



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

TCP(P-2)/ODC/CC/3.133/XII/110/2017

Date: **16 JAN 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 the applicant **Skystar Buildcon Pvt. Ltd.** for the proposed Residential development (R1) for development of the Commencement Certificate above plinth for Wing B in sector-2 for plot bearing CTS no. 112 B at Ram Mandir Road Village Goregaon as depicted on the drawing no.1/19 to 19/19 and 19 A. The proposed BUA for Wing A and B of Building R1 consisting of 2 basements + ground floor +5 level podiums + 6th level as stilt floor +18 upper floors +19th part floor is **18734.42 sq.m.** against admissible built up area of **21086.79 sq.m** The Commencement Certificate 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 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

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. 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. The building should not be occupied without obtaining Occupancy Certificate 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 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.
15. 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;
16. 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 for the Wing A and B building on the land under reference;
17. The applicant shall develop RG Areas and shall plant the required number of trees in the RG areas as per DCRs and shall submit final NOC from Tree Authority before applying for Occupancy Certificate.
18. 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.
19. The applicant shall submit Completion certificate from M&E consultant for the project before applying for OC.
20. The applicant shall submit NOC from Sewerage Dept, MCGM for Street Connection of STP of the project before applying for OC.
21. The applicant shall handover excess parking spaces to MMRDA free of cost in case full permissible FSI is not consumed before issuance of the Amended CC.


Planner
Town & Country Planning
Division



Copy with set of approved drawings 20 nos. bearing nos. 1/19 to 19/19 and 19A to:

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

(ii) Aakar Architects
Satyanarayan Prasad Commercial Center,
Dayaldas Road,
Vile Parle(E),
Mumbai 400 057

Copy (for information and record w.r.t MMRDA's D.O. Letter dt. 30/01/2009),
with set of approved drawings 20 nos bearing nos. 1/19 to 19/19 and 19A. 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 Commencement Certificate above plinth for Wing B of the proposed Residential development (R1) in sector-2 is issued subject to the conditions mentioned in the forwarding letter TCP(P-2)/ODC/CC/3.133/XI/ 110 /2017

11 6 JAN 2018



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

TCP(P-2)/ODC/CC/3.133/XI/110/2017

Date: **16 JAN 2018**

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.

Sub: CC above plinth for Wing B of the proposed Residential development (R1) in Sector-2 for plot bearing CTS no. 112 B at Ram Mandir Road, Village Goregaon.

Ref: MMRDA's DO letter no. TCP(P-2)/BKC/Misc./296/102/2009, dt. 30/1/2009.

Sir,

MMRDA is the Special Planning Authority for Oshiwara District Center. MMRDA has approved the proposal of M/s Skystar Buildcon Pvt. Ltd. for CC above plinth for Wing B of the proposed Residential development (R1) in Sector-2 on plot bearing CTS no. 112 B at Ram Mandir Road Village Goregaon.

Pursuant to the policy enunciated in MMRDA's DO letter cited above; CC above plinth for Wing B and approved drawings 20 nos. (Drawing no. 1/19 to 19/19 and 19A) representing development for CC above plinth for Wing B of the proposed Residential development (R1) in sector-2, which is approved by Senior Planner, Town and Country Planning Division, MMRDA subject to all the conditions mentioned in the CC issued under TCP(P-2)/ODC/CC/3.133/XI/110/2017 dated 16/1/2018, by MMRDA to M/s Skystar Buildcon Pvt. Ltd. is enclosed herewith for your information and record.

Thanking you,

Yours faithfully,

Planner,

Town and Country Planning Division

Enclosed:

- 1) Commencement Certificate above plinth for Wing B.
- 2) A set of approved drawings

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