

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO.NMMC/TPO/BP/Case No. 20201CNMMC17104/1858/2021

DATE : 04/06/2021

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Maharashtra Municipal Corporations Act, M/s. Sai Ashirwad Co-op. Housing Society Ltd., Gulmohar Co-op. Housing Society Ltd. & Utkarsha Co-op. Housing Society Ltd., Condominium No. 3 (Bldg. No.2, 4 to 18) & Condominium No.18 (Bldg. No. 61 to 81), Sector 09, Vashi, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Summary of Proposal :-

1. Plot Area (As per Agreement)	: 16157.53 M ²
2. Plot Area (As per physical measurement)	: 18272.710 M ²
3. Basic F.S.I.	: 2.5
4. Permissible BUA	: 40393.825 M ²
5. Tower 1 & 2 (Rehab)	: 24123.934 M ²
6. Tower 1, 2 & 3 (Incentive)	: 15408.979 M ²
7. Proposed Built Up Area	: 39532.913 M ²
8. Tower 1 & 2 (Rehab) Unit	: 592 Nos.
9. Tower 1, 2 & 3 (Incentive) Unit	: 266 Nos.
10. Total No. Units (Tower 1 2 & Tower 1, 2, 3)	: 858 Nos.
11. Building floor	
Tower 1 (Rehab)	: Ground + 24 th floor
Tower 2 (Rehab)	: Stilt + 26 th floor
Tower 1 (Incentive)	: 4 Basement + Stilt to 5 th floor
Tower 2 & 3 (Incentive)	: 4 Basement + Stilt to 24 th floor
12. Building Height upto Terrace Level	
Tower 1 (Rehab)	: 73.05 Mtr.
Tower 2 (Rehab)	: 77.55 Mtr.
Tower 1 (Incentive)	: 19.95 Mtr.
Tower 2 & 3 (Incentive)	: 76.95 Mtr.
13. Building Top Height	
Tower 1 (Rehab)	: 78.90 Mtr.
Tower 2 (Rehab)	: 81.60 Mtr.
Tower 1 (Incentive)	: 24.02 Mtr.
Tower 2 & 3 (Incentive)	: 81.02 Mtr.

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.

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