

**NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE**

NO NMMC/TPD/BP/Case No.A-16513/

108
/2013

DATE - 31/11/2013

Permission is hereby granted under Section 45(1) (ii) of the Maharashtra Regional & Town Planning Act 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act 1948 to M/s Chamunda Developers Prop. Shri Khimji N. Menat, Plot No.125, Sector -21, G.E.S, Ghansoli, Navi Mumbai. As per the approved plans and subject to the following conditions for redevelopment / reconstruction work of the proposed Building.

Total BUA = Resi - 224.997m² (No Of Unit - Residential = 08 Nos) F.S.I. = 1.50 (Residential)

- 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 from 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 up to plinth level and 7 days before 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 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 installations etc. shall be in accordance with the provisions for provision in respect of floor area etc. as prescribed in the National Building Code amended from time to time by the Indian Standards 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. The commencement Certificate is renewable every year. Such extended period shall be in no way 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 condition 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., Sub-Plot 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 information be given to this section before completion of plinth work.
- 8) The amount of S.D. Rs.1000/- S.D. Rs.3000/- for Mosquito Prevention's Rs.3000/- for decontamination S.D. Rs.1000/- 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 condition of Building Control Regulation and condition attached to the permission covered by this Commencement Certificate. Such a forfeiture shall be without prejudice to any other remedy in the right of the Municipal Corporation.