



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

पहिला बाळ, बेलापुर भवन, सी.डी.डी.
नवी मुंबई - ४०० ६१४
दूरध्वनी क्र. : २७५७ ७० ७४
२७५७ ५७ ७४
फैक्स : २७५७ ३७ ७५

1ST FLOOR, BELAPUR BHAVAN, C.D.O.
NAVI MUMBAI - 400 614
TEL No. 2757 70 70
2757 57 00
FAX : 2757 37 85

दिनांक - १५/१०/२००४

प्रति,

श्री. रविंद्र गणप वैनी आणि इतर
भुखंड क्र. २००, सेक्टर ६, गा.वि.यो. सारसोळे
नेरुळ, नवी मुंबई.

नस्ती क्र.-नमूमपा/वि.प्र.क्र.-२८४/२००४

विषय :- भुखंड क्र. २००, सेक्टर ६, गा.वि.यो. सारसोळे, नेरुळ, नवी मुंबई या जागेत
रहिवास आणि वाणिज्य कारणासाठी सुधारित बांधकाम परवानगी देणेबाबत.
संदर्भ :- आपले वास्तुविशारद यांचा दि.- १२/०४/२००४ रोजीचा अर्ज.

महोदय,

भुखंड क्र. २००, सेक्टर ६, गा.वि.यो. सारसोळे, नेरुळ, नवी मुंबई या जागेत रहिवास आणि वाणिज्य कारणासाठी सुधारित बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस बरील संदर्भांघिन पत्रान्वये प्राप्त झालेला आहे. संदर्भांघिन जागेत रहिवास आणि वाणिज्य उपयोगासाठी सुधारित बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनियम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार मंजूर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत नियोजित बांधकामासाठी जोडीत आहे. तसेच खाली नमुद केलेल्या बाबींची नोंद घ्यावी.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.

रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर आढळून आल्यास आपणास रितसर दंड भरावा लागेल. तसेच बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुद्धा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक/भुखंडधारक/गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित भुखंड धारकने कुंपण भित्त बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांवर कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भुखंड सखल भागामध्ये असल्यास जमिनीची पातळी (Ground Level) भरणी करून उंच करावी. जमिनीची पातळी ही स्ला आणि Sewer Line यांच्या वेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भुखंडामध्ये पाणी साचणार नाही. अशी भुखंडाची पातळी तयार करावी.

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

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुधिशाराचे नाव, जमिन मालकाचे नाव ठेकेदाराचे नाव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

प्रत माहितीसाठी:-

- १) एटलियर, वास्तुविशारद
अरिहंत निवास, पाहला मजला, भु. क्र. २७. से. ६, नेरुळ, नवी मुंबई.
- २) उप-आयुक्त-उपकर, नमूमपा, कोपर खीरणे
- ३) उप कर निर्धारक व संकलक, नमूमपा.
- ४) उप आयुक्त, अतिक्रमण, नमूमपा.
- ५) विभाग अधिकारी, नमूमपा, नेरुळ

आपला

19/10/04
सहाय्यक संचालक नगररचना
नवी मुंबई महानगरपालिका




“जन्म असो वा मरण आवश्यक नोंदणीकरण”

the prospective buyers/purchasers of the said developers as developers deem fit and proper.

I am of the opinion that the subject to the aforesaid title of Mrs. Sonubai @ Sonubai Baban Vaity & Nine Others to the aforesaid plots is clear, marketable and without encumbrance, subject to terms of Lease Agreements.

Place: Koparkhairane,
Navi Mumbai
Date: 21st April 2005


(V. S. Mhatre)
Advocate

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नवी मुंबई
महानगरपालिका

पौरिका कार्यालय, बेलपूर भवन सी.बी.डी.
नवी मुंबई - ४०० ६१४
दूरध्वनी क्र. : ७५७ १७ ३३, ७५७ १७ ३४
७५७ २५ ९१
७५७ ३७ ८५

Navli Mumbai
Municipal Corporation

1ST FLOOR, BELAPUR BHAVAN, C.B.D.
NAVI MUMBAI - 400 614
TEL NO. : 757 17 33, 757 17 28
757 25 91
FAX : 757 37 85

To,
Shri Baban Kamlya Vaity & Ors.
Plot No. 200,
G.E.S. Sarsole,
NAVI MUMBAI.

NO. : NMMC/TPO/BP/ 198
Date : 11/14/1997.

Sub: Development permission for proposed Residential Building on Plot No. 200, G.E.S. Sarsole, Navi Mumbai.

Ref : Your Architect's letter dt. 7/2/1997.

Sir,

Please refer to your application for development permission for proposed Residential Building on Plot No. 200, Sector G.E.S Sarsole, Navi Mumbai.

The development permission is hereby granted to construct Residential Building on the above mentioned plot.

The Commencement Certificate as required under section 45(1)(iii) of the M.R.&T.P. Act, 1966 and section 253 & 254 of the B.P.M.C. Act, 1949 is also enclosed herewith for the structures referred above.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the Executive Engineer, CIDCO prior to the commencement of the construction work. You will ensure that the building materials will not be stacked on the road during the construction period.

Before commencing the construction work, Name, Official Address, Residential Address alongwith telephone nos. of the Building Contractor should be submitted to the Corporation.

Thanking you,



Yours faithfully,

TOWN PLANNING OFFICER,
NMMC.

CC TO : M/s. Dilip Sanghvi Consultants,
244, Vashi Plaza, Sector 17,
Vashi, Navi Mumbai.

2. The Ward Officer, NMMC, Nerul.

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NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO. : NNIMC/TPO/DP/198

DATE 11.4.97

Permission is hereby granted under Section 45 (1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 255 of the Bombay Provincial Municipal Corporation Act, 1949 to Shri Baban Kamlya Vaity & Ors. on Unit/Plot No. 200.

Sector No. G.E.S., Phase _____
at Sarsola, Navi Mumbai.

As per the approved plans and subject to the following conditions for the development work of the proposed : BUILT-UP AREA : 149.910 sqm. V.P.R. _____
with F.S.I. 1.5

- 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 thereof 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 a notice to the Corporation on completion upto 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.

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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 validated as required under provision of Section 48 of the 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 application for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The conditions 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.
- 8) The amount of Rs. 250/- 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 as per the New Bombay Municipal Corporation Standards.
- 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 2 trees for every 100 Sq.M or part thereof of the plot area.
- 12) For all building of non-residential occupancies and residential buildings with more than 16 M. 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 openable 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 risers 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.
- 13) Recreation ground or amenity open space should be developed before submission of building Completion Certificate.
- 14) No work should started unless the existing structures proposed to be demolished are demolished.
- 15) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Bombay Suburban District before the work is started. The copy of N.A. Order shall be submitted to this office before the work is started.
- 16) The Owner and the Architect or Engineer is responsible for constructions and even after issue occupation.
- 17) The Occupation 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 Authorised.
- 18) Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.

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- 19) The building material or earth removed from the tenants should not be dumped or stored on municipal road.
- 20) The Commencement Certificate is valid upto plinth level.
- 21) Construction should not be occupied without obtaining the Occupation Certificate.


(N. R. Rane)
TOWN PLANNING OFFICER
Navi Mumbai Municipal Corporation,
NAVI MUMBAI