

No.TCP(P-2)/ODC/CC/3.123/XIII/ 612 /2023

Date : 08 AUG 2023

COMMENCEMENT CERTIFICATE ABOVE 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 Skystar Buildcon Pvt. Ltd.** for the Commencement Certificate above plinth to additional 35th to 37th floors of Wing A and Wing B, 36th to 37th floors of Wing C in Sector I on plot bearing CTS No. 112 A at village Goregaon, in Oshiwara District Centre as depicted on the drawing nos. 01/08 to 08/08. 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 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

मुंबई महानगर प्रदेश विकास प्राधिकरण

वांद्रे-कुर्ला संकुल, वांद्रे (पूर्व), मुंबई ४०००५९.

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

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 all the permissions required to be obtained and pay all the necessary dues/ charges/fees etc. required to be paid to the concerned Authorities under the provisions of all applicable statutes, wherever necessary, prior to commencement of the construction / during the construction.
10. The building should not be occupied without obtaining Occupancy Certificate from MMRDA;
11. The applicant shall be solely responsible for compliance of all the provisions / requirements of all applicable statutes and conditions mentioned in all the NOCs / Clearances / Remarks of consultants / Lease Deed / CFO etc.
12. 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.
13. 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
14. The applicant shall install the Rain Water Harvesting System as per Regulation No. 62 of BMC's Development Control and Promotion Regulations 2034.
15. The applicant shall comply with BMC'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, B and C building on the land under reference;
16. 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 building on the land under reference.
17. The applicant shall obtain NOC from Health Officer of BMC for swimming pool and submit the same to MMRDA before applying for grant of Occupancy Certificate.
18. The applicant shall obtain the NOC from lift inspector/PWD and submit the same to MMRDA before applying for grant of Occupancy Certificate.
19. The applicant shall execute and submit the supplementary lease deed with respect to additional built up area before applying for Occupancy Certificate.
20. The construction and demolition wastes shall be handled and transported to the designated unloading site and comply with all conditions mentioned in the SWM NOC.
21. The BG submitted as per Hon'ble Supreme Court's directives with respect to SLP(Civil) No.D23708/2017 dated 15-03-2018 shall be revalidated from time to time.
22. The applicant shall pay entire stamp duty of the prospective buyers for the residential/commercial units comprised in the built up area for which this

commencement certificate is issued by granting 50% rebate in the payment of addl. built up area premium, fungible compensatory area premium, premium for availing area under staircase, lift, lift lobby free of FSI and premium for condonation in marginal open space deficiency in accordance with the Govt. order 14-01-2021, MMRDA's Circular dated 21-12-2021 and undertaking dated 03-12-2021 submitted by the applicant.

23. The applicant, whenever demanded shall pay development Cess along with applicable interest in case of BUA approved by way of Additional FSI, if applicable as per any future policy/clarification.
24. The applicant, before applying for Occupancy Certificate, shall submit AAI/appropriate authority's certificate certifying that the top elevation of constructed structure under reference is within the limits of top elevation permitted by AAI above Mean Sea Level (AMSL).


**Planner,
Town Planning Division**

Encl. : Approved drawings bearing nos. 01/08 to 08/08

Copy with set of approved drawings bearing nos. 01/08 to 08/08:

1 M/s Sky Star Buildcon Pvt. Ltd,
5th Floor, Sunteck Centre, 37-40
Subhash Road, Vile Parle, (East),
Mumbai-400 057.

2 ✓

**M/s. Aakar Architects and
Consultants,**
Gr. floor, Satyanarayan Prasad Comm.
Centre, Dayaldas Road, Vile Parle (E),
Mumbai - 400 057.

**Copy (for information and record w.r.t MMRDA's D.O. Letter dtd. 30-01-2009),
with set of approved drawings bearing nos. 01/08 to 08/08.**

The Executive Engineer,
Building Proposal – C Wing
BMC Office, P-South Ward,
90 Ft wide DP road, Sanskriti Complex, nr. St. Laurens School,
Kandivali (E), Mumbai 400 101.

P.S.: The Commencement Certificate above plinth is issued subject to the conditions mentioned in the forwarding letter No.TCP(P-2)/ODC/CC/3.123/XIII/ 12023 Date :

