

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

NO.NMMC/TPO/BP/ <sup>16939</sup> /2023

DATE: 29/03/2023

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 Co-op. 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 :-

1.	Plot Area	:	8797.830 M <sup>2</sup>
2.	Area Under CRZ-II	:	50.00 M <sup>2</sup>
3.	Balance Plot Area (a-b)	:	8747.83 M <sup>2</sup>
4.	Permissible Basic FSI	:	3.00
5.	Permissible Built Up area (As per Entitlement Area)	:	26243.490 M <sup>2</sup>
6.	Ancillary area on commercial (874.783 M <sup>2</sup> x 80%)	:	699.826 M <sup>2</sup>
7.	Ancillary Area on Residential (25368.707 M <sup>2</sup> x 60%)	:	15221.224 M <sup>2</sup>
8.	<b>Total Permissible Built Up area (5+6+7)</b>	:	<b>42164.540 M<sup>2</sup></b>
9.	Proposed Rehab Built up Area	:	11462.880 M <sup>2</sup>
10.	Proposed Incentive Built up Area	:	10316.592 M <sup>2</sup>
11.	<b>Proposed Built Up Area (9 + 10)</b>	:	<b>21779.472 M<sup>2</sup></b>
12.	Rehab Unit (Residential)	:	212 Units (CIDCO/NMMC-24 Units & Rehab-188 Units)
13.	Incentive Unit (Residential)	:	200 Units
14.	Total No. Units (Residential)	:	412 Units
15.	Commercial Unit	:	14 Shops
16.	<b>Building floor</b>		
	Building - A Wing	:	Basement + Stilt + 4 Podium + 5 <sup>th</sup> to 25 <sup>th</sup> floor (21 Floors)
	Building - B Wing (2, 3, 4 & 5 Floor Sharing part of CIDCO & NMMC)	:	Basement + Stilt + 4 Podium + 5 <sup>th</sup> to 25 <sup>th</sup> floor (21 Floors)
17.	Building Height upto Terrace Level (A & B Wing)	:	79.750 Mtr.
18.	Building Top Height (A & B Wing)	:	82.650 Mtr.

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 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.

Signature

- 2) **THE APPLICANT SHALL :**
- a) The owner shall give intimation in the prescribed form in Appendix- F to the N.M.M.C. after the completion of work upto plinth level. This shall be certified by Architect with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further.
  - 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 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 lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
- 5) The condition of these Commencement Certificate are binding upon the Applicant / Society / Developers / Power of Attorney holders and / or its representative who is concerned with this project.
- 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 amount of S.D. **Rs 9,54,558/-** S.D. **Rs.1,75,957/-** for Mosquito Prevention's **Rs.1,75,957/-** for debris & S.D. **Rs.44,000/-** 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 forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.
- 8) 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.
- 9) You should approach to the Executive Engineer, M.S.E.B. for the power requirement location of transformer if any, etc.
- 10) Every plot of land shall have at least 1 tree for every 100 Sq. M. or part thereof of the plot area.
- 11) For all building of non-residential occupancies and residential building with more than 15 M 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 open able 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.

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- s) Electrical cables etc. shall in separate ducts.
  - t) Alternate sources of electric supply or a diesel generator set shall be arranged.
  - u) Hazardous material shall not be stored.
  - v) Refuse chutes or storage places shall not be permitted in the staircase wall.
  - w) Fire fighting application shall be distributed over the building.
  - x) 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.
  - y) Pump capacity 1000 ltrs./min and 250 ltrs./min. respectively.
  - z) 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.
- 12) Recreation space or amenity open space be developed before submission of Building Completion Certificate.
  - 13) No work should be started unless the existing structures area to be demolished with utmost care.
  - 14) 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.
  - 15) 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.
  - 16) 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.
  - 17) Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.
  - 18) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
  - 19) 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.
  - 20) 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.
  - 21) 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.
  - 22) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
  - 23) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE NOC issued vide No./FIRE/H.O./VASHI/2754/2022 dated 20/07/2022 by Divisional Fire Officer, NMMC.
  - 24) Temporary Labour sheds with proper toilet arrangement shall be provided on the site. If sufficient arrangement is not provided permission for construction above plinth level will not be granted & said temporary shed should be demolished prior to O.C

- 25) F.S.I. Calculation submitted in the drawings shall be as per Development Control Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
- 26) 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.
- 27) As stipulated in UDCPR-2020, Regulation No. 13.3, for all buildings greater than 500.00 sq.m. following additional condition of Rain Water Harvesting shall apply.
- All the layout open spaces of Housing Society and new construction / reconstruction / additions on plots having area not less than 500.00 sq. m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in Schedule (enclosed.) Provided that the authority may approved the Rain Water Harvesting Structures of specifications different from those in schedule, subject to the minimum capacity of Rain Water Harvesting being ensured in each case.
  - The owner / society of every building mentioned in the (a) above shall ensure that the Rain Water Harvesting structure is maintained in good repair for storage of water for non potable purposes or recharge of groundwater at all times.
  - The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the failure of the owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as r equired under these byelaws.
- 28) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System shall be provided as stipulated in UDCPR-2020, Regulation No.13.2,
- 29) The Occupancy Certificate for the proposed building will not be granted unless Grey Water Recycling Sysem and its reuse is provided as stipulated in UDCPR-2020, Regulation No.13.4.
- 30) The Land under reference is affected by proposed road widening on North & East side of the plot, so that the said plot will be accessible from 15 m. wide roads. In view of this position, the applicant / developer / society shall comply the following conditions before applying for Occupancy Certificate.
- In view of the provision of Reg. No. 10.10.2.3(ii) of sanctioned UDCPR, 2020, it would be obligatory on the part of applicant to handover the area admeasuring about 631.45 Sq.Mt. to the NMMC free of cost with Registered Deed of Agreement affected by widening of existing road as mentioned above.
  - In addition to above, it is also obligatory on the part of applicant to construct the proposed widened road, as referred above alongwith footpath, side gutter, street lights to the satisfaction of Hon. Commissioner, NMMC. In lieu of this you will have to deposit the cost of road construction as mentioned in ASR of relevant year before applying for Occupancy Certificate & same shall be get it confirmed from the office of City Engineer, NMMC.
  - After handing over the area under road set back, as referred above, it is also obligatory on the part of applicant to execute the revised deed of lease agreement with the CIDCO for the remaining net plot area.
- 31) Before applying for plinth checking certificate, the applicant shall obtain NOC from MPCB.
- 32) The applicant has demolished the existing buildings which were dilapidated / dangerous. In future, it will be responsibility of the applicant for any consequences arising in the event of any tenement have any balance due from a bank or any financial institution.
- 33) The proposed construction area is 63637.162 Sq.Mt. which is more than 20,000 Sq.Mt. & therefore, Environment Clearance is already granted for 67313.572 Sq.Mt. construction area. The proposed construction area is within the limit of sanctioned construction area by SEIAA. In case, there is any difference in construction area, revised Environment Clearance shall be obtained by the applicant.

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- 34) In case & if found that there is numerical mistake in built up area calculation, the applicant is bound to submit the revised proposal as per corrected calculation.
- 35) In view of the provision mentioned in Regulation No. 10.10.2.3(vii) of UDCPR 2020, it is also obligatory on the part of applicant to handover an area of 467.856 Sq.Mt. to NMMC as amenity space before applying for Occupancy Certificate.
- 36) In case any judicial dispute arised in future the developer will be fully responsible to adhere to it & indemnified NMMC as undertaking given by applicant / developer.
- 37) The revised proposal considering Carpet to Builtup Area ratio of 1.197 which is equivalent to the original permission granted by the authority. The matter is referred to the Govt. & it is binding upon you and your hires to submit the revised proposal in future as per Govt.'s guidelines & the undertaking submitted by the applicant.
- 38) The applicant has mandatory to submit NOC from CIDCO for Ancillary Area FSI over & above the permissible Basic FSI within 3 months from the date of commencement certificate. No construction work equivalent to ancillary area FSI shall be commenced before submission of NOC.
- 39) If the proposed construction work is affected by Roads, Drainage, Water sewer, Electric cable, Gas pipeline, street lights, Gutters, Footpath & trees, NOC etc. from concerned Department shall be obtained by the applicant / developer.
- 40) All other terms & conditions mentioned in NOC dated 23 Feb. 2023 issued by SEIAA are binding upon the applicant.
- 41) As per the boundary and area of the entire condominium plot of this organization, as per the newly proposed condominium boundary and area, as per the demarcation map from CIDCO, in case of any change in the boundary or area of the plot, it will be mandatory to make the necessary changes and submit the revised maps before submitting the proposal for occupancy certificate.
- 42) As per the Maharashtra Electric Vehicle Policy 2021, it is mandatory to propose electric charging stations at parking places in the society to promote the use of electric vehicles as there is a need for rapid adoption of zero emission vehicles to prevent pollution caused by vehicles.
- 43) Navi Mumbai Municipal Corporation is expecting guidance from the Government on various provisions of the Unified Development Control and Promotion Regulations on 21/07/2022. The plot Owner will be obliged to change the proposal according to the guidance received from the government level in this regard.
- 44) Care should be taken to ensure that there is no disturbance to the neighboring residents during future digging in the project and no loss of life or financial loss and if any mishap occurs in this regard, the entire responsibility of the concerned organization/developer will remain. Along with this, during the eviction of the existing buildings, care should be taken that there will be no air pollution due to dust and no noise pollution due to the eviction, so that no any kind of pollution will affect the neighboring residents.
- 45) As per Provision No. 2.2.3 of the Unified Development Control and Promotion Regulations, in case of land distributed by the Government or local authority on lease, if there is any change in the terms and conditions of the agreement, it will be mandatory for society/developer to obtain a no objection certificate from the concerned authority.
- 46) According to Rule No. 13.5 of the Unified Development Control and Promotion Regulations regarding Solid Waste Management, it is necessary to classify the wet and dry waste and process the wet waste to produce organic fertilizer and for that, it is mandatory to make the necessary provision (Organic waste composters / vermiculture pits or other similar technologies) in the premises of the society. Also, it will be mandatory to submit a NOC from the Solid Waste Management Department of the Navi Mumbai Municipal Corporation before issuing the occupancy certificate.

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- 47) South-West corner of the subject plot admeasuring 50.00 sq.m. falls under CRZ-II. However, in the said proposal FSI of CRZ-II affected part has not been used & no construction has been proposed in the affected area. In future if development is proposed in the said CRZ-II affected area, it will be necessary to submit the clearance from the MCZMA.
- 48) In the said redevelopment proposal, as per provision No. 10.10.2.2(C) of the UDCPR sharing of the balance FSI in the form of built up area (tenements) between CIDCO and Navi Mumbai Municipal Corporation is 2232.009 out of which CIDCO's share is 1785.607 sq.m. and Navi Mumbai Municipal Corporations share is 446.402 sq.m.. In sanction plans, the share of CIDCO and Navi Mumbai Municipal Corporation in the form of tenements is shown with different colour code. Occupancy certificate shall be admissible only after handing over CIDCO's share and Navi Mumbai Municipal Corporation's share free of cost in the form of said tenements.
- 49) After eviction of the said existing buildings, it will be mandatory to dispose of the Debris accumulated in Turbe C & D Waste Project of Navi Mumbai Municipal Corporation.
- 50) As per UDCPR Clause No. 10.10.2 (xiii) A corpus fund, as may be decided by Municipal Commissioner, shall be created by the Developer which shall remain with the concerned Co-operative Housing Society Apartment Owners' Association for the maintenance of the new buildings under the Rehabilitation Component before occupancy certificate.
- 51) Proposed Height of the building is more than 70 mtr. Developer/Architech Should fulfill the requirement of UDCPR Clause No. 6.12 & 9.29.9
- 52) The amount payable to NMMC is worked out as under.

**Infrastructure Premium & Ancillary Area FSI Charges:**

Sr. No.	Particular	Total Amount in Rs.	Amount to be pay at the end of Month with interest				
			12 Months	24 Months	36 Months	48 Months	60 Months
1.	Infrastructure Premium Charges	68095205/-	12257137/-	12257137/-	12257137/-	12257137/-	12257137/-
2.	Ancillary Area FSI Charges	46210848/-	8317953/-	8317953/-	8317953/-	8317953/-	8317953/-
	<b>Total</b>	<b>114306053/-</b>	<b>20575090/-</b>	<b>20575090/-</b>	<b>20575090/-</b>	<b>20575090/-</b>	<b>20575090/-</b>
			+ 8.50% Interest	+ 8.50% Interest	+ 8.50% Interest	+ 8.50% Interest	+ 8.50% Interest

- 53) If any information / documents submitted in the present case are found to be incorrect or misleading to NMMC, the permission will be automatically revoked.

(Somnath Kekan)

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

- C.C. to
- 1) M/s. STAPL (Soyuz Talib) Architects,  
1405/1406, 14th Floor, Kesar Solitaire, Plot No. 05,  
Sector 19, Off Palm Beach Road, Sanpada, Navi Mumbai-400705
  - 2) M/s. Maithili Builders Pvt. Ltd., Office No. 1401/05, Maithili Signet,  
Plot No. 39/4, Sector 30A, Vashi, Navi Mumbai-400703.
  - 3) Manager City Services, CIDCO Ltd.
  - 4) Deputy Commissioner (Cess), NMMC.
  - 5) Asst. Commissioner and Ward Officer, Koparkhairane, NMMC.
  - 6) Joint Registrar, Co-operative Societies, CIDCO, Raigad Bhavan, C.B.D., Navi Mumbai.