

**NAVI MUMBAI MUNICIPAL CORPORATION**  
**AMENDED COMMENCEMENT CERTIFICATE**

NO.NMMC/TPO/BP/Case No. 20211CNMMC18339/84-8/ 2022

DATE : 21 / 03/2022

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2<sup>nd</sup> December 2020, which is also applicable to NMMC & came in to force with the effect of 3<sup>rd</sup> December 2020, 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. Lal Gebi Infra Pvt. Ltd., Plot No.1A, Sector 26, Vashi, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Plot Area	:	3002.540m <sup>2</sup>
Permissible F.S.I.	:	4.860
Permissible BUA	:	14541.600 m <sup>2</sup>
Built up area proposed (Residential)	:	12949.562 m <sup>2</sup>
Built up area proposed (Commercial)	:	1526.896 m <sup>2</sup>
Total Built up area proposed	:	14476.458 m <sup>2</sup>
No. Of Unit	:	Residential - 166 Units
	:	Gr. floor Commercial Shop-23 & 1 <sup>st</sup> floor Commercial Office-18

- 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 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) **THE APPLICANT SHALL :**
  - a) Give written notice to the Municipal Corporation regarding completion of work.
  - b) 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 ration) 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 45 of the Maharashtra Regional & Town Planning Act, 1966.



21/3/2022