

NAVI MUMBAI MUNICIPAL CORPORATION  
COMMENCEMENT CERTIFICATE

No. NMMC/TE/CT/DT/No. 943/2002

1476/03 DATE: 9/9/2003  
141112003

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. Gajraj Constructions Pvt Ltd., on Plot No. 13, Sector 14, Vashi- the development work of the proposed Building.

Total Built Up Area R- 1874.87 m<sup>2</sup> + C - 149.68 m<sup>2</sup> - 2024.55 m<sup>2</sup> (F.S.I. = 1.50)  
(Residential-Cum-Commercial)

- 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 of 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 upto 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 the 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 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 applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.

3809/93-9C  
2.0.8

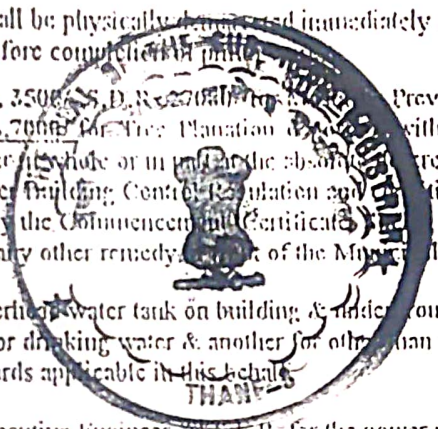


0.85 3.2 0.1 3.2 0.15 1.1 0.1 19.9

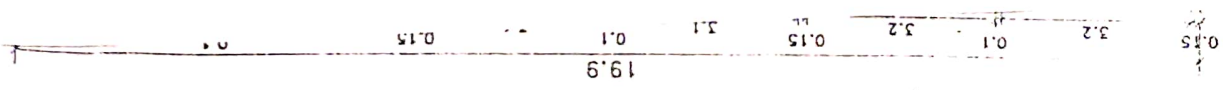
No: NMMC/TPD/BP/DP No. 943/2002 ~~23~~ 1470/03 DATE: 20/10/2003  
14/11/2003

//2//

- 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 Notice 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 commencement of work.
- 8) The amount of S.D.Rs. 35000 for Fire Prevention, S.D.Rs. 27000 for debris & S.D. Rs. 7000 for Fire Planation shall be forfeited either in whole or in part at the discretion of the corporation for breach of any other Building Control Regulation and condition attached to the permission covered by the Commencement Certificate. The forfeiture shall be without prejudice to any other remedy available to the Municipal Corporation.
- 9) You shall provide overhead water tank on building & under ground 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 to the Executive Engineer, M.M.C.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) For all building of non-residential occupancies and residential building with more than 16M 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 operable 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 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.



THANE-3  
3809/98-9C  
of the Plot 008





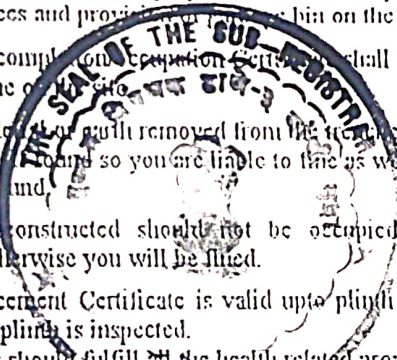
k) For building upto 24 M. Height capacity of underground storage tank and overhead storage shall be 50,000 ltrs. And 10,000 ltrs respectively. Wet rises shall be provided.

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 be developed before submission of building Completion Certificate.
- 14) No work should be started unless the existing structures are to be demolished.
- 15) Applicant/Architect should strictly follow all the conditions of lease agreement. Architect will be held responsible for breach of any condition of lease agreement.
- 16) 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 contain to withstand an earthquake of highest intensity in seismic zone IV.
- 17) 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 proper demarcation of parking spaces with oil paints, plantation of trees and provision of bin on the site.
- 18) Application for completion Certificate shall be accompanied with the plan as per construction done on site.
- 20) The building material or gull removed from the site should be dumped or stored on municipal road so you are liable to fine as well as cost of lifting & transportation to dumping ground.
- 21) The building constructed should not be occupied, without obtaining the Occupation Certificate. Otherwise you will be fined.
- 20) This Commencement Certificate is valid upto plinth level only. The further order will be given after the plinth is inspected.
- 21) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Antidrahal & 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.
- 22) The construction work shall be completed before 17/06/2005 as per conditions mentioned in agreement dt.16/07/2002 & must be applied for O.C. with all concerned NOC.
- 23) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50M. minimum.

3809/93-95



*(Signature)*  
 (N.S.Patia)  
 Assistant Director of Town Planning  
 Navi Mumbai Municipal Corporation  
 Navi Mumbai

*(Signature)*