

No. TCP (P-2)/ODC/CC/3.146/XIII/05 /2026

Date: 101 JAN 2026

COMMENCEMENT CERTIFICATE UPTO PLINTH

Permission is hereby granted, under section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) to **M/s. Satguru Corporate Services Private Ltd.** for the proposed Residential development comprising of Tower-1 (4 Level basement) and Tower-2 (4 Level Basement+ Stilt Floor + pt. 1st floor (Fitness Center) + 2nd to 38th upper floors) upto plinth level only with proposed BUA of **37,943.35** sqm (Basic BUA 22,136.80 sqm + Additional BUA 5970.00 sq.m + Fungible Compensatory area 9,836.56 sqm) as against the total permissible built up area of **79,692.44** sqm on the land bearing CTS No. 165A/1 and 165C/1 of Village Goregaon, Mumbai, as depicted on the drawing no. 1/13 to 13/13. The Commencement Certificate upto plinth level 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.
6. The provisions in the proposal which are not confirming to applicable Development Control and Promotion Regulations 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.

Mumbai Metropolitan Region Development Authority

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

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<https://mmrda.maharashtra.gov.in>

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 all the permissions required to be obtained and shall pay all the fees/dues/charges required to be paid as per any Law/Act/ Notification/ Circular etc. issued from time to time by any competent Authority, as and when such demand is raised.
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 BMC'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 and undertakings submitted to MMRDA from time to time.
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 11(2) of BMC DCPR-2034;
15. 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 19-07-2012.
16. The applicant shall install the Rain Water Harvesting System as per regulation no. 62 of the BMC's sanctioned DCPR 2034;
17. The applicant shall comply with BMC's Circular no. CHE/27921/DP/ Gen; dated former 06-01-2014 [in respect of preservation of documents mentioned at sr. no. (a) to (k) therein] and applicant shall submit Undertaking & Indemnity Bond mentioned therein 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 BMC and submit the same to MMRDA before applying for Occupancy Certificate for the buildings on the land under reference.
19. 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;
20. A notice in the form of advertisement giving all the details mentioned in 19 above shall also be published in two widely circulated newspapers one of which should be in Marathi language;
21. The applicant shall execute and submit the supplementary lease deed with MMRDA with respect to additional built up area before applying for occupancy certificate.
22. The applicant shall submit the amended CFO NOC before applying for grant of Commencement Certificate above plinth to the building under reference.
23. The applicant shall submit the High-Rise Committee NOC before commencement of construction work on site under reference.

24. The applicant shall submit the remarks of M&E consultant with respect to ventilation of toilets, remarks from electrical consultant for area of substation and remarks from plumbing consultant with respect to water tank and pump room proposed on 20th floor before applying for Commencement Certificate above plinth.
25. The applicant shall protect and maintain the area under pedestrian plaza reservation admeasuring 3,947.47 sq.m in accordance with the approved plans and handover the same to MMRDA free of cost and free from all encumbrances as in when required/demanded by the MMRDA.
26. The construction and demolition waste shall be handled and transported to the designated unloading site and the applicant shall comply with all the conditions mentioned in SWM NOC.
27. This Commencement Certificate upto plinth is subject to outcome of any ongoing legal proceedings in any Court of Law, being in favour of the applicant and that the applicant/prospective occupants shall not claim any compensation/damages from MMRDA by virtue of any adverse order.
28. The applicant shall ensure that all the NOC's, Approvals, Bank Guarantees etc. submitted for obtaining this permission are valid till the development is completed in all respect.
29. The applicant, before applying for Occupancy Certificate, shall submit AAI/appropriate authority's certificate certifying that the top elevation of constructed structure under reference in within the limits of top elevation permitted by AAI, above Mean Sea Level (AMSL).
30. The applicant shall submit certificate issued by the Hydraulic Engineer, BMC under section 270A of the MMC Act, 1888, amended from time to time, before applying for part/full Occupancy Certificate in accordance with BMC circular dated 22-09-2022.
31. Applicant shall obtain the Occupancy Certificate for the IH tenements/ building and handover the same along with requisite parkings to MMRDA before submitting any further application for Occupancy Certificate to any part of residential/commercial building on the layout u/r.
32. The applicant & their Contractors shall scrupulously comply to the Air Pollution Mitigation Guidelines issued by MMRDA vide circular dated 03-11-2023, BMC vide circular dated 15-09-2023 and 25-10-2023, Environment and Climate Change Department, GoM vide circular dated 27-10-2023, Hon. High Court Order issued on 06-11-2023 in PIL no. 3 of 2023 and any order issued by Competent Authority in this regard from time to time;



Planner
Town Planning Division



Copy with set of approved drawings bearing nos. 1/13 to 13/13 to:

1) **M/s. Satguru Corporate Services Pvt. Ltd.**
5th floor, Sunteck Centre, 37-40 Subhash Road, Vile Parle (E),
Mumbai – 400057

2) **Mr. Priyank Bhatt,**
202/A-Shiv Prisha CHSL,
Junction of Gulmohar Road & Juhu Lane, JVPD Scheme, Vile Parle (West),
Mumbai- 400049

3) Chief Executive Officer,
Maharashtra Building and Other
Construction Workers Welfare Board, C-22,
BKC, Bandra (E), Mumbai 400 051.

**4) Maharashtra Real Estate
Regulatory Authority
(MahaRERA)**
4th Floor, Housefin Bhavan, near RBI,
E Block BKC, Bandra Kurla Complex,
Bandra East, Mumbai, Maharashtra
400051

**Copy (for information and record w.r.t MMRDA's D.O. Letter dt. 30-01-2009),
with set of approved drawings bearing nos. 1/13 to 13/13:**

The Executive Engineer,
Bldg. Proposals Suburbs, 6th floor,
BMC Office, Hindu Hriday Samrat BalasahebThakre Market,
Poonam Nagar, Jogeshwari (E)
Mumbai – 400 093

P.S.: The Commencement Certificate upto plinth is issued subject to the conditions mentioned in the forwarding letter No. TCP (P-2)/ODC/CCI3.146/XIII 05 /2025, Date: 10¹ JAN 2025

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