



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP (P-2)/ODC/CC/3.123/XII/355 /2018

Date: 16 FEB 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: Amended Commencement Certificate above plinth for additional floors proposed for 4 additional floors i.e. 30th to 33rd floor in B wing and 8 additional floors i.e. 13th to 20th upper floors in C wing for proposed residential development in Sector 1 for plot bearing CTS no. 112 A at village Goregaon

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 Oshiwara District Centre. MMRDA has approved the amended proposal for M/s Skystar Buildcon Pvt. Ltd. Above plinth for proposed 4 additional floors i.e. 30th to 33rd floor in B wing and 8 additional floors i.e. 13th to 20th upper floors in C wing for proposed residential development in Sector 1 for plot bearing CTS no. 112 A at village Goregaon.

Persuant to policy enunciated in MMRDA's D.O. letter cited above, a set of CC above plinth and approved drawings (Drawing No. 1/9 to 9/9) representing development for proposed 4 additional floors i.e. 30th to 33rd floor in B wing and 8 additional floors i.e. 13th to 20th upper floors in C wing in sector 1 of the land under reference which is approved by MMRDA subject to all the conditions mentioned in the CC issued under TCP (P-2)/ ODC/ CC/ 3.123 /XII/ 355 /2018, dated 16/02/2018 to M/s Skystar Buildcon Pvt. Ltd. is enclosed herewith for your information and record.

Thanking you,

Yours faithfully,

Planner,
T&CP Division, MMRDA.

Encl: 1) Commencement Certificate above plinth.
2) A set of approved drawings (drawing nos. 1/9 to 9/9).

Copy to:

(i) M/s Skystar Buildcon Pvt. Ltd.,
5th Floor, Sunteck Centre,
37-40, Subhash Road,
Vile Parle (E), Mumbai – 400 057.

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

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

EPABX : 2659 4000 • FAX : 2659 1264 • WEB SITE : <http://www.mmrda.mumbai.org>



No. TCP(P-2)/ODC/CC/3.123/XII/355/2018

Date: **16 FEB 2018**

AMENDED COMMENCEMENT CERTIFICATE ABOVE PLINTH

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 of Amended Commencement Certificate above plinth for additional floors proposed for 4 additional floors i.e. 30th to 33rd floor in B wing and 8 additional floors i.e. 13th to 20th upper floors in C wing for proposed residential development in Sector 1 for plot bearing CTS no. 112 A at village Goregaon in the Residential Building as depicted on the drawing no. 1/9 to 9/9. The Amended Commencement Certificate above plinth for the proposed development for additional floors proposed for 4 additional floors i.e. 30th to 33rd floor in B wing and 8 additional floors i.e. 13th to 20th upper floors in C wing 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 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.

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

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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. 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;
17. 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;
18. 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.

19. 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.
20. The applicant shall pay the difference in amount with interest for all premiums and payments etc paid as per the Stamp Duty Ready Reckoner 2016-2017 if required in future due to further order in respect of the said matter of applying Stamp Duty Ready Reckoner rates of 2017-2018.
21. The applicant shall execute and submit the supplementary lease deed with respect to additional built up area before applying for occupancy certificate.
22. All the conditions of the Environmental clearance dated 5/10/2017 shall be binding on the applicant.
23. The scrutiny fee of Rs. 5,00,000/- has to be paid by project proponent as and when requested by EC before the issue of Occupancy Certificate by MMRDA.
24. This Amended Commencement Certificate above Plinth is subject to the directions of Ministry of Environment, Forest and Climate Change, in light of the Order dated 8/12/2017 of the National Green Tribunal.

Alt

Planner

Town & Country Planning Division

Copy with set of approved drawings bearing nos. 1/9 to 9/9 to:

- (i) M/s Skystar Buildcon Pvt. Ltd.,
5th Floor, Sunteck Centre,
37-40, Subhash Road,
Vile Parle (E), Mumbai – 400 057.
- (ii) Shri. B. S. Barot,
First Floor – Yogi Krupa, Plot No. 14-A,
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 set of approved drawings bearing nos. 1/9 to 9/9 to:

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P.S.: The Amended Commencement Certificate above plinth for additional floors proposed for 4 additional floors i.e. 30th to 33rd floor in B wing and 8 additional floors i.e. 13th to 20th upper floors in C wing for proposed residential development in Sector 1 for plot bearing CTS no. 112 A at village Goregaon in the Residential Building is issued subject to the conditions mentioned in the forwarding letter No. TCP (P-2)/ODC/CC/3.123/XII/355 /2018, Date :

16 FEB 2018