



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

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 Bandra - Kurla Complex, Bandra (East), Mumbai - 400 051.

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.

[Signature]
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: *21 MAR 2016*

13.40 MT. WIDE D.P. ROAD

6000 FT. 3000 FT. 1000 FT.



EXISTING INDUS ESTATE-2

13.40 MT. WIDE D.P. ROAD



A4 ENGINEERING SERVICES
Engineering Services



EXIST. SINGH INDUS. ESTATE -2

EXIST. & END FLOOR PLAN

HOBBY ROOM	LIVING		BED ROOM	BATH	TOTAL
	12'0"	12'0"			
12'0" X 12'0"	12'0"	12'0"	12'0" X 12'0"	12'0"	12'0" X 12'0"
12'0" X 12'0"	12'0"	12'0"	12'0" X 12'0"	12'0"	12'0" X 12'0"
12'0" X 12'0"	12'0"	12'0"	12'0" X 12'0"	12'0"	12'0" X 12'0"

EXISTING FLOOR PLAN
SQUARE FT.

EXISTING FLOOR PLAN
SQUARE FT.



MAIN GATE
OPENING
12' x 12'
EXISTING FLOOR
PLAN



A
Solutions
MAIN GATE OPENING 12' x 12'
EXISTING FLOOR PLAN



161700 SITE PLAN
SCALE 1:200



161700

161700 SITES PLAN	
Plot No.	Area (sq.m)
A	1200
B	1500

161700
161700

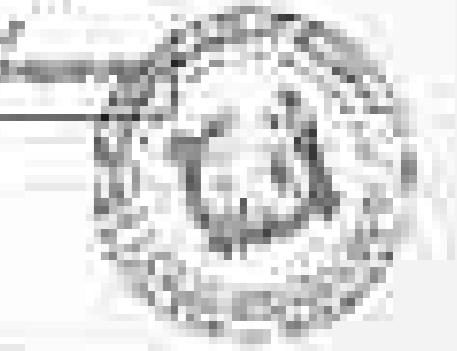
161700

161700



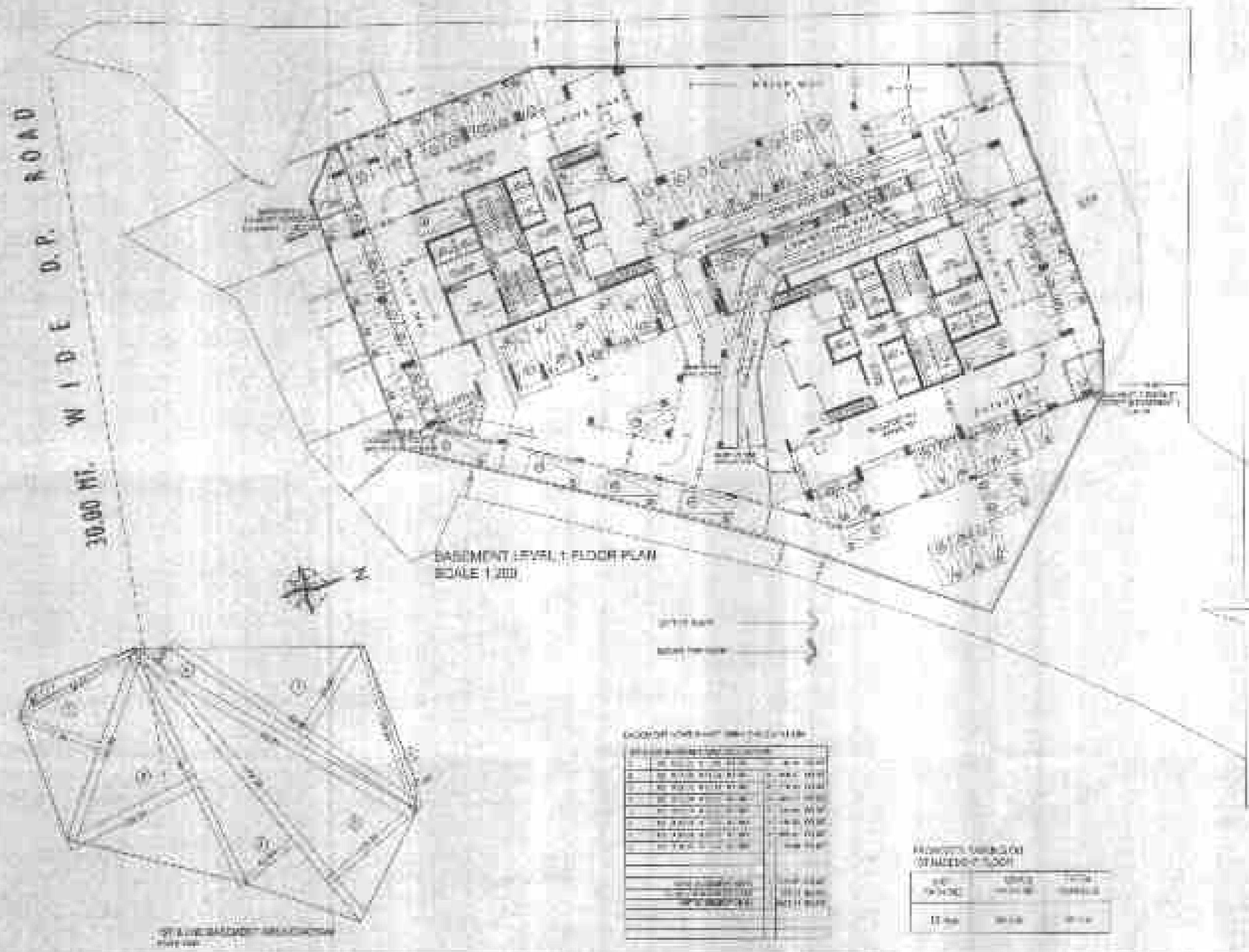
National Bureau of Surveying and Mapping of Sri Lanka

Plot No.	Area (sq.m)
A	1200
B	1500



161700 SITE PLAN

1040 MT. WIDE D.P. ROAD



RECORDING INFORMATION	
CONTRACTOR'S NAME — PETERSON CONSTRUCTION	
DATE DRAWN OR RE-DRAWN	
RECORDED IN THE OFFICE OF THE CLERK RECORDER ON THIS DAY OF JUNE, 2008	
BY: RICHARD S. MURRAY, CLERK RECORDER	
STYLING	
DRAWN BY: RICHARD S. MURRAY	
RECORDED BY: RICHARD S. MURRAY	
4 asidor	
DRAWN BY: RICHARD S. MURRAY	
RECORDED BY: RICHARD S. MURRAY	

13.40 MT. WIDE D.P. ROAD

8000

10.00 MI. WIDE D.P.

10.00 MI. WIDE D.P.
TOTAL = 20

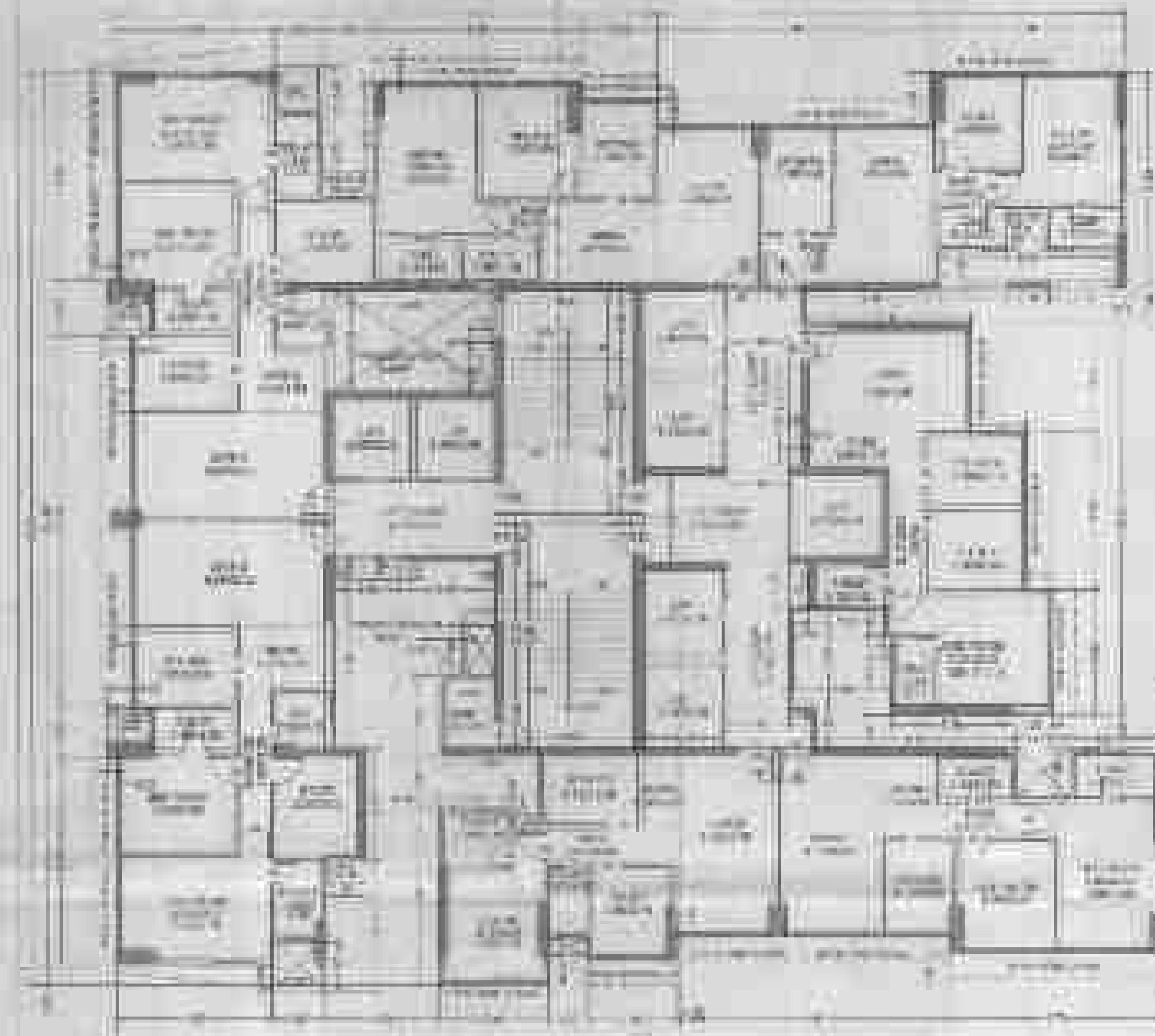
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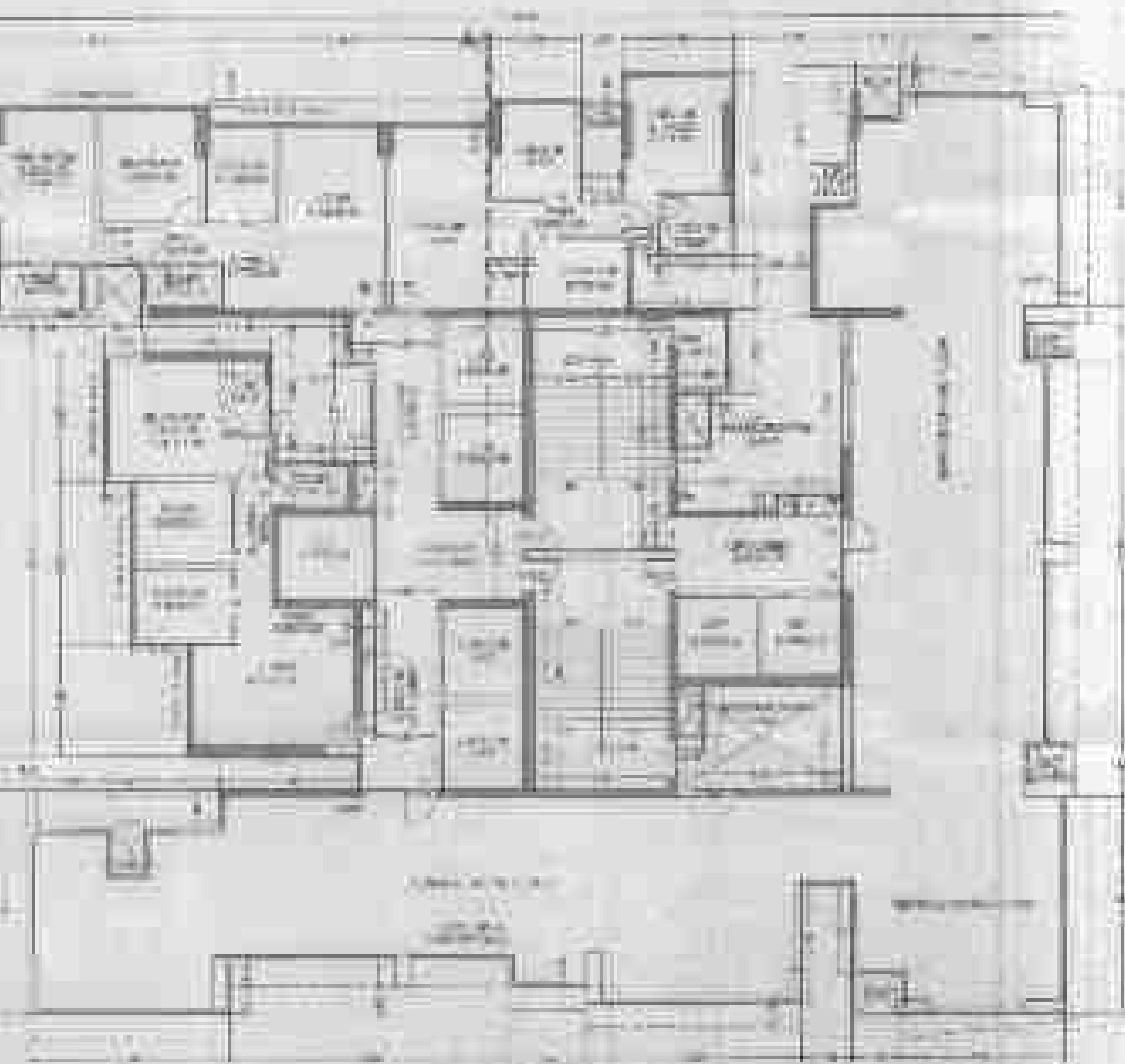




BUILDING NO. 1
WING "A" & "B"



FIRST FLOOR PLANS AND ROOF PLANS WING A
TECHNICAL FLOOR PLAN 30' X 100' 1980
SCALE 1:500



WING B

PRINTED BY
DATA ENGINEERING SYSTEMS

07/15

DATA ENGINEERING SYSTEMS

PRINTED BY DATA ENGINEERING SYSTEMS

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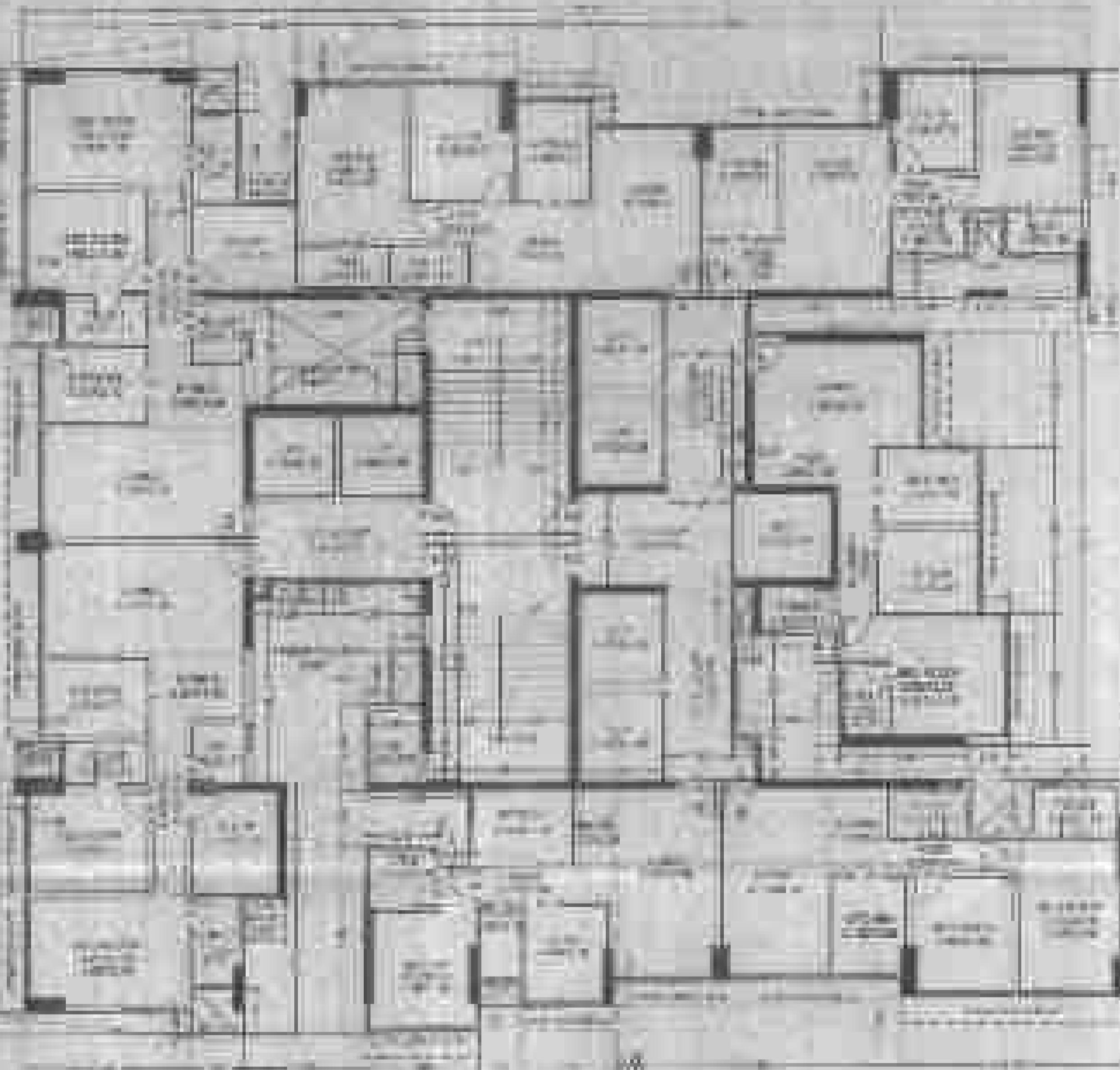
DATA ENGINEERING SYSTEMS

PRINTED BY DATA ENGINEERING SYSTEMS

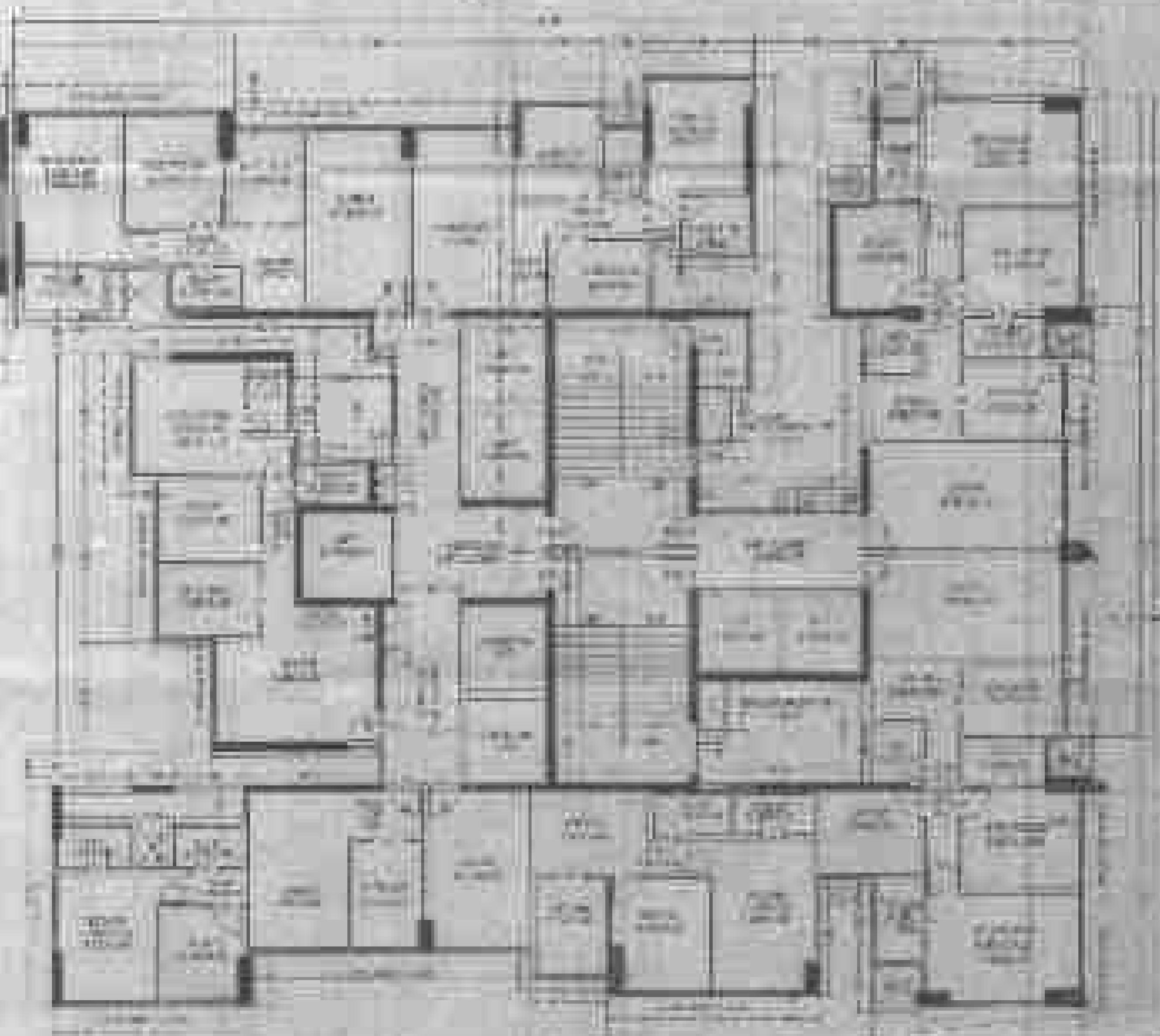
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BUILDING NO. 3
WING A & B



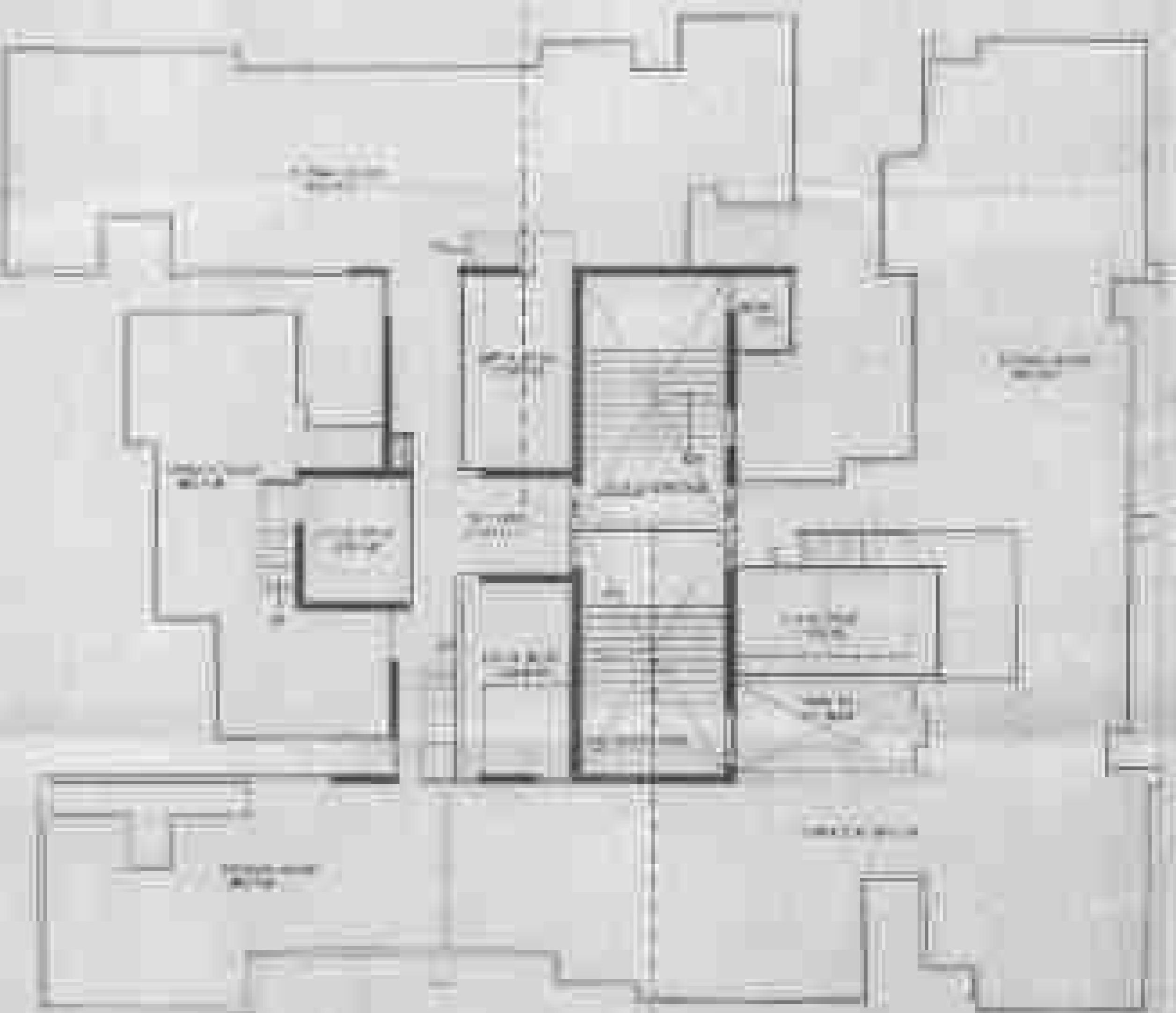
ARCHITECTURE PLAN OF BUILDING NO. 3 – WING A & B – TO SCALE 1:100
ZINOVIA
TYPICAL FLOOR PLANS IN THIS DRAWING
SCALE 1:100



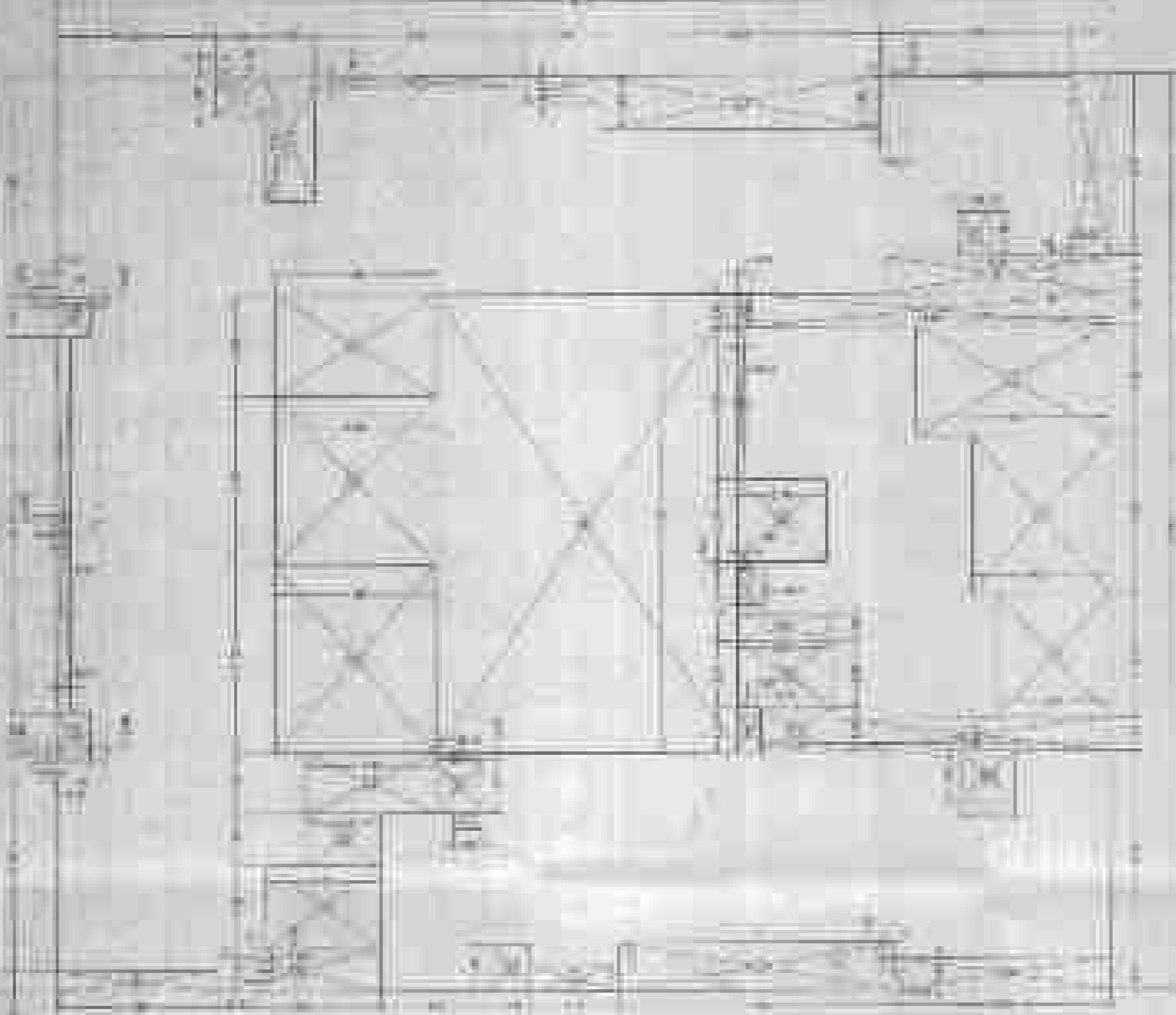
WING B



ENTRANCE HALL
LIVING ROOM 12'0" X 14'0"
DINING ROOM 10'0" X 12'0"
KITCHEN 10'0" X 12'0"



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



TYPICAL FLOOR PLAN AND DRAUGHTSMAN'S WORK TO 2ND FLOOR, AND A.
TYPICAL FLOOR PLAN AND DRAUGHTSMAN'S WORK TO 2ND FLOOR, AND B.

SCALE 1:20



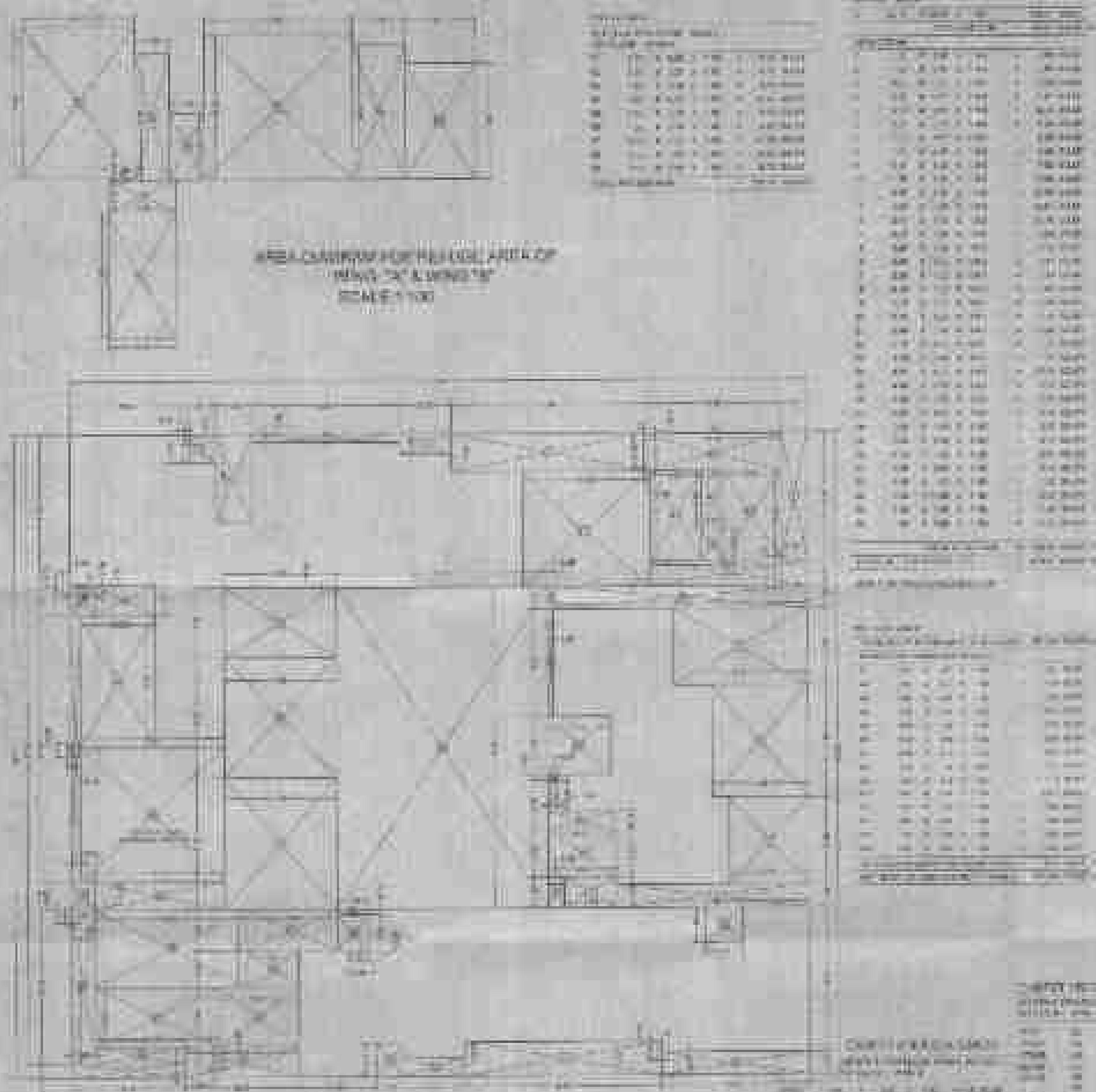
WORK DRAWN BY

A



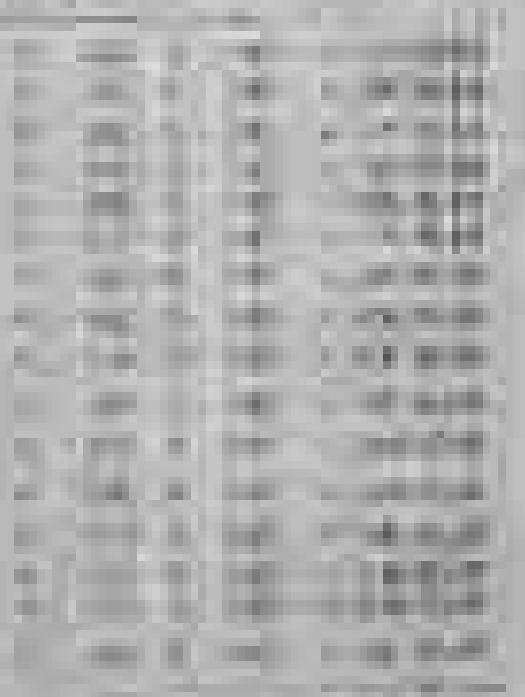
1

BUILDING NO. 1
WING "A" A 1925



PLAN OF BUILDING NO. 1, WING "A"
1925

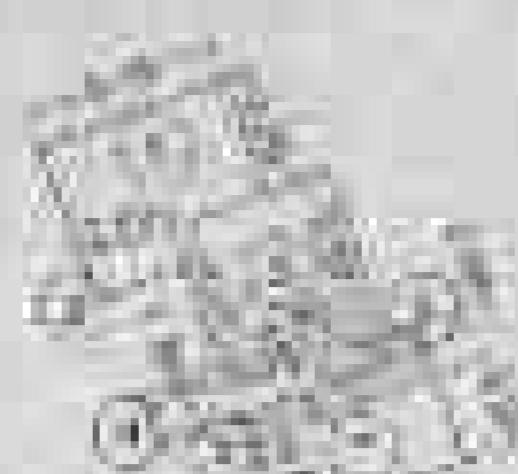
1925



ITEM	DESCRIPTION	QUANTITY
1	1000' ROLL OF 100' X 100' POLY VINYL COATED STEEL	1
2	100' X 100' POLY VINYL COATED STEEL	1
3	100' X 100' POLY VINYL COATED STEEL	1
4	100' X 100' POLY VINYL COATED STEEL	1

ITEM 1
1000' ROLL OF 100' X 100'
POLY VINYL COATED STEELITEM 2
100' X 100' POLY VINYL COATED STEELITEM 3
100' X 100' POLY VINYL COATED STEELITEM 4
100' X 100' POLY VINYL COATED STEEL

ITEM	DESCRIPTION	QUANTITY
1	100' X 100' POLY VINYL COATED STEEL	1
2	100' X 100' POLY VINYL COATED STEEL	1
3	100' X 100' POLY VINYL COATED STEEL	1
4	100' X 100' POLY VINYL COATED STEEL	1

ITEM 1
100' X 100' POLY VINYL COATED STEELITEM 2
100' X 100' POLY VINYL COATED STEEL

ITEM	DESCRIPTION	QUANTITY
1	100' X 100' POLY VINYL COATED STEEL	1
2	100' X 100' POLY VINYL COATED STEEL	1
3	100' X 100' POLY VINYL COATED STEEL	1
4	100' X 100' POLY VINYL COATED STEEL	1

ITEM 1
100' X 100' POLY VINYL COATED STEEL

ITEM	DESCRIPTION	QUANTITY
1	100' X 100' POLY VINYL COATED STEEL	1
2	100' X 100' POLY VINYL COATED STEEL	1
3	100' X 100' POLY VINYL COATED STEEL	1
4	100' X 100' POLY VINYL COATED STEEL	1

ITEM 1
100' X 100' POLY VINYL COATED STEEL

ITEM	DESCRIPTION	QUANTITY
1	100' X 100' POLY VINYL COATED STEEL	1
2	100' X 100' POLY VINYL COATED STEEL	1
3	100' X 100' POLY VINYL COATED STEEL	1
4	100' X 100' POLY VINYL COATED STEEL	1

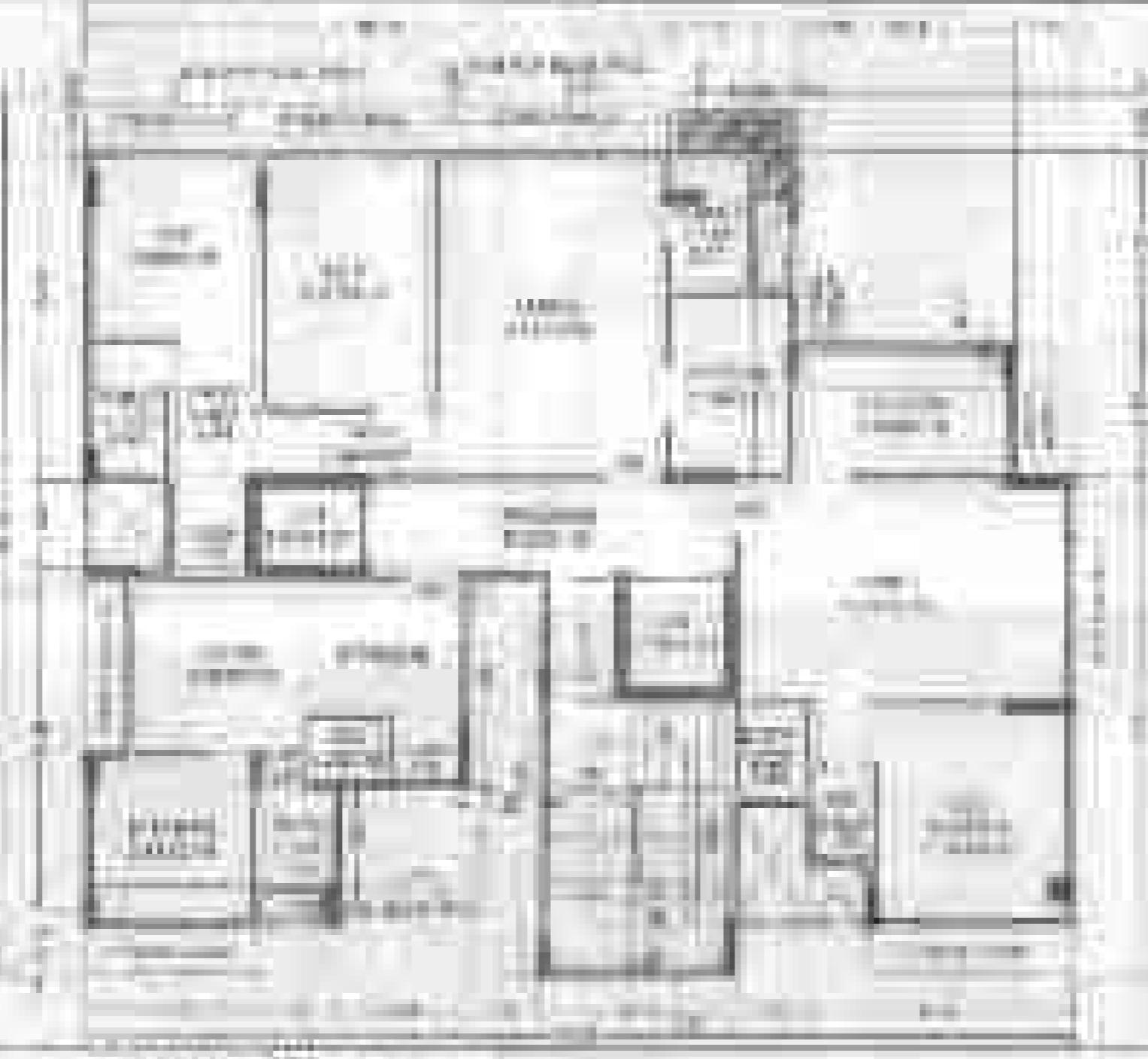
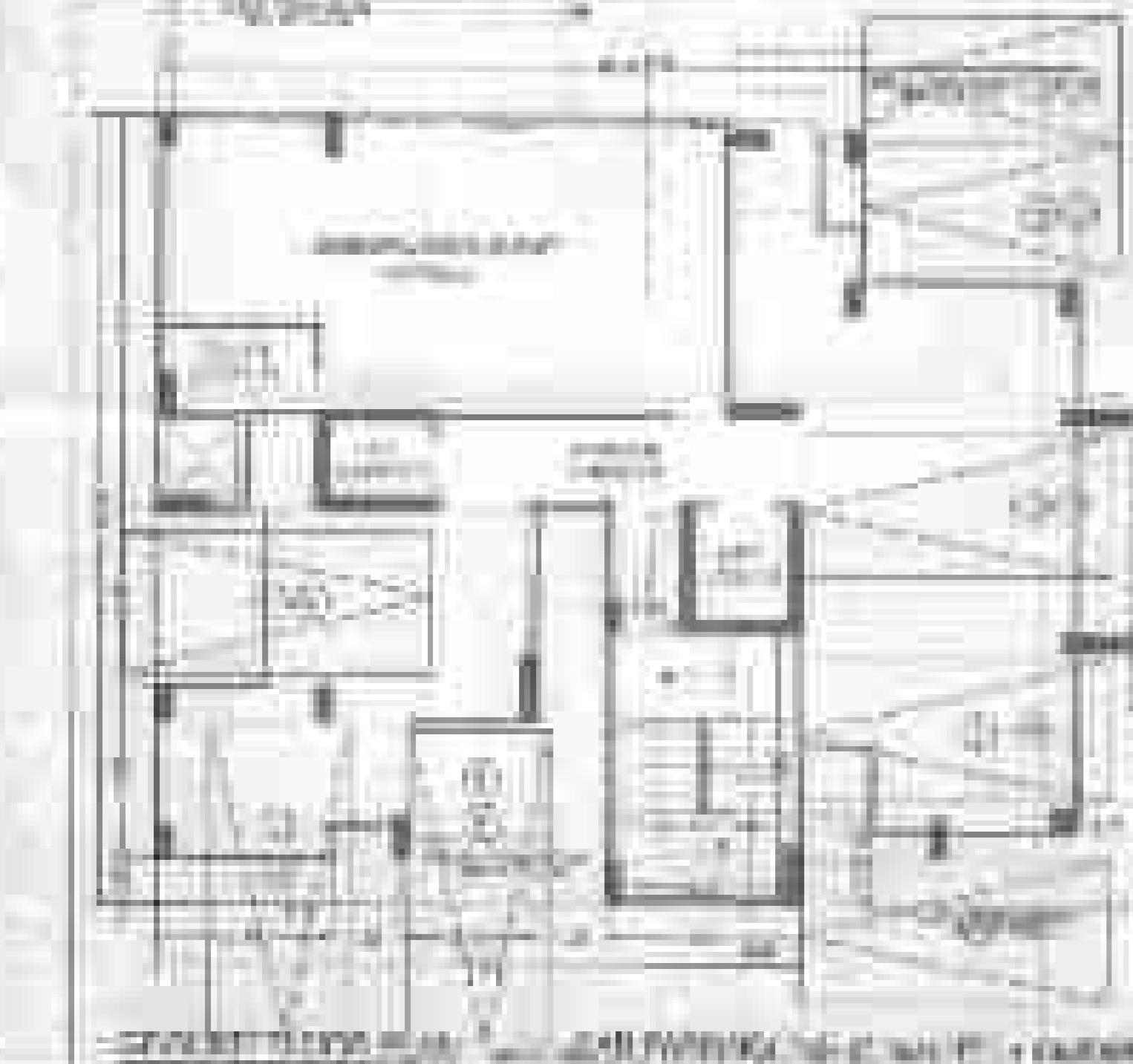
ITEM 1
100' X 100' POLY VINYL COATED STEELITEM 1
100' X 100' POLY VINYL COATED STEEL

ITEM	DESCRIPTION	QUANTITY
1	100' X 100' POLY VINYL COATED STEEL	1
2	100' X 100' POLY VINYL COATED STEEL	1
3	100' X 100' POLY VINYL COATED STEEL	1
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ITEM 1
100' X 100' POLY VINYL COATED STEELITEM 1
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ITEM	DESCRIPTION	QUANTITY
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ITEM	DESCRIPTION	QUANTITY
1	100' X 100' POLY VINYL COATED STEEL	1
2	100' X 100' POLY VINYL COATED STEEL	1
3	100' X 100' POLY VINYL COATED STEEL	1
4	100' X 100' POLY VINYL COATED STEEL	1



CONSTRUCTION DETAILS
STRUCTURAL DESIGN
MECHANICAL SYSTEMS
ELECTRICAL SYSTEMS
PLUMBING SYSTEMS
INSULATION AND AIR SEALING
FIRE SAFETY SYSTEMS
LANDSCAPE ARCHITECTURE
INTERIOR FINISHES
ARCHITECTURAL FEATURES



AIA
American Institute of Architects



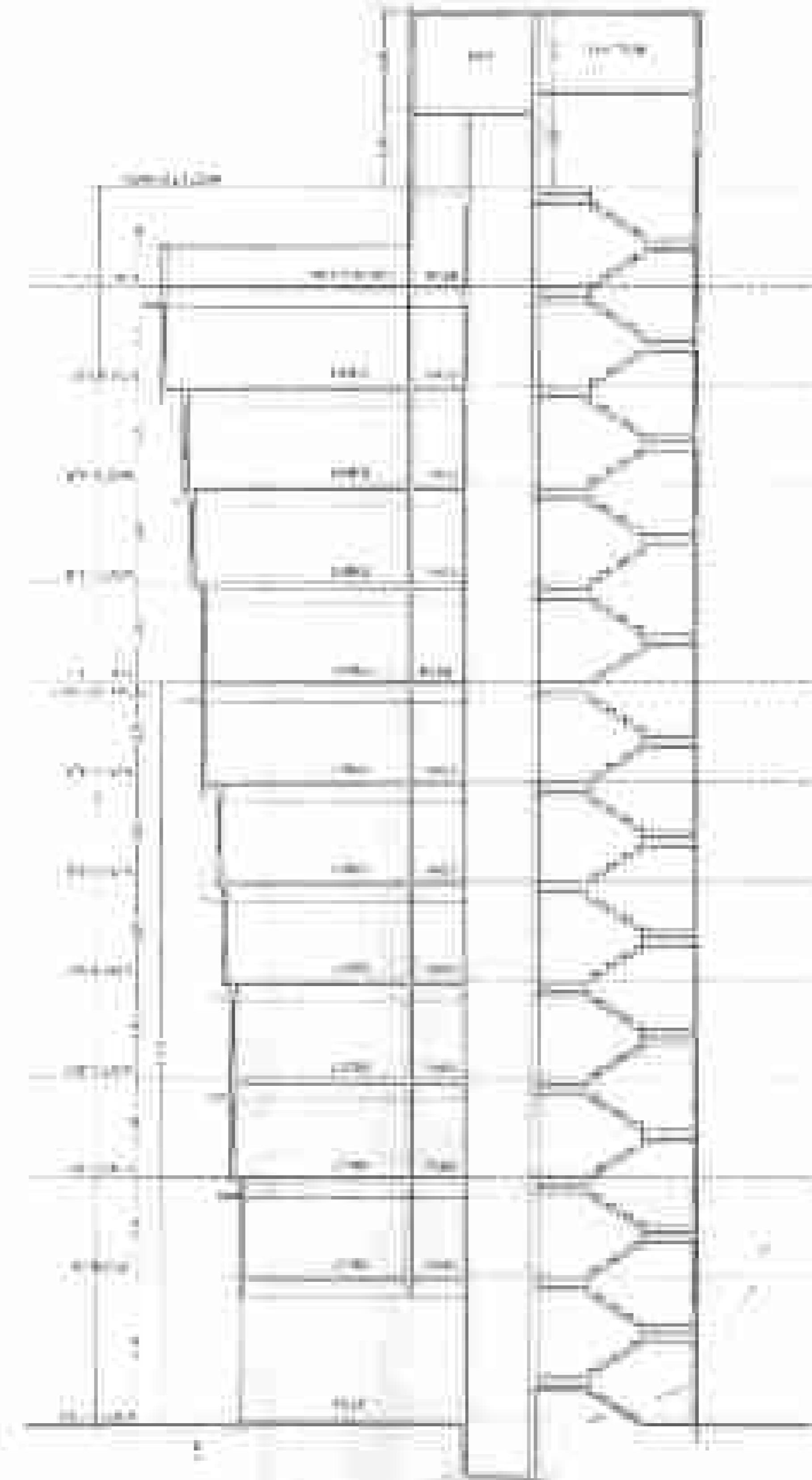


GENERAL NOTES OR INSTRUCTIONS FOR THIS DRAWING	
This drawing is a set of architectural drawings for a multi-level residential building.	
Scale:	1:100
Date:	10/10/2023
Architect:	John Doe, AIA
Builder:	Jane Smith Construction

SECTION Elevation

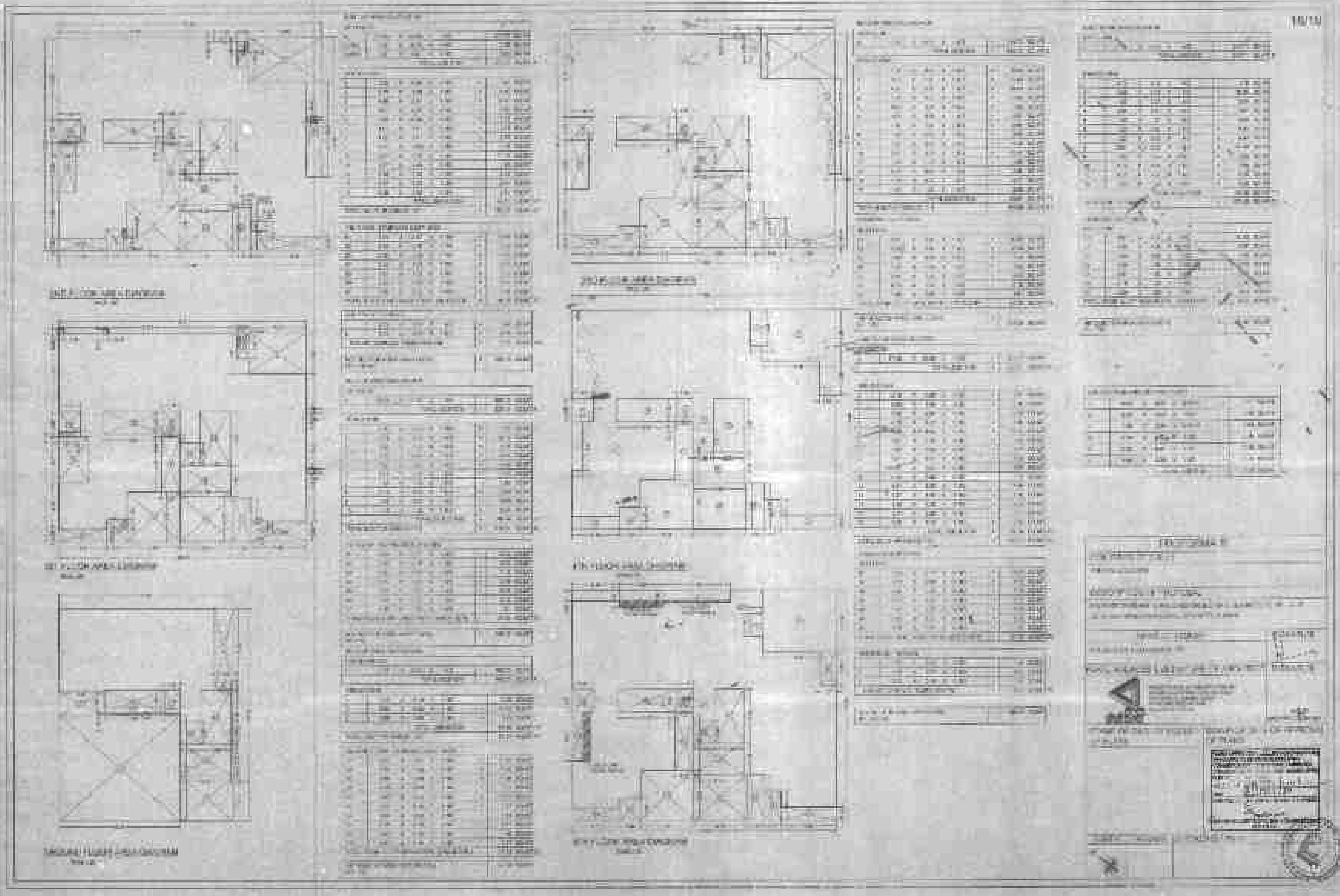
Level	Width	Depth
Ground	12'0"	20'0"
1st Floor	10'0"	18'0"
2nd Floor	8'0"	16'0"
3rd Floor	6'0"	14'0"
Roof	10'0"	20'0"

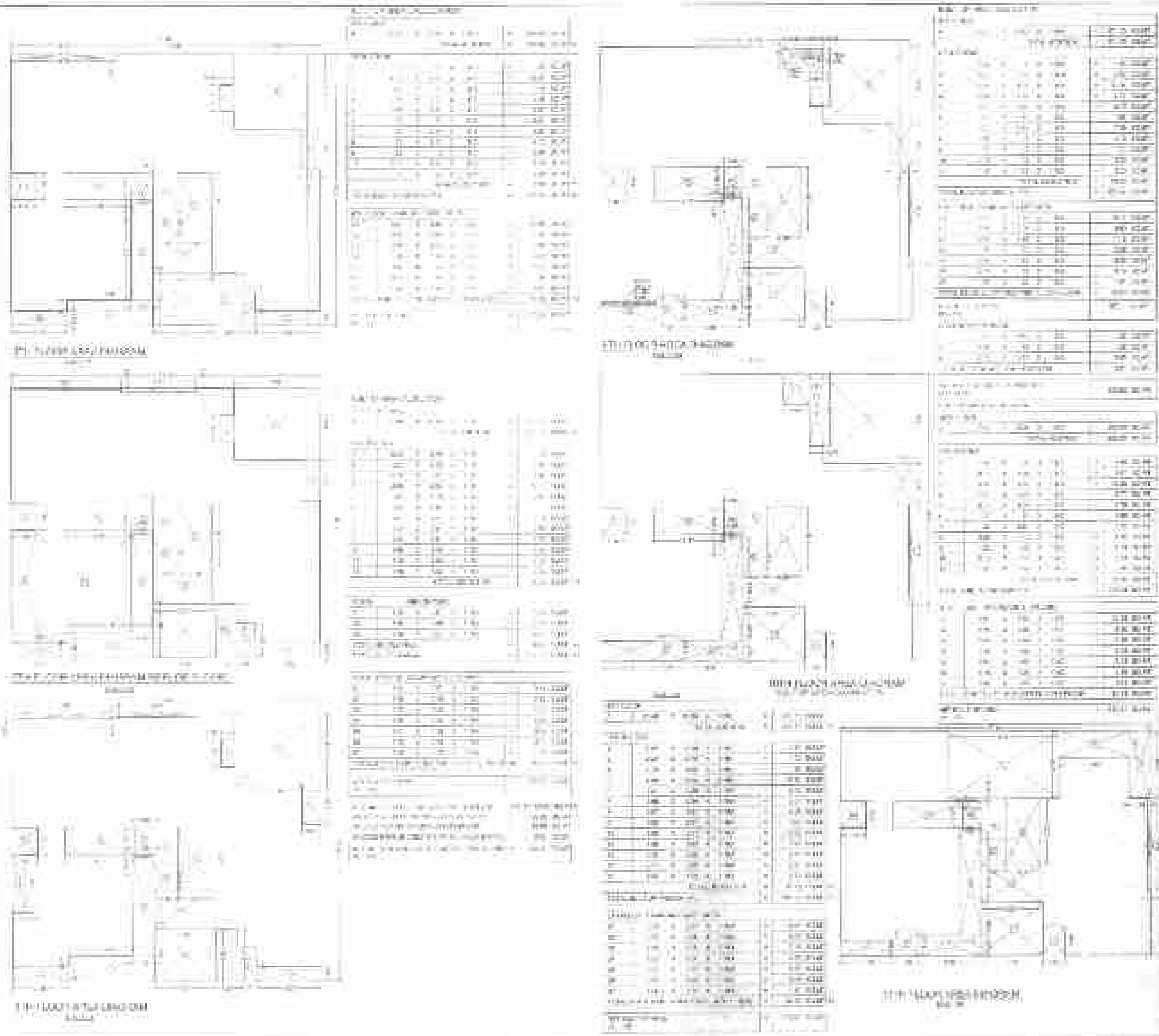
BUILDING, ADDRESS: 1234 Main Street, Anytown, USA
ARCHITECTURE & DESIGN: John Doe, AIA
CONSTRUCTION: Jane Smith Construction
Scale: 1:100
Date: 10/10/2023
Page: 1 of 3



SECTION A-A







Section	Area	Description	Quantity
Furniture	Living Room	Couch	1
	Living Room	Dining Table	1
	Living Room	Armchair	1
	Living Room	Bookshelf	1
	Kitchen	Oven	1
	Kitchen	Sink	1
	Kitchen	Refrigerator	1
	Bathroom	Sink	1
	Bathroom	Tub	1
	Bathroom	Toilet	1
Electronics	Living Room	TV	1
	Living Room	Smart TV	1
	Living Room	Speaker	2
	Kitchen	Smart Home Hub	1
	Bathroom	Smart Mirror	1
	Bedroom	Smart Home Controller	1
	Bedroom	Smart Home Sensors	2
	Bedroom	Smart Home Lighting	1
	Bedroom	Smart Home Security System	1
	Bedroom	Smart Home Thermostat	1
Appliances	Kitchen	Stove	1
	Kitchen	Dishwasher	1
	Kitchen	Refrigerator	1
	Kitchen	Water Dispenser	1
	Kitchen	Smart Home Appliances	1
	Bathroom	Smart Home Appliances	1
	Bedroom	Smart Home Appliances	1
	Living Room	Smart Home Appliances	1
	Breakfast Room	Smart Home Appliances	1
	Pantry	Smart Home Appliances	1

Performance Summary:
 - Overall Score: 95/100
 - Energy Efficiency: 88%
 - Sustainability: 92%
 - User Satisfaction: 4.8/5.0

Comments:
 - Excellent layout for a family home.
 - Efficient use of space.
 - High-quality finishes throughout.
 - Well-integrated smart home features.

Signature:

**CRIMINAL
PROSECUTION
IN THE
COURT OF COMMON
PLEAS
OF
THE
STATE
OF
OHIO
AT
CINCINNATI**

**STATE OF OHIO
vs.
ROBERT WALTERS,
ET AL.**

DOCKET NO. 02-CR-565

DEFENDANT
ROBERT WALTERS
BY: ROBERT WALTERS

ATTORNEY FOR DEFENDANT
ROBERT WALTERS

JOHN D. O'LEARY
ATTORNEY FOR STATE
JOHN D. O'LEARY



STATE OF OHIO

COMMONWEALTH OF OHIO

STATE OF OHIO

ATTORNEY GENERAL

ATTORNEY GENERAL

ATTORNEY GENERAL

ATTORNEY GENERAL

ATTORNEY GENERAL

ATTORNEY GENERAL

**EXHIBIT A
COURT OF COMMON PLEAS
OF THE STATE OF OHIO
CINCINNATI, OHIO**

**EXHIBIT B
COURT OF COMMON PLEAS
OF THE STATE OF OHIO
CINCINNATI, OHIO**

**EXHIBIT C
COURT OF COMMON PLEAS
OF THE STATE OF OHIO
CINCINNATI, OHIO**

**EXHIBIT D
COURT OF COMMON PLEAS
OF THE STATE OF OHIO
CINCINNATI, OHIO**

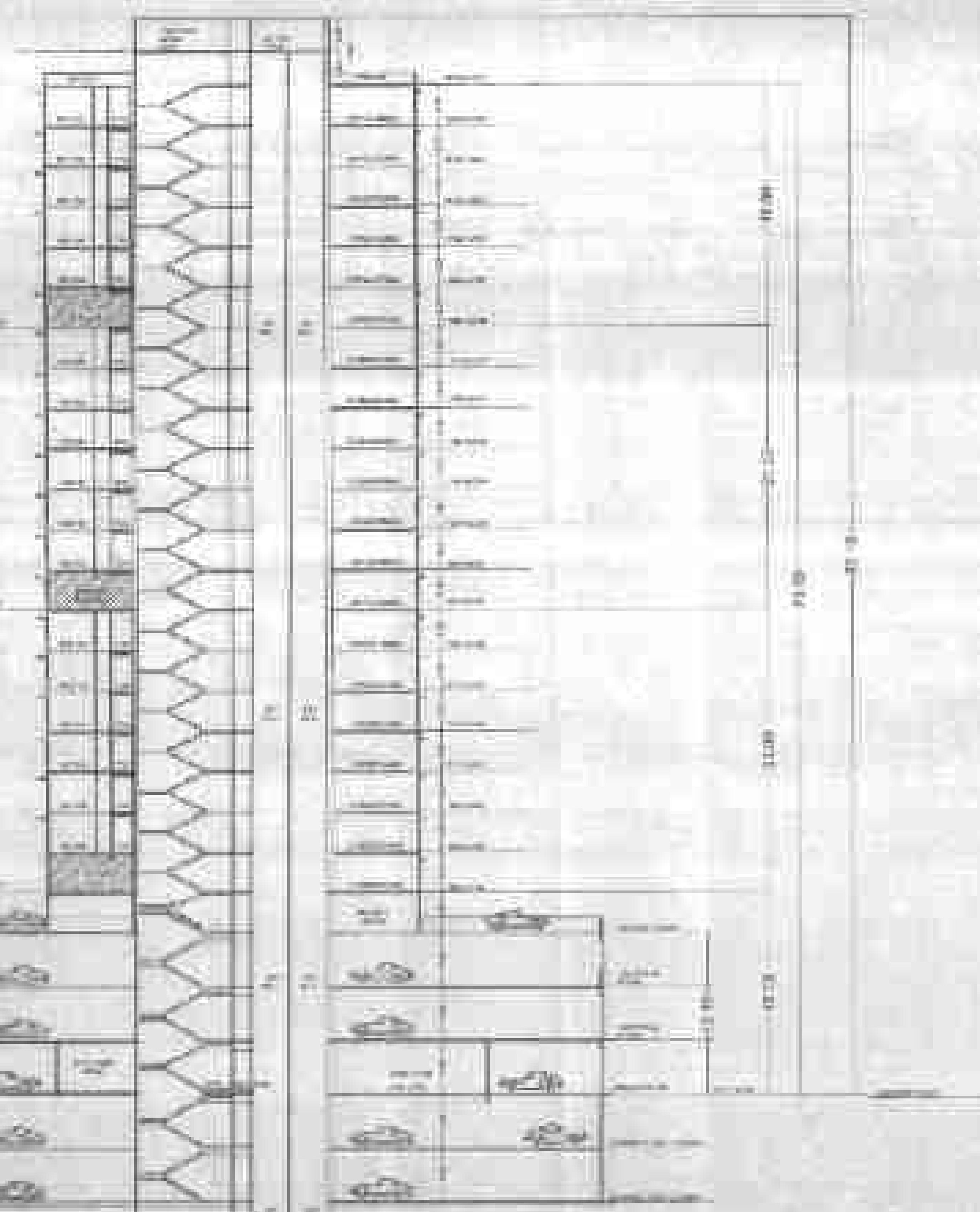
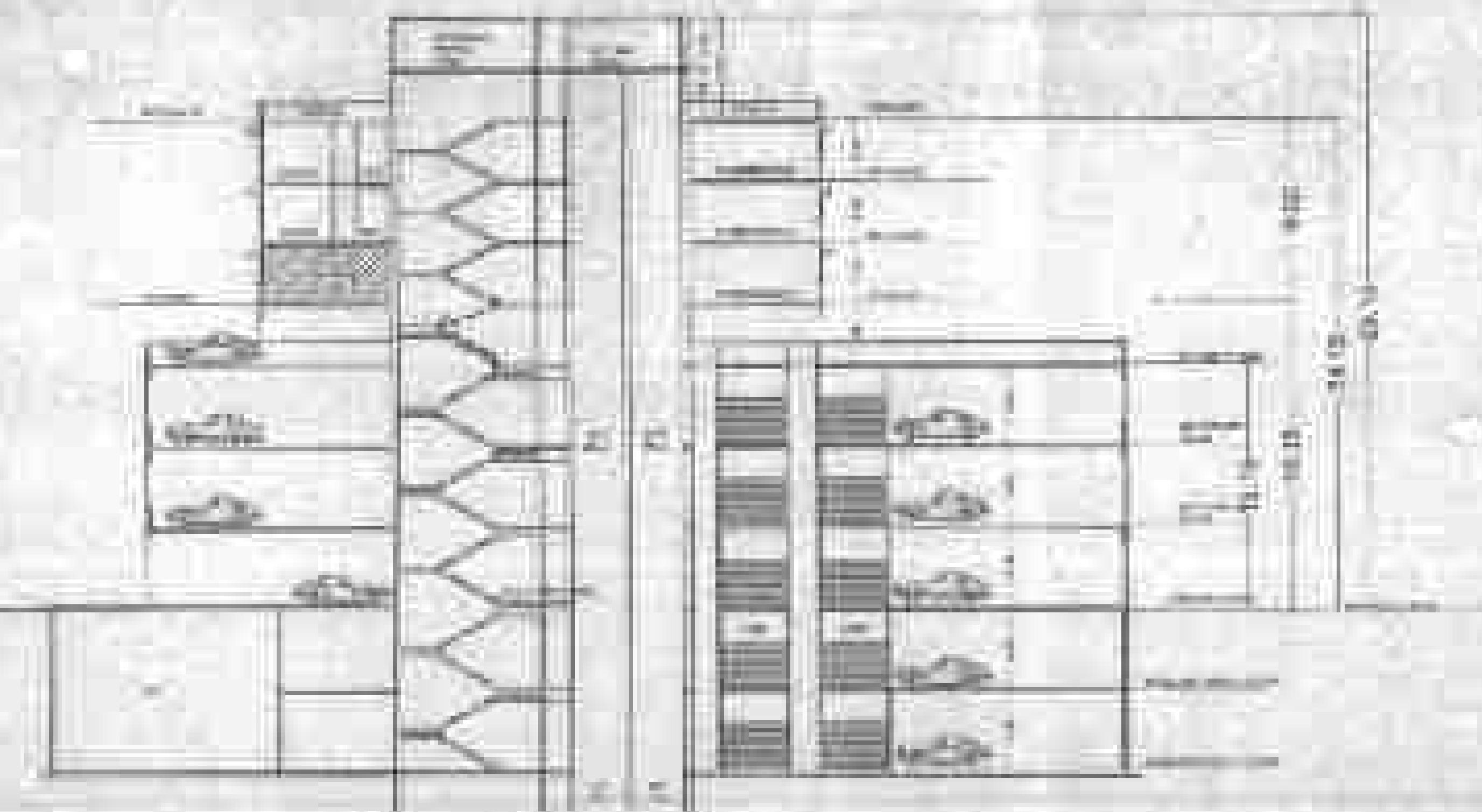
**EXHIBIT E
COURT OF COMMON PLEAS
OF THE STATE OF OHIO
CINCINNATI, OHIO**

**EXHIBIT F
COURT OF COMMON PLEAS
OF THE STATE OF OHIO
CINCINNATI, OHIO**

**EXHIBIT G
COURT OF COMMON PLEAS
OF THE STATE OF OHIO
CINCINNATI, OHIO**

**EXHIBIT H
COURT OF COMMON PLEAS
OF THE STATE OF OHIO
CINCINNATI, OHIO**





1000 new cars at 100 dealerships

	Dealership A	Dealership B	Dealership C	Dealership D	Dealership E	Dealership F	Dealership G	Dealership H	Dealership I	Dealership J	Dealership K	Dealership L	Dealership M	Dealership N	Dealership O	Dealership P	Dealership Q	Dealership R	Dealership S	Dealership T	Dealership U	Dealership V	Dealership W	Dealership X	Dealership Y	Dealership Z
Car Type 1	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Car Type 2	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Car Type 3	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Car Type 4	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Car Type 5	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Car Type 6	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Car Type 7	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Car Type 8	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Car Type 9	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Car Type 10	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100



Ministry of Transportation
Ontario Ministry of Transportation

