



नवी मुंबई
महानगरपालिका

पत्रिके पत्ता, बेलपुर भवन सी.बी.डी.
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**Navi Mumbai
Municipal Corporation**

1ST FLOOR, BELAPUR BHAVAN, C.B.D.
NAVI MUMBAI - 400 614
TEL NO. : 757 17 33, 757 17 29
757 25 91
FAX : 757 37 86

To,
Shri Baban Kamlya Vaity & Others,
Plot No. 201, G.E.S. Sarsole,
NAVI MUMBAI.

NO. : NMMC/TPO/BP/ 199

Date : 11 / 4 / 1997.

Sub: Development permission for proposed Residential Building on Plot No. 201, 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. 201, 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.

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO. : NM/MC/TPO/MP 199

DATE: 11-4-97

Permission is hereby granted under Section 15 (1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 255 of the Bombay Provincial Municipal Corporation Act, 1949 to Shri Babar K. Anil Vaidya & Ors on Unit/Plot No. Sarsole G.E.S. 40

at _____ Sector No. _____ Phase _____
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) 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 13 or 15 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.

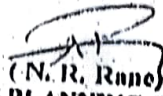
The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard institutions.

- 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 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. 2,200/- deposited with N.M.C. 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.

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- 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,
NAVY MUMBAI