

**NAVI MUMBAI MUNICIPAL CORPORATION**  
**AMENDED COMMENCEMENT CERTIFICATE**

DATE: 12/03/2024

NO.NMMC/TPO/BP/707/2024

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. Sagar Group Housing Society Ltd., Condominium No. 08, Sector No. 10, Koparkhairane, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Summary of Proposal :-

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| 1. Plot Area   | : 8797.830 M <sup>2</sup>  |
| 2. Permissible Basic FSI   | : 3.00   |
| 3. Permissible Built Up area (As per Entitlement Area)             | : 26393.490 M <sup>2</sup>   |
| 4. Ancillary area on commercial (879.783 M <sup>2</sup> x 80%)     | : 703.826 M <sup>2</sup>   |
| 5. Ancillary Area on Residential (25513.707 M <sup>2</sup> x 60%)  | : 15308.224 M <sup>2</sup>   |
| 6. Total Permissible Built Up area (5+6+7)                         | : 42405.540 M <sup>2</sup>   |
| 7. Proposed Built Up Area  | : 42388.941 M <sup>2</sup>   |
| 8. Rehab Unit (Residential)  | : 212 Units (CIDCO/NMMC-24 Units & Rehab-188 Units)  |
| 9. Incentive Unit (Residential)                                    | : 205 Units  |
| 10. Total No. Units (Residential)                                  | : 417 Units  |
| 11. Commercial Unit  | : 14 Shops   |
| 12. Building floor   |  |
| Building - A Wing  | : Basement (Parking) + Gr. Flr. (Still /Shop) + 1 <sup>st</sup> Flr. ( Podium Parking /Shop) + 2 <sup>nd</sup> & 3 <sup>rd</sup> Flr. ( Podium Parking ) + 4 <sup>th</sup> Flr. (Amenity Flr. & Flats) + 5 <sup>th</sup> to 25 <sup>th</sup> floor (Flats) (21 Floors)   |
| Building - B Wing (2, 3, 4 & 5 Floor Sharing part of CIDCO & NMMC) | : Basement (Parking) + Gr. Flr. (Still /Shop)/NMMC Amenity area +1 <sup>st</sup> Flr. ( Podium Parking / NMMC Amenity area /Shop)+ 2 <sup>nd</sup> & 3 <sup>rd</sup> Flr. ( Podium Parking /Flats) + 4 <sup>th</sup> Flr. Amenity Flr. /Flats + 5 <sup>th</sup> Flr. (CIDCO /NMMC Flats) + 6 <sup>th</sup> to 25 <sup>th</sup> floor (Flats) (20 Floors) |
| Building Height upto Terrace Level (A & B Wing)                    | : 79.750 Mtr.  |
| Building Top Height (A & B Wing)                                   | : 82.650 Mtr.  |

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.
- 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 45 of the Maharashtra Regional & Town Planning Act, 1966.



2. 7. 24	2028
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*Flawley*