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MMRDA

No. TCP (P-2) /ODC/ CC /3.146/ VIII /1896 /2021 Date: 31 DEC 2021

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 **M/s. Satguru Corporate Services Pvt. Ltd.** for the proposed development above plinth level of the residential building comprising of 3 level basements + Ground Floor + 1st& 2nd podium floor + 3rd to 33rd upper floors of Wing A and B on the plot bearing new C.T.S. No. 165A/5 of village Goregaon in Oshiwara District Centre, Mumbai. The approval is hereby granted for the proposed built up area of **50,335.90 sq.m** as against the total permissible built up area of **55,124.96 sq.m** as depicted on the drawing no. 01/09 to 09/09. The Commencement Certificate above plinth for 20th to 33rd floor of Wing A and 7th to 33rd floor of Wing B 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 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.

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. 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 under the provisions of other applicable statutes, wherever necessary, prior to Commencement of 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 conditions mentioned in all the NOCs/ Clearances such as EIA clearance; 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 19-7-2012.
14. The applicant shall install the Rain Water Harvesting System as per Regulation no. 62 of the sanctioned MCGM DCPR–2034.
15. 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.

16. 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.
17. The applicant shall ensure the vacation of the tenant/occupant from the land under reference as informed by the applicant in their letter dated 23-08-2018 at his cost and shall also be responsible for settling any disputes and claims w.r.t the same.
18. The applicant shall submit fresh P. R. Card for plot u/r reflecting the final order dated 26-11-2020 of the Hon. Revenue Minister, GoM before submitting an application for grant of Occupancy Certificate to the development proposed on the land under reference.
19. The Occupation Certificate for the proposed building/s within the plot / layout under reference will not be issued by MMRDA till the Occupation Certificate for Inclusive Housing (IH) tenements under the said scheme is issued and handed over to the Concerned Authority.
20. This CC is issued subject to the outcome of any appeal, suit, and litigation etc of any manner pending in any Tribunal/Court of law in respect of ownership of land under reference being in applicant's favour. This CC is liable to be revoked if outcome is against the applicant.
21. The applicant shall indemnify MMRDA against any actions, claims, damages, suits costs and charges, losses and demands of any nature whatsoever on account of unfavourable outcomes with respect to ownership of land under reference and shall not claim any compensation/relief of any nature from MMRDA for the same.
22. The applicant shall ensure that the Standard Operating Procedures (SOPs) and all other mandatory requirements as per MCGM's circulars and State Government Orders / Resolutions / Guidelines issued from time to time with respect to prevention and containment of COVID -19 under Epidemic Diseases Act, 1897 are followed at site.
23. The applicant shall count the excess parking area in built up area, if s/he is unable to consume full FSI for the proposal under reference for any reasons.
24. The applicant shall count the excess fitness centre area in built up area, if s/he is unable to consume full FSI for the proposal under reference for any reasons.

25. The applicant shall pay entire stamp duty of the prospective buyers for the residential 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, premium for fungible compensatory area, 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.
26. The construction and demolition wastes shall be handled and transported to the designated unloading site and the applicant shall comply with all the conditions mentioned in SWM NOC.
27. The applicant shall be liable to pay all the dues, if any, as per any Law/Act/ Notification/ Circular etc. issued from time to time by any competent Authority, as and when such demand is raised.
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 respects.

Planner,
Town Planning Division

Copy with set of approved drawings bearing nos. 01/06 to 06/06:

1) **M/s. Satguru Corporate Services Pvt. Ltd.**
5th floor, Sunteck Centre,
37-40 Subhash Road, Vile Parle (E),
Mumbai – 400 057.

2) **M/s. Spaceage Consultans**
Shop no. 15, B-106, Natraj building,
Shiv shrishtri complex, M.G. link road, Mulund (W),
Mumbai – 400 080.

Copy (for information and record w.r.t MMRDA's D.O. Letter dt. 30/01/2009), with set of approved drawings bearing nos. 01/06 to 06/06 to:

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