



**नवी मुंबई
महानगरपालिका**

**Navi Mumbai
Municipal Corporation**

पहिला माळा, बेलपूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
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जा.क्र./नमुमपा/नरवि/वा.प./प्र.क्र.ए- १७५७/५२८/२००९
दिनांक :- २८/०४/२००९.

प्रति,
मे. भुमि कॅन्स्ट्रक्शन प्रोजेक्ट
भूखंड क्र. ०८, सेक्टर क्र. ११, सानपाडा
नवी मुंबई

नस्ती क्र. - नमुमपा/वि.प्र.क्र.-१६८/२००९ प्रकरणा क्र. ए - १७५७
विषय :- भूखंड क्र. ०८, सेक्टर क्र. ११, सानपाडा, नवी मुंबई या जागेत वाणिज्य व निवासी
कारणासाठी सुधारित बांधकाम परवानगी देणेबाबत.
संदर्भ :- आपले वास्तुविशारद यांचा दि. - ०९/०२/२००९ रोजीचा अर्ज

महोदय,

भूखंड क्र. ०८, सेक्टर क्र. ११, सानपाडा, नवी मुंबई या जागेत वाणिज्य व निवासी कारणासाठी सुधारित बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भांमधील पत्रान्वये प्राप्त झालेला आहे. संदर्भांमधील प्रस्ताव व नियासी उपयोगासाठी सुधारित बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९६६ च्या कलम १५ (१) (३) मधील तरतुदी पूर्ण करण्यात येईल. तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम १५ (१) (३) मधील तरतुदी पूर्ण करण्यात येईल. बांधकाम प्रारंभ प्रमाणपत्र सोबत नियोजित बांधकामासाठी जोडलेले आहे. तसेच खाली नमूद केलेल्या बांधकामासाठी नोंद घ्यावी. बांधकामाबाबतची सर्व बाबी पूर्ण करणेबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारोत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात येईल. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही करण्याबाबत संबोधित विभागाकडून कळविणेत येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी. बांधकाम सुरु असताना जागेवरील ठिकाणे पाळे/सदनिका यांची संरक्षणाची जबाबदारी संस्थेने सांभाळणे / सुधारित / गटारपाक यांची संरक्षण तसेच अर्धवट बांधकामा जागेचा गैरवापर होऊ नये म्हणून संबोधित भूखंड धारकाने कुंपण भिंत बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबोधितांचे कार्यदेशार कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सख्त धामामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशा मंजूर करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिली, याची कृपया नोंद घ्यावी.

कृ.सा.प

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“जन्म असो वा मरण आवश्यक नोंदणीकरण”

इमारतीचे बांधकाम करणारे मजुरांचे निवासकर्रीता (Labour Shed) भूखंडाचे हद्दीत आरोायाच्या दृष्टीकोनातून त्याचे तात्पुरते टॉयलेटसह साय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एक बाजूचे सामासिक अंतरात ३.०० मी. रूंदीचे तात्पुरती शॅड्स टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुढील व्यकथ्या न केल्यास जोता लेकलचे पुढील काम करणारा परवानगी देता येणार नाही. तसेच मोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शॅड स्वखर्चाने काढून टाकणेत यावी.

बांधकाम सुरु करताना कामाचे नाव, बांधकाम प्रयानशीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नाव, ठेकेदाराचे नाव, बांधकाम क्षेत्रा इ. बाबी दर्शविणारा फ्लक लावण्यात यावा. महानगरपालिकेस माहीतीसाठी ठेकेदाराचे नाव व दुरुखनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हे विनंती.

अट : १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत असताना बांधकामामुळे आजुबाजुच्या नागरिकांना प्रदुषणाचा अंश होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरमधील नागरिकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुसंगीक कायदातील तरतुदीचे काटकोरपणे पालन/अंमलबजावणी करणे अंतर्भावत भूखंडधारक/ विकसाकांवर बंधनकारक राहिल. जर प्रविष्यात आपले मालकीच्या भूखंडावर चालू असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक खूबकी मालमतेस कूठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारकाविकसाक हे सर्वस्वी जबाबदार राहतील.

२) प्रस्तुत भूखंडावर घांपवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणाऱ्या सार्वजनिक स्वरुपाचे पदपथ, रस्ते, गटारे, जलवहिन्या, मलनिःस्कारण बांलिन्या इत्यादी बाबीस काही हानी पोहोचली असल्यास सादर याची पूर्ववत करण्याची जर्बस्वी जबाबदारी भूखंडधारकाची / विकसाकाची राहिल अन्यथा मोगवटा मजूर याची पूर्ववत करण्याची जर्बस्वी जबाबदारी भूखंडधारकाची / विकसाकाची राहिल अन्यथा मोगवटा



आपला

(अंजस शा. थाणे।इ।)
 सहल्यक संघालक, नगररक्षनी
 नवी मुंबई महानगरपालिका

- १) स्थिते सठी, वास्तुविशारक
 मजूर, गळमजला, प्लान २६०, सेक्टर-२८, वाशी, नवी मुंबई.
- २) कोरु जिल्हा निकाजकार, मिडको लि.
- ३) विमान-बांधकामनी, नमुमुपा, तुर्भे

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NAVI MUMBAI MUNICIPAL CORPORATION
AMENDED COMMENCEMENT CERTIFICATE

NO-N/MC/TPD/BP/Case No A -9757/1528/09

DATE:- 28/04/2009

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. Bhoomi Construction Projects on Plot No. 08, Sector No. 11, Sanpada, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = Comm.- 7236.402 M² + Resi. - 73.852 M² = 7310.254 M² (No of

Units - Shop 12Nos., Office- 87Nos., Residential - 01 Nos.) Commercial + Residential

F.S.I. = 1.50

1) The Certificate is liable to be revoked by the Corporation if:

- a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened
- c) The Municipal Commissioner is satisfied that the same is obtained through fraud & misrepresentation and the Applicant and /or any person carrying on the development work in such and event shall be deemed to be in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.



2) THE APPLICANT SHALL :

- a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
- b) Give written notice to the Municipal Corporation regarding completion of work.
- c) Obtain an Occupancy Certificate from the Municipal Corporation.

3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section M. R. & T P Act, 1966. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act 1966

5) The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.

6) A certified copy of the approved plans shall be exhibited on site and the Name Board showing name of Owner, Architect, Builder & Structural Engineer, Ward No., Sector No., Plot No., Survey No., Area of Plot., No. of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.

7) The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.

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NO:MMMC/TPD/BP/Case No. A-9757 11523109

DATE: 28/10/2009

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- 8) The amount of S.D. Rs.2,15,991/- S.D. Rs.98,104/- for Mosquito Prevention's. Rs. 98,104/- for debris & S.D. Rs. 25,000/- for Tree Plantation deposited with NMMC as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 9) You shall provide overhead water tank on building & underground water tank in two compartments, one for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf.
- 10) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 11) Every plot of land shall have at least 1 tree for every 100 Sq.M. or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential building with more than 15M. height. Following additional conditions shall apply :-
- a) The staircase shall be separated by fire resistance walls and doors from rest of the buildings.
 - b) Exit from lift lobby shall be through a self closing smoke stop door.
 - c) There shall be no other machinery in the lift machinery room.
 - d) For centrally air conditioned building area of external open able windows on a floor shall be minimum 2.5 % of floor area.
 - e) One of the lift(Fire lift) shall have a minimum loading capacity of 6 persons. It shall have solid doors. Lights shall not be designed in the staircase wall.
 - f) Electrical cables etc. shall in separate ducts.
 - g) Alternate sources of electric supply or a diesel generator set shall be arranged.
 - h) Hazardous material shall not be stored.
 - i) Refuse stamps or storage places shall not be permitted in the staircase wall.
 - j) Fire fighting application shall be distributed over the building.
 - k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs and 10,000 ltrs respectively. Wet rises shall be provided. Pump capacity 1000 ltrs/min and 250 ltrs/min respectively.
- For building with height above 24 mtrs. the figures shall be 75000 ltrs. and 20,000 ltrs. and the pump capacity of 1350 ltrs.min and 450 ltrs.min respectively.
- No work should be started unless the existing structures are to be demolished with almost complete ground or amenity open space be developed before submission of Building Application Certificate.
- The Owner & the Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Construction quality building construction quality which should confirm to withstand an earthquake of Highest intensity in seismic zone IV.
- 17) The Occupancy Certificate for the proposed building will not be granted unless the house Drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority as well as Plantation of trees and provision of garbage bin on the site.
- 18) Application for completion/occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 20) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.



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- 21) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorised use and necessary action as per law will be taken.
- 22) This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.
- 23) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966". The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 24) The construction work shall be completed before dt.20/05/2012 as per conditions mentioned in CIDCO Agreement dt.21/05/2007 respectively and must be applied for O.C. with all concerned NOC.
- 25) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 26) The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 27) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C.
- 28) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE NOC issued vide NMMC/FIRE/H.O./WASH/R-1/1044/2009 dated 09/04/2009 by Deputy Chief fire officer NMMC, Navi Mumbai.
- 29) F.S.I. calculation submitted in the drawings shall be as per Development Control Rules, if any discrepancy observed the Architect will be held responsible and necessary action.
- 30) The area shown open to sky on the ground floor plan should not be so used, it should disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.
- 31) This approval supersedes the previous approval approved by NMMC. You are requested to return all the previous approved drawings for record & cancellation.
- 32) As directed by the Urban Development, Department Government of Maharashtra under section - 154 of MR&TP Act-1966 and vide provision No. TPB-432011/33/CR-230/01/UD-11, dated 10/03/2005, for all buildings greater than 900 sq. m. following additional condition of Rain Water Harvesting shall apply.
 - a) All the layout open spaces of Housing Society and new construction/reconstruction/additions on plots having area not less than 300.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed).
Provided that the authority may approve the Rain Water harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
 - b) The owner/ society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
 - c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as required under these byelaws.



(Signature)

(Sanjay S. Banait)
Assistant Director of Town Planning
Navi Mumbai Municipal Corporation.

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