



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

No. TCP (P-2)/BKC-27(CC)/R1.1/G/87/III/584/2015

Date: 23 APR 2015

To,
The Executive Engineer,
Building Proposals- Western Suburbs,
MCGM Office, H & K-Ward,
R.K.Patkar Marg, Bandra (W),
Mumbai - 400 050.

Sub Commencement Certificate for 18th, 19th & 20th upper floors for proposed Residential building on Plot no. R-1.1 in "G" Block of Bandra-Kurla Complex (BKC) for M/s. Starlight Systems (I) Limited Liability Partnership (SSILLP)

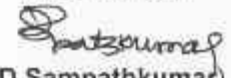
Sir,

MMRDA is the Special Planning Authority for Bandra -Kurla Complex Notified Area. The Metropolitan Commissioner, MMRDA has approved the proposal for the proposed development of **Residential** building for additional 18th, 19th & 20th upper floors having BUA of 3514.20 sq.m, [in addition to the Commencement Certificate above plinth dt. 28/02/2013, for proposed residential building consisting of 3 level basement + Stilt + 1 level Podium Floor + Girder Slab level +1st to 17th upper floors] on plot no. R1.1 in 'G' Block of Bandra-Kurla Complex, Bandra (East). The total built up-area on the plot u/r is **23500.02 sq.m.** as against the total permissible built up area of 88300 sq.m. (Including additional built up area) on Residential building on plot u/r. Pursuant to the policy enunciated in MMRDA's D.O. letter No. TCP (P-2)/BKC/Misc/296/102/2009 dt.30/01/2009 addressed to Municipal Commissioner, MCGM the set of drawings (Drwg. Nos. 1/6, 2/6, 3/6, 4/6, 5/6 & 6/6, (total 06 drawings) is approved by Metropolitan Commissioner, MMRDA to **'M/s. Starlight Systems (I) Limited Liability Partnership (SSILLP)'** for proposed development on the plot under reference, subject to the following conditions:

- The applicant shall give all the Notices under the provisions of DCR's related to proposed development work to MMRDA.
- All conditions mentioned in the CC issued under the No-TCP (P-2)/BKC-27(CC)/R1.1/G/87/III/584/2015 dated 23/4/15 shall be complied with.
- The applicant shall obtain Occupation Certificate from MMRDA as per the provisions of Development Control Regulation, 1991 of MCGM's which are applicable to Bandra-Kurla Complex Area;
- The applicant shall obtain all the NOCs/Clearances relating to fire safety, water supply, sewerage/drainage, transport facilities etc from MCGM, wherever necessary, before applying to MMRDA for issue of Occupation Certificate.

A copy of Commencement Certificate for additional 18th, 19th & 20th upper floors and a set of approved drawings for proposed "Residential Building" issued by this office to **'M/s. Starlight Systems (I) Limited Liability Partnership (SSILLP)'** for proposed development on plot under reference are enclosed herewith for your information.

Yours faithfully,


(D.Sampathkumar)
Chief,
T & CP Division.

Encl: 1) Commencement Certificate for additional 18th, 19th & 20th upper floors.
2) A set of approved Drawings (Nos. 1/6, 2/6, 3/6, 4/6, 5/6 & 6/6, (total 06 drawings))

Copy with Commencement Certificate above plinth level and a set of drawings bearing nos. (Nos. 1/6, 2/6, 3/6, 4/6, 5/6 & 6/6, (total 06 drawings))to:

✓ Mr. Phiroze Panthaky, Director,
Talati & Panthaky Associated Pvt. Ltd.,
Ceejay House, Shiv Sagar Estate,
Dr. Annie Besant Road, Worli, Mumbai - 400 018.
Tel:- 2493 8113/6626 9400.

Copy without enclosures to:-

'M/s. Starlight Systems (I) Limited Liability Partnership (SSILLP)
9th Floor, Housefin Bhavan, C-21, BKC,
Bandra (E), Mumbai - 400 051.

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

EPABX : 2659 0001 - 04 / 2659 4000 • FAX : 2659 1264 • WEB SITE : <http://www.mmrda.maharashtra.gov.in>





MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

No-TCP (P-2)/BKC-27(CC)/R1.1/G/87/III/584/2015

Date: 23 APR 2015

COMMENCEMENT CERTIFICATE

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, (Maharashtra Act No. XXXVII of 1966) to the applicant **M/s. Starlight Systems (I) Limited Liability Partnership (SSILLP)** for the proposed development of **Residential** building for additional 18th, 19th & 20th upper floors having BUA of 3514.20 sq.m, [in addition to the Commencement Certificate above plinth dt. 28/02/2013, for proposed residential building consisting of 3 level basement + Stilt + 1 level Podium Floor + Girder Slab level +1st to 17th upper floors] on plot no. R1.1 in 'G' Block of Bandra-Kurla Complex, Bandra (East). The total proposed built up-area on the plot u/r is **23500.02 sq.m.** as against the total permissible built up area of 88300 sq.m. (Including additional built up area) as depicted on Drawing Nos. **1/6 2/6, 3/6, 4/6, 5/6 & 6/6** (total 6 no. of drawings) are approved by the Metropolitan Commissioner on the following conditions:

Viz:

- 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;
 - any of the conditions subjects to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with;
 - the Metropolitan Commissioner of MMRDA is satisfied that the same is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966;
- This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter;
- 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;
- The conditions of this certificate shall be binding not only on the applicant but also his/her heirs, successors, executors, administrators and assignees and every person deriving title through or under him;
- Any development carried out in contravention 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 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 the fine;
- This permission/Commencement Certificate shall not entitle the applicant to build on land which is not in his ownership in any way;
- The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary prior to Commencement of the construction;
- The provision in the proposal which are not conforming to applicable Development Control Regulations and other acts are deemed to be not approved;
- The maximum permissible built up area for the amalgamated plots i.e. R1.1, R1.2, R1.3 & R1.4 is 88,300 sq.m. (7050 sq.m. + 14100 sq.m. + 7050 sq.m. + 60100 sq.m. of additional BUA). The permissible BUA and BUA utilised on these four plots is given below:

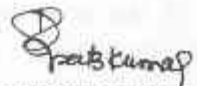
Plot No.	Permissible BUA in Sq.m.	Addl. BUA in Sq.m.	Total BUASq.m	BUA utilized in Sq.m.	Balance area in Sq.m.
R1.1	7050	-	7050	23500.02 (7050 + 16450.02 addl. BUA)	-
R1.2 & R1.3	14100	14000+	42200	36428.85 (14099.22 + 22329.63 addl. BUA)	-
R1.4	7050	32000	39050	22729.86 (7049.87 + 15679.99 addl. BUA)	-
Total	28200	60100	88300	82658.73	5641.27

- The applicant shall submit the Supplementary Lease Deed for the addl. Built up area i.e. 14100 sq.m, 14000 sq.m. and 32000 sq.m. purchased for plot u/r from MMRDA before applying for grant of Occupation Certificate;

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

EPABX : 2659 0001 - 04 / 2659 4000 • FAX : 2659 1264 • WEB SITE : <http://www.mmrda.maharashtra.gov.in>

11. The applicant shall obtain the NOC from Lift Inspector/PWD and submit the same to MMRDA before applying for grant of Occupation Certificate;
12. The applicant shall get the plot boundaries verified or confirmed by Lands and Estate Cell of MMRDA and construct the boundary wall (at permissible location only) accordingly prior to issuance of Occupancy Certificate from MMRDA for the building on plot u/r. The applicant shall pay the premium for the deficiency in marginal open spaces (if any), as that will be decided and communicated by the MMRDA ;
13. The applicant shall comply the conditions mentioned in the Commencement Certificate No. TCP (P-2)/BKC-27(CC)/G/R1.2&R1.3/64/III/648/2014, dt.23/05/2014 on plot no. R1.2 & R1.3 and Commencement Certificate no. TCP (P-2)/BKC-27(CC)/G/R1.4/85/III/448/2015, dt.26/03/2015;
14. This Commencement Certificate shall be read with the Commencement Certificate dated 28/02/2013;
15. The applicant shall obtain Occupation Certificate from MMRDA as per the provisions of Development Control Regulation, 1991 of MCGM which are applicable to Bandra-Kurla Complex Area;
16. The applicant shall comply all the conditions mentioned in NOC issued by Chief Fire Officer, MCGM dated 31/07/2013;
17. The applicant shall comply all the conditions mentioned in EIA Clearance dt. 17/01/2013;
18. The applicant shall comply all the conditions mentioned in NOC issued by High Rise Committee, MCGM dated 06/03/2014;
19. The Lessee shall comply the conditions mentioned in the Lease Deed/Supplementary Lease Deed;
20. The applicant shall obtain the NOCs/Clearances relating to fire safety, water supply, storm water drain, sewerage/drainage etc. from MCGM and submit the same to MMRDA before applying for grant of Occupation Certificate;
21. The applicant shall provide for Rain water harvesting structure by adopting suitable system specified in the Govt. Notification No. TPB-432001/2133/CR-230/01/UD-11 dt.10/03/2005;
22. The applicant shall ensure that Detection systems are strictly adhering to IS code as mentioned in Maharashtra fire service offices circular No. MFS/10/2012/1099, dt.19/7/2012;
23. The applicant shall obtain NOC from Tree Authority, MCGM and submit the same to MMRDA before applying to MMRDA for grant of final Occupancy Certificate.
24. The applicant shall obtain NOC from Electric Supply Department for Meter room and submit the same to MMRDA before applying for grant of Occupancy Certificate;
25. The applicant shall obtain NOC from Health officer, MCGM for swimming pool and submit the same to MMRDA before applying for grant of Occupation Certificate;
26. The applicant shall submit the Receipt of workers welfare CESS Tax prior to requesting for Occupation Certificate;
27. The applicant shall obtain the NA Order for the plot under reference and submit the same to MMRDA before applying for grant of Occupancy Certificate;
28. The applicant shall comply the conditions mentioned in the MCGM's Circular no. CHE/27921/DP/Gen; dt. 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 requesting for Occupation Certificate;
29. The applicant shall pay the balance lease premium (with interest & penal interest if any) towards additional BUA (i.e. 32000 sq.m.), as per the schedule given in the offer letter OR before requesting for Occupation Certificate whichever is earlier.


Additional Metropolitan Commissioner-I
M.M.R.D.A

To,
 ✓ Mr. Phiroze Panthaky,
 Director,
 Talati & Panthaky Associated Pvt. Ltd.,
 Ceejay House, Shiv Sagar Estate,
 Dr. Annie Besant Road, Worli, Mumbai - 400 018.
 Tel:- 2493 8113/6626 9400 (Along with a set of drawings nos 1/6, 2/6, 3/6, 4/6, 5/6 & 6/6
 (Total drawing 06 nos)).

Copy for information

The Executive Engineer,
 (Building Proposals-W.S.)
 MCGM Office, H & K-Ward,
 R.K. Patkar Marg, Bandra (West),
 Mumbai - 400 050. (Along with a set of drawings nos 1/6, 2/6, 3/6, 4/6, 5/6 & 6/6, (Total drawing 06 nos.))

P.S: The Commencement Certificate is issued subject to the conditions mentioned in the forwarding letter No-
 TCP (P-2)/BKC-27(CC)/R1.1/G/87/II/584/2015 Date: **23 APR 2015**



1	11.10	0	0.04	0	2/3	0	77.08	100%
2	35.89	0	10.18	0	0.5	0	366.10	50%
3	13.29	0	15.10	0	0.5	0	307.82	50%
4	3.71	0	0.60	0	2/3	0	3.29	100%
5	18.94	0	3.40	0	0.5	0	236.45	50%
6	35.96	0	10.83	0	0.5	0	324.39	50%
7	19.13	0	14.51	0	0.5	0	213.23	50%
8	16.15	0	17.41	0	0.5	0	219.95	50%
	273.81	0		0		0	2538.86	50%

PROPOSED R.G. AREA DIAGRAM

COMBINED PARSING STATEMENT FOR PLOT NO. R1.1, R1.2 & R1.3, R1.4				
PLOT NO	R1.1	R1.2 & R1.3	R1.4	TOTAL
parking required as per Intend CC	400 Nos.	320 Nos.	360 Nos.	1100 Nos.
proposed provision as per Intend CC	401 Nos.	321 Nos.	360 Nos.	1100 Nos.

ONE PHASE 3W3S 400V 50HZ	400/230V
400V transformer with 400V/230V, 1000VA	
Special Note: 800VA Transformer = 200/230V 400V transformer = 400/230V	200/230V 400/230V
400/230V TRANSFORMER = 200/230V	400/230V
TOTAL	400/230V
TOTAL PHASE 3W3S 400V = 400/230V	
400V PHASE 3W3S 400V = 400/230V	

[illegible]

附錄 11

SCALE = 1 = 100

[illegible]

total mass of data = 200 = 22000.00 GB



NO.	FLOOR NO.	ADULT OF AREA SQFT	EXCISE MALLS/RENT SQFT	TOTAL ADULT AREA
1.	1ST GARAGE/FLOOR	3122.87	-	3122.87
2.	2ND GARAGE/FLOOR	3122.87	-	3122.87
3.	3RD GARAGE/FLOOR	3119.82	-	3119.82
4.	1ST LEVEL	130.41	-	130.41
05.	2ND LEVEL	70.47	-	70.47
6.	GROUND LEVEL	2214.49	-	2214.49
7.	1ST FLOOR	1140.95	-	1140.95
8.	2ND FLOOR	1140.41	-	1140.41
9.	3RD FLOOR	1140.41	-	1140.41
10.	4TH FLOOR	1140.41	-	1140.41
11.	5TH FLOOR	1140.41	-	1140.41
12.	6TH FLOOR	1140.41	-	1140.41
13.	7TH FLOOR	1140.41	-	1140.41
14.	8TH FLOOR	1140.41	-	1140.41
15.	9TH FLOOR	1140.41	-	1140.41
16.	10TH FLOOR	1140.41	-	1140.41
17.	11TH FLOOR	1140.41	-	1140.41
18.	12TH FLOOR	1140.41	-	1140.41
19.	13TH FLOOR	1140.41	-	1140.41
20.	14TH FLOOR	1140.41	-	1140.41
21.	15TH FLOOR	1140.41	-	1140.41
22.	16TH FLOOR	1140.41	-	1140.41
23.	17TH FLOOR	1140.41	-	1140.41
	TOTAL	19902.43	-	19902.43

NO.	FLOOR NO.	NO. OF AREA	FLOOR FINISH	TOTAL FLOOR AREA
14	FIFTH FLOOR	1171.40	WFL	1171.40
15	FIFTH FLOOR	1171.40	WFL	1171.40
16	SIXTH FLOOR	1171.40	WFL	1171.40
	TOTAL	3514.20	WFL	3514.20

PROTEOMA		PROTEOMA
A	AREA STATEMENT	AREA STATEMENT
1	AREA OF BLDG	AREA OF BLDG
2	R 1.1	1000
3	R 1.2 R 1.3	1000
4	R 1.4	1000
5	R 1.5	1000
6	R 1.6	1000
7	R 1.7	1000
8	R 1.8	1000
9	R 1.9	1000
10	R 1.10	1000
11	R 1.11	1000
12	R 1.12	1000
13	R 1.13	1000
14	R 1.14	1000
15	R 1.15	1000
16	R 1.16	1000
17	R 1.17	1000
18	R 1.18	1000
19	R 1.19	1000
20	R 1.20	1000
21	R 1.21	1000
22	R 1.22	1000
23	R 1.23	1000
24	R 1.24	1000
25	R 1.25	1000
26	R 1.26	1000
27	R 1.27	1000
28	R 1.28	1000
29	R 1.29	1000
30	R 1.30	1000
31	R 1.31	1000
32	R 1.32	1000
33	R 1.33	1000
34	R 1.34	1000
35	R 1.35	1000
36	R 1.36	1000
37	R 1.37	1000
38	R 1.38	1000
39	R 1.39	1000
40	R 1.40	1000
41	R 1.41	1000
42	R 1.42	1000
43	R 1.43	1000
44	R 1.44	1000
45	R 1.45	1000
46	R 1.46	1000
47	R 1.47	1000
48	R 1.48	1000
49	R 1.49	1000
50	R 1.50	1000
51	R 1.51	1000
52	R 1.52	1000
53	R 1.53	1000
54	R 1.54	1000
55	R 1.55	1000
56	R 1.56	1000
57	R 1.57	1000
58	R 1.58	1000
59	R 1.59	1000
60	R 1.60	1000
61	R 1.61	1000
62	R 1.62	1000
63	R 1.63	1000
64	R 1.64	1000
65	R 1.65	1000
66	R 1.66	1000
67	R 1.67	1000
68	R 1.68	1000
69	R 1.69	1000
70	R 1.70	1000
71	R 1.71	1000
72	R 1.72	1000
73	R 1.73	1000
74	R 1.74	1000
75	R 1.75	1000
76	R 1.76	1000
77	R 1.77	1000
78	R 1.78	1000
79	R 1.79	1000
80	R 1.80	1000
81	R 1.81	1000
82	R 1.82	1000
83	R 1.83	1000
84	R 1.84	1000
85	R 1.85	1000
86	R 1.86	1000
87	R 1.87	1000
88	R 1.88	1000
89	R 1.89	1000
90	R 1.90	1000
91	R 1.91	1000
92	R 1.92	1000
93	R 1.93	1000
94	R 1.94	1000
95	R 1.95	1000
96	R 1.96	1000
97	R 1.97	1000
98	R 1.98	1000
99	R 1.99	1000
100	R 2.00	1000
101	R 2.01	1000
102	R 2.02	1000
103	R 2.03	1000
104	R 2.04	1000
105	R 2.05	1000
106	R 2.06	1000
107	R 2.07	1000
108	R 2.08	1000
109	R 2.09	1000
110	R 2.10	1000
111	R 2.11	1000
112	R 2.12	

[illegible]

[illegible]

30 MT. WIDE ROAD

12 MT. WIDE ROAD

MEZZANINE FLOOR - FILTRATION ROOM (SWIMMING POOL)

STILT FLOOR PLAN

140.46 N. LEVEL

1:400

140.46 H. LEVEL 3

82-114

LANDING FLYING PLANK, CHLOROPHYLL *a* FLUORESCENCE

ESTIMATING PLANT NUTRIENT PLAN

STAND OF MOVING THE PLANE

[illegible]

STAMP OR DATE OF RECEIPT ON PLAIN

REV	DESCRIPTION	DATE	ORIGINATOR
DISBURSEMENT OF PERSONAL & TRAVEL			

PROPOSED RESIDENTIAL BUILDING ON PLOT No. 11-1 IN
G-BLOCK, BANDRA KURLA COMPLEX,
BANDRA (EAST), MUMBAI - 400 051

Business Unit:

STARLIGHT SYSTEMS (I) LLP

JOB NO.	DRAWING NO.	SCALE	CHECKED BY	DRAWN BY
	1/4	1/8		
SIGNATURE		NAME & ADDRESS OF THE ARCHITECT		

2530

T. Q. LATIMER & ASSOCIATED PVT. LTD.
CONSTRUCTION CONTRACTORS & PROPERTY MANAGERS
67, BANGALORE ROAD, NEW DELHI 110 001



