

MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY मुंबई महानगर प्रदेश विकास प्राधिकरण

No.TCP(P-2)/ODG/CC/3.123/ 324 /2013

Date:

7 MAR2013

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: Commencement Certificate upto plinth for the proposed development of Residential building
Wing A in Sector-I on the lands bearing CTS No. 112, 112/1-4, 113, 113/1-2, 114-118, 118/1-5,
119, 119/1-11, at Ram Mandir Road, Village Goregaon, Mumbai 400104

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

Sir

MMRDA is the Special Planning Authority for Oshiware District Center. The Metropolitan Commissioner, MMRDA has approved the proposal for issuance of Commencement Certificate upto plinth for Residential building Wing A in Sector I for the Skystar Buildcon Pvt. Ltd., pursuant to the policy enunciated in MMRDA's DO Letter No. TCP (P-2)/BKC/Misc./296/102/ 2009, dated 30/1/2009 (Copy enclosed). The set of drawings (Drg. Nos. M-1 to M-7 representing proposal upto plinth level only) for proposed development of residential building Wing A in Sector-I on the land under reference are approved by the Metropolitan Commissioner subject to following conditions:

 The applicant shall give all the notices under the provisions of DCRs related to proposed development work to MMRDA.

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(ii) All conditions mentioned in the CC issued under No. TCP (P-2) / ODC / CC / 3.123 / 324 /2013, dated MAR2013 ___, shall be complied with.

(iii) The applicant shall obtain all the NOC's and clearances relating to fire safety, water supply, sewerage, drainage etc. from MCGM, wherever necessary, before applying to MMRDA for issuance of Commencement Certificate beyond Plinth.

A copy of Commencement Certificate upto plinth level and a set of approved drawings of the proposed development on the land under reference, issued by MMRDA to the Skystar Buildcon Pvt. Ltd., are enclosed herewith for your information and record.

The applicant has paid to MMRDA the Development charge of ₹ 41,78,065/- for the proposed development as per Section 124 (E) of the MR&TP Act, 1966.

Thanking you,

Yours faithfully,

(D. Sampathkumar)

Chief,

Town & Country Planning Division

Encl: 1) Commencement Certificate.

2) A set of approved Drawings (Drawing nos. M-1 to M-7).

3) MMRDA's D.O. letter no. TCP (P-2)/BKC/Misc/296/102/2009, dt. 30/01/2009.

Copy to:

/1) Mr. Jignesh P Sanghavi

5th floor, Suntech Center, 37-40- Subhash Road, Vile Parle (East), Mumbai 400 057.

2.) Shri. B. S. Barot

First floor- Yogi Krupa, Plot no. 14A, Jawahar Nagar, S. V. Road, Goregaon (W), Mumbai 400 862

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

EPABX: 2659 4000 • FAX: 2659 1264 • WEB SITE: http://www.mmrdamumbai.org



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP (P-2) / ODC / CC / 3.123 / 324 /2013

Date:

7 MAR2013

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under section 45 of Maharashtra Regional & Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to the applicant Skystar Buildcon Pvt. Ltd. for the proposed development of Residential building Wing A in Sector I only upto plinth level on the lands bearing CTS No. 112, 112/1-4, 113, 113/1-2, 114-118, 118/1-5, 119, 119/1-11, at Ram Mandir Road, Village Goregaon, Mumbai 400104, as depicted on drawing no. M-1 to M-7. 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-
 - 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.
- This 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.
- 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. 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 section 53 or, as the case may be, section 54 of Maharashtra Regional & Town Planning 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 imprisonment apart from fine.
- The applicant shall obtain permissions under the provisions of other applicable statues, wherever necessary, prior to Commencement of construction.
- The applicant shall obtain necessary NOCs & clearances relating to water supply, sewerage, drainage, etc. from MCGM and submit the same to MMRDA before applying for grant of permission above plinth level.
- 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.
- 10. Construction beyond plinth level should not be commenced without obtaining plinth approval from MMRDA.
- The applicant shall plant the required number of trees in the RG are as per DCRs before applying for Occupancy Certificate.
- The proposal shall be got clarified to be earthquake resistant from the licensed structural engineer and certificated to be submitted to MMRDA before commencement of work.
- The provisions in the proposal which are not confirming to applicable Development Control Regulation and other acts are deemed to be not approved.
- 14. 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:

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

EPABX: 2659 4000 • FAX: 2659 1264 • WEB SITE: http://www.mmrdamumbai.org

- (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.
- 15. A notice in the form of advertisement giving all the details mentioned in 14 above shall also be published in two widely circulated newspapers one of which should be in Marathi language.
- 16. The applicant shall submit a notice of start of work before commencement of construction in accordance with the DCR 6(2).
- 17. The applicant shall submit the 'NOC from the Executive Engineer (Sewage –P&D)' to MMRDA prior to applying for CC beyond plinth or applying for CC for any other building on the land under reference whichever is earlier.
- 18. The applicant shall submit the 'NOC from the **Tree Authority**' to MMRDA prior to applying for CC beyond plinth or applying for CC for any other building on the land under reference whichever is earlier.
- 19. The applicant shall submit the 'NOC from the Electric supply Authority' to MMRDA prior to applying for CC beyond plinth or applying for CC for any other building on the land under reference whichever is earlier.
- 20. The applicant shall pay CESS Tax to the competent Authority.

Addl. Metropolitan Commissioner, M.M.R.D.A.

Copy with set of approved drawings bearing no. M-1 to M-7 to:

1 Mr. Jignesh P Sanghavi 5th floor, Suntech Center, 37-40- Subhash Road, Vile Parle (East), Mumbai 400 057.

Shri. B. S. Barot
 First floor- Yogi Krupa, Plot no. 14A,
 Jawahar Nagar, S. V. Road, Goregaon (W),
 Mumbai 400 062

Copy (for information and record w.r.t. MMRDA's D.O. Letter Dt. 30/01/2009), with a set of approved drawings bearing no. M-1 to M-7 to:

The Executive Engineer, Building Praposal, 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 is issued subject to the conditions mentioned in the following letter no. TCP (P-2) / ODC / CC / 3.123 / 3 2 4 / 2013, Dated: 7 MAR 2013















