

NAVI MUMBAI MUNICIPAL CORPORATION
AMENDED COMMENCEMENT CERTIFICATE

NO.NMMC/TPO/BP/Case No. 20211CNMMC18491/538/2022

DATE : 25/02/2022

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2nd December 2020, which is also applicable to NMMC & came in to force with the effect of 3rd 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. Thalia And Gami Enterprises Through Partners (Mr.Murji Bhanji Gami), Plot No.17 & 18, Sector 02, Ghansoli, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Plot Area	:	4860.000m ²
Permissible F.S.I.	:	5.664
Permissible BUA	:	27529.598 m ²
Built up area proposed (Residential)	:	24633.838 m ²
Built up area proposed (Commercial)	:	2884.285 m ²
Total Built up area proposed	:	27518.123 m ²
No. Of Unit	:	Residential - 244 Units
	:	Commercial - 33 Units
	:	Hospital - 02 Units

- 1) The Certificate is liable to be revoked by the Corporation if :
- 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.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - 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 :**

- Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work
 - Give written notice to the Municipal Corporation regarding completion of work.
 - 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 case shall not be any subsequent.



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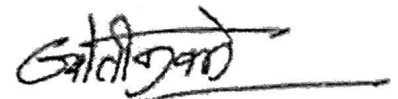
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- applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of this Certificate shall not be binding not only on the Applicant but also its successors and every person deriving title through 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 S.D. Rs.7,23,215/- S.D. Rs. 97,200/- for Mosquito Prevention's Rs. 97,200/- for debris & S.D. Rs.24,500/- for Tree Plantation 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 & underground water tank in two compartments. One for drinking water & another for other than drinking water. It should conform to the standards applicable in this behalf.
 - 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 1 tree for every 100 Sq. M. or part thereof of the plot area.
 - 12) Applicant / Architect should strictly follow all the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
 - 13) The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to withstand an earthquake of highest intensity in seismic zone IV.
 - 14) The Occupancy 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 Authority as well as Plantation of trees and provision of garbage bin on the site.
 - 15) Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.
 - 16) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
 - 17) The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Navi Mumbai Municipal Corporation.



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- 18) The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
- 19) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
- 20) The construction work shall be completed before dated 15/10/2023 as per condition mentioned in CIDCO Agreement dated 16/10/2019 and must be applied for Occupancy Certificate with all concerned NOC.
- 21) The Owner & the architect are fully responsible for any Ownership, Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
- 22) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of amended FIRE NOC issued vide NMMC/FIRE /H.O./VASHI/ 5471 /2021 dated 06/12/2021 by Divisional Fire officer, NMMC.
- 23) Temporary Labor sheds with proper toilet arrangement shall be provided on the site.
- 24) F.S.I. Calculation submitted in the drawings shall be as per UDCPR Maharashtra State. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 25) The area shown open to sky on the ground floor plan should not be so used as would disturb the maneuvering of the vehicles required to be parked in the parking spaces shown in the plan.



(Jyoti Kawade)

Assistant Director of Town Planning (A.C.)
Navi Mumbai Municipal Corporation

