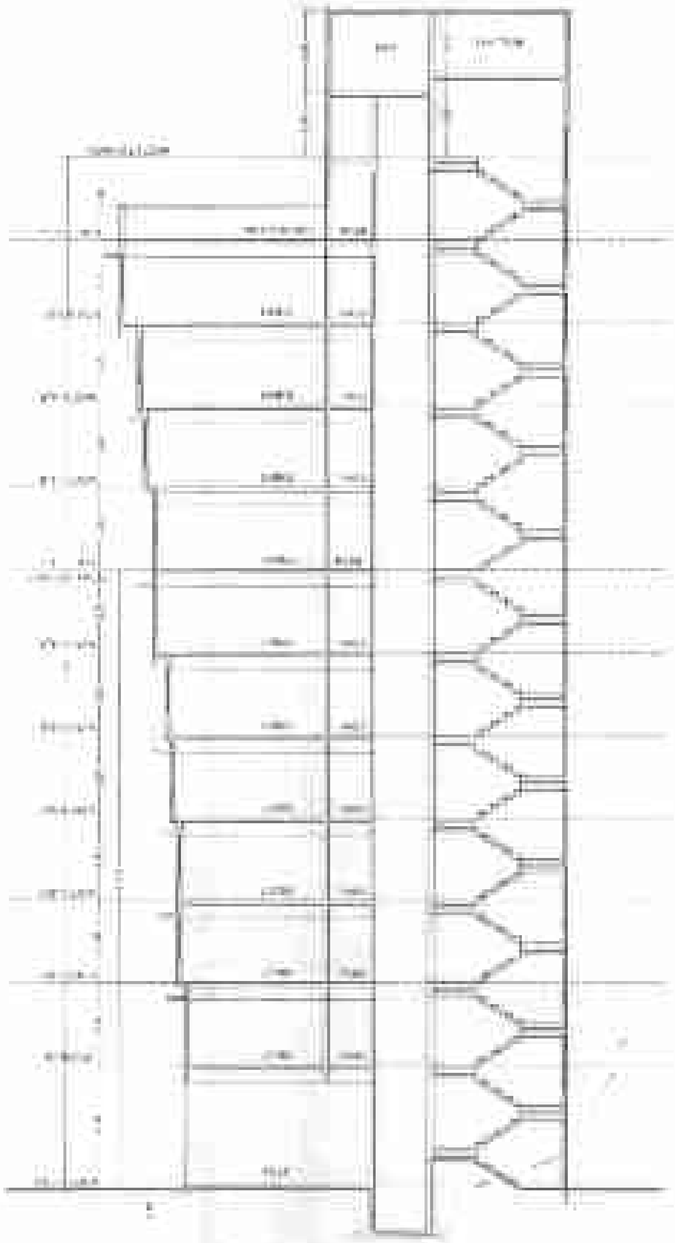
PSI AREA AND FUNGIBLE AREA CALCULATION

12/18

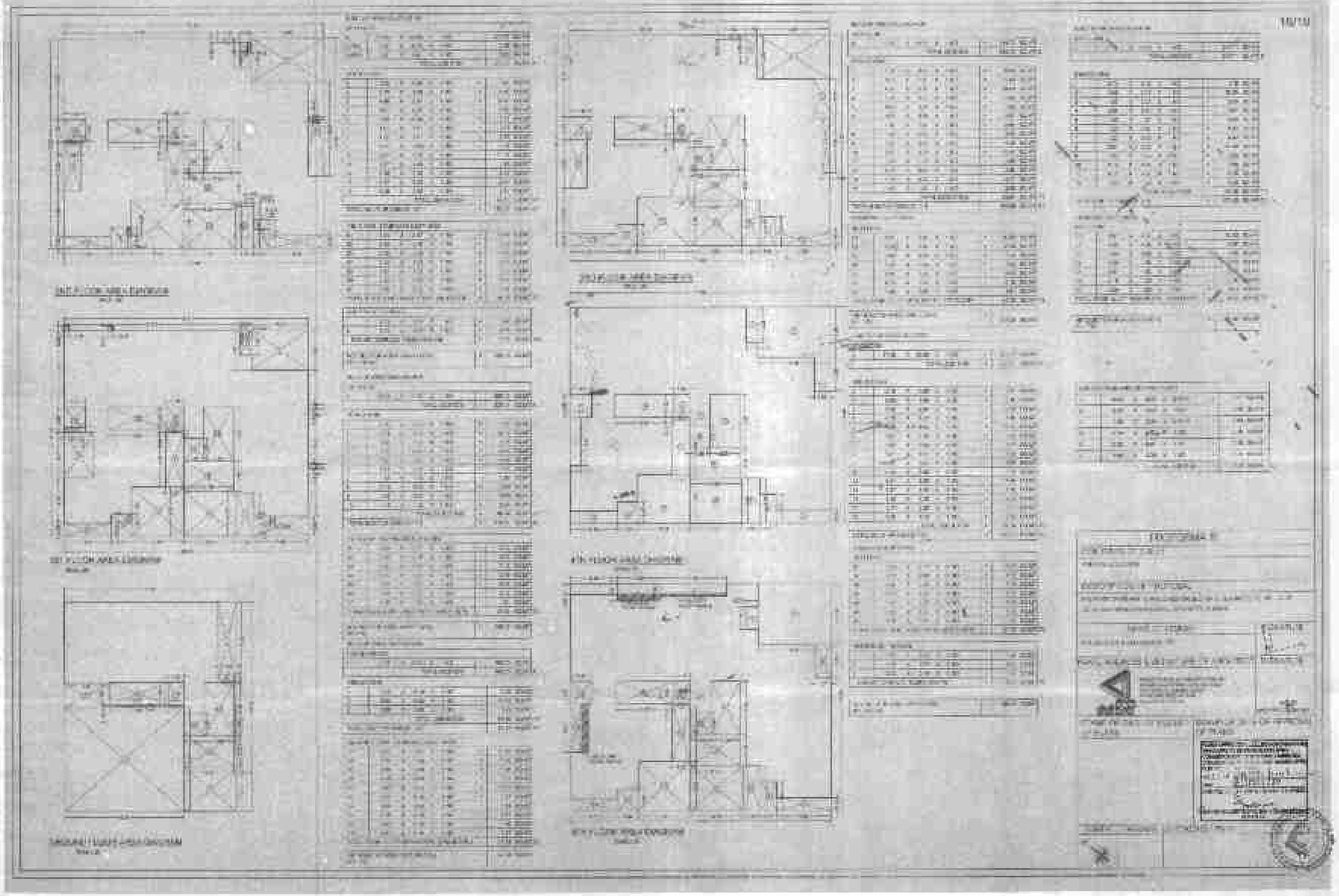


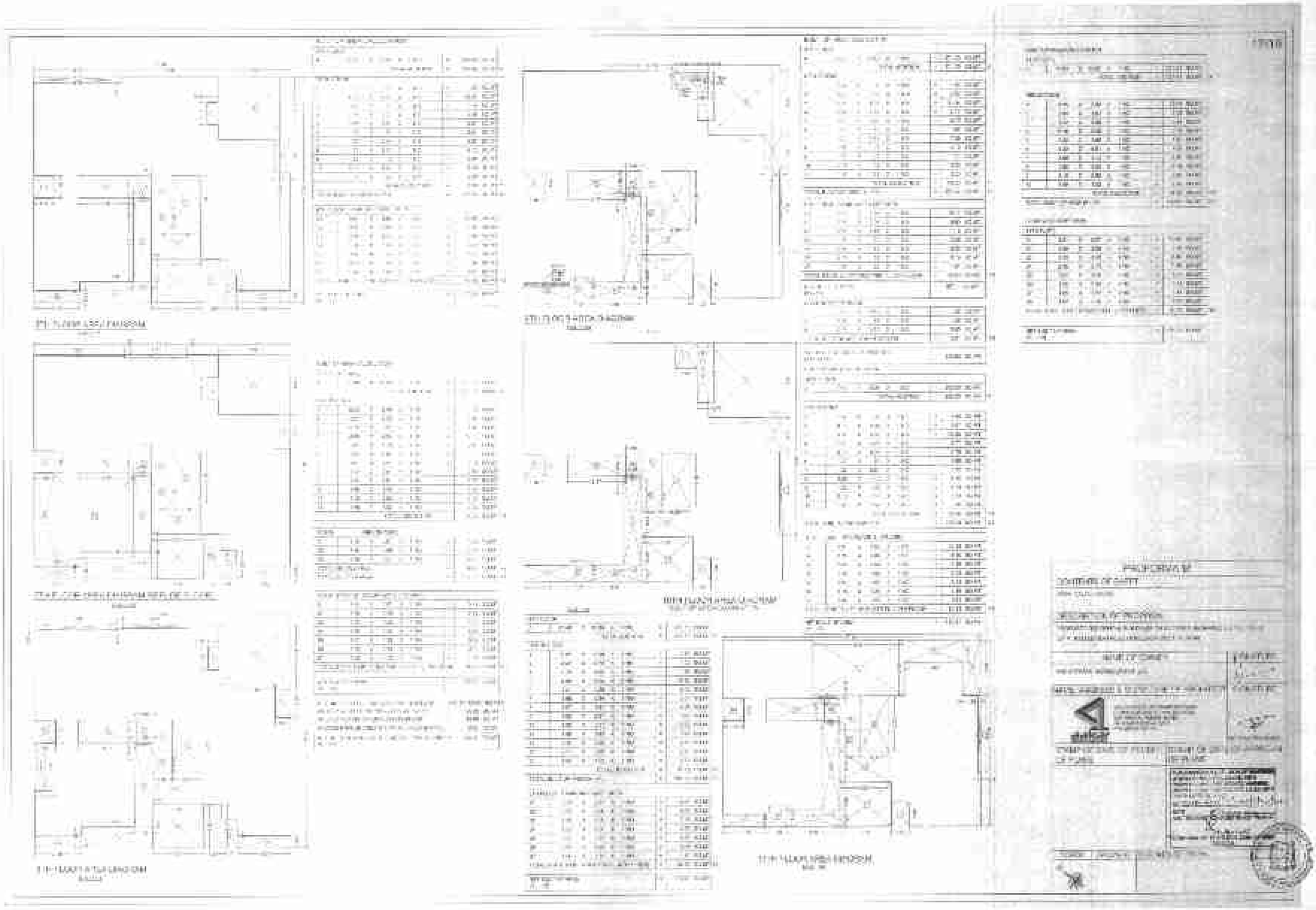


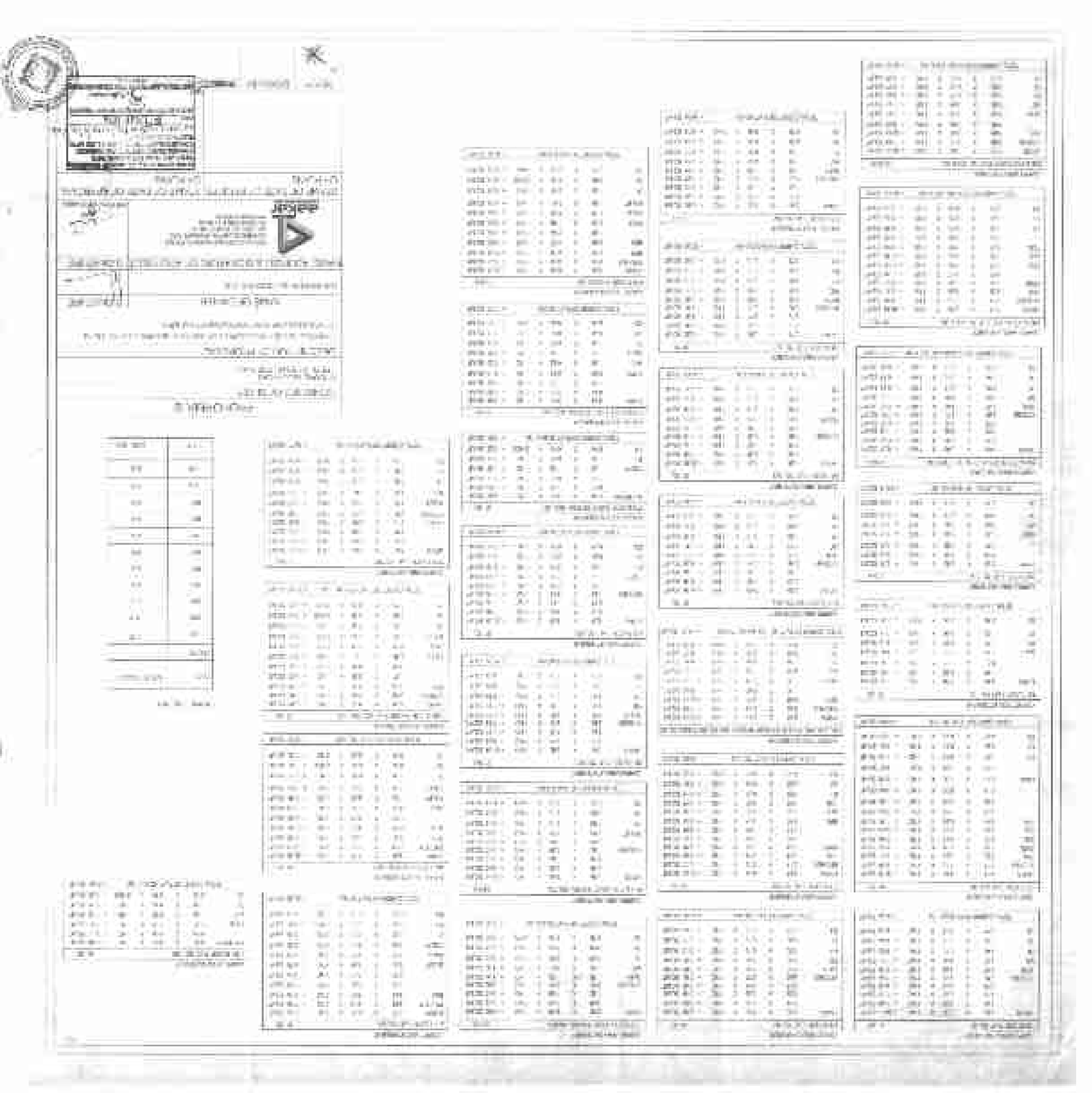
TERRACE FLOOR PLAN

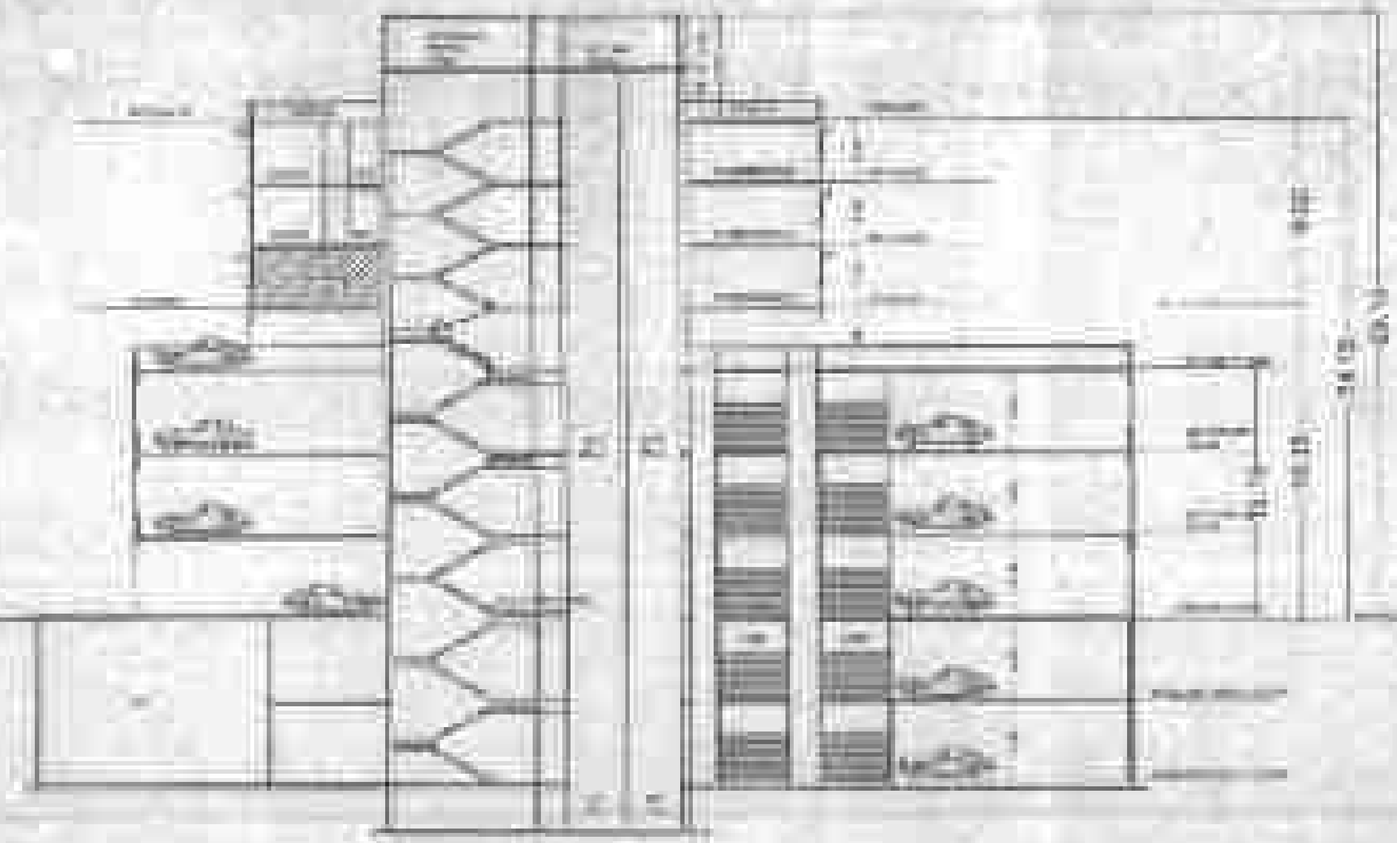


SECTION AT A-A

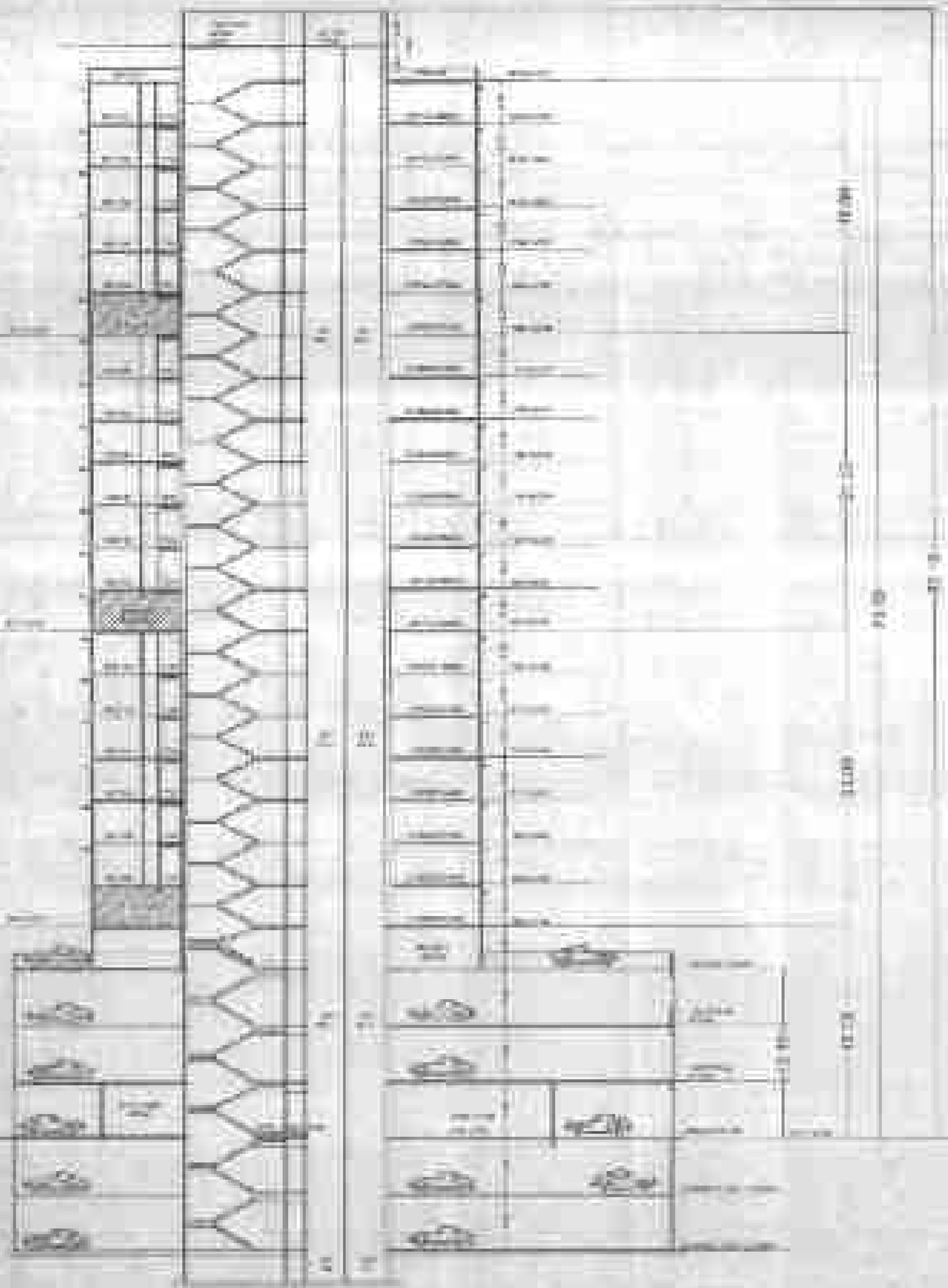








SECTION AT A-A (WING 'B')



SECTION AT A-A (WING "A")