



Navi Mumbai Municipal Corporation

APPENDIX 'D-1'

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Building Name : A (BUILDING)

Building Use : Mixed Use

Name of PWork : A-1 (BUILDING)

Floor Name: GROUND FLOOR, FIRST PARKING FLOOR, SECOND PARKING FLOOR, THIRD PARKING FLOOR, FOURTH PARKING FLOOR, FIFTH PARKING FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR, THIRTYFOURTH FLOOR, THIRTYFIFTH FLOOR, THIRTYSIXTH FLOOR, TERRACE FLOOR

1. Road Width : 15.00 Mt.

2. Premium Area : 0.00 Sq Mt.

3. Ancillary Area : 5478.81 Sq Mt.

4. TDR Area : 0.00 Sq Mt.

5. Gross Plot Area : 3000.26 Sq Mt.

6. Existing built-up area: 11588.11 Sq Mt.

7. Proposed built-up area : 2883.14 Sq Mt.

8. Total built-up Area : 14471.25 Sq Mt.

To,

Kamdhenu Lifespaces (Owner)

**OFFICE NO. 1603/04/05/06, KESAR SOLITARE, PLOT NO. 05,
SECTOR-09, SANPADA NAVI MUMBAI-400 705**

Lena Krishna Gosavi (Lic:CA/94/17690) Architect

**Plot No. 99, Near Sagar Vihar, Sector-08, Vashi, Navi Mumbai-
400703**

Sir,

With reference to your application No. **NMMC/UD/BP/NO. 20211CNMMC18482/869/2022/1/2 (V.P.No.NMMCB/0007/2023/AutoDCR)**, dated **16 December, 2023** for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, **Maharashtra Regional and Town Planning Act, 1966** to carry out development work / Building on **Plot No.:20 , 21, Village:sanpada**, the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : 869

Date : 29 December, 2023

Office Stamp. :

Yours faithfully,
Assistant Director Town Planning

OFFICE OF THE **Navi Mumbai Municipal Corporation**

Building Permit No.: **NMMCB/0007/2023/AutoDCR**

Date: **29 December, 2023**

SANCTIONED

Signature of the Authority

Terms and Condition :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. 1) The Certificate is liable to be revoked by the Corporation if : The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such and event 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. 2) F.S.I. Calculation submitted in the drawings shall be as per UDCPR. If any discrepancy is observed, the Architect will be held responsible and liable for necessary action, in case need arises it shall be the responsibility of Architect and Owner to get the plans revised accordingly. 3) The Draft Development Plan of Navi Mumbai Municipal Corporation has been published as per section 26(1) of M.R. & T.P. Act 1966. The final proposal in the said Draft Development Plan will be binding on the applicants. 4) Conditions mentioned in Nmmc Circular . .
///1798/2023, . 19/05/2023 shall be binding on Applicant.