NAVI MUMBAI MUNICIPAL CORPORATION AMMENDED COMMENCEMENT CERTIFICATE

Ref: 1) Letter No. NMMC/TPO/3.P/No.A-16096/1219/2013, Dt: 26/02/2013 Letter No. NMMC/TPO/3.: , vo.A-16096/4714/2017, Dt: 15/11/2017

NO.NMMC/TPO/BP/Case No. A-16096/ 535 / 2018

DATE: 06 /02 /2018.

Permission is herby 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. Gee Cee Ventures Ltd., on Plot No. 06, Sector 11, Ghansoli, Navi Mumbai. As per the approved plans and subject to the following conditions for the redevelopment / reconstruction work of the proposed Building.

Summary of Proposal :-

Plot Area

10078.9225g.m.

F.S.I.

15

Total Built Up Area

Residential

Commercial

13621.737m 1495.513 m

Total Built Up Area

15117.250m²

252Nos

No. of Residential Unit Commercial

Shop -17

Proposed Building

Office-11 Gr. Floor

Commercial +Stilt Parking

1" Floor

Commercial Offices+ Podium Parking

2nd Floor 3" Floor

Podium Parking

4th to 36th Loor

Podium+Garden (Society Office+Fitness Center) Residential 3 Towers

- 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.
- THE APPLICAT SHALL:
 - a) Give written notice to the Municipal Corporation regarding completion of work.
 - b) Obtain an Occupancy Certificate from the Municipal Corporation.

Allow the Officer posterior and the municipal corporation.

Allow the Officer posterior and time for the purpose of enforcing the building control Regularies and conditions of the conflicate.

The structural officers building materials prentting services, fire protection, electrical installation etc. shall be in accordance with the provision (except for provision in respect of floor argal ration) as prescribed in the lateral building control and respect to the lateral residual form time to time by the lateral residual form time to time by the Indian Glandard institutions.

The Certificate shall remain valid of a period of the Year from the date of issue and can be

- evalidated as required under provision of Section M.R.& T. P. Act, 1966. This Commence to Fortificate is renewable every year but such extended period shall be in no, ents 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.
- The condition of this Certificate shall not be binding not only on the Applicant but also its 51 successors and every person deriving title through or under them.
- 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.

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/ 1018

DATE :

/2018

- The plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
- The amount of S.D. Rs. 4,67,173/- S.D. Rr. 2,01,579/- for Mosquito Prevention's Rs. 2,01,579/for debris & S.D. Rs. 50,500/- 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.
- You shall provide overhead water tank on building & underground water tank in two compartments. On for drinking water & another for other than drinking water. It should confirm to the standards applicable in this behalf
- 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
- For all building of non-residential occupancies and residential building with more than 15M height following additional conditions shall apply :--
 - 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) Three shall be no other machinery in the lift machinery room.
 - For centrally air conditioned building area of external open able windows on a floor shall d) 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
 - Alternate sauces of electric supplied the separator set shall be arranged.
 Hazardous material shall no be societated of the g)
 - h)

 - Hazardous material shall no testored of display Refuse stamps or storage places shall not be permitted.

 Fire fighting application shallow distribute over the built For building upto 24 M. Belgio capatity of undergroup storage shall be 50,000 kis And 10,000 kis Respectively.

For building with height about 24 mits. The figures shall be 75000 lits And 70 000 lits.

And the pump capacity of 1350 its fraction 450 its./min. respectively.

13) Recreation ground or amenity open specific belander open before submission of Building

- Completion Certificate. No work should be started unless the existing structures area to be demolished with utmost
- 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.
- 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.
- 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.
- Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 19) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.

- 20) 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.
- 21) 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.
- 22) The applicants should fulfill all the health related provisions mentioned in the "Implementation of Ant Iarval & 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.
- 23) The construction work shall be completed before dated 24/06/2018 as per condition mentioned in the letter issued by CIDCO dated 22/12/2017 and must be applied for final O.C with all concerned NOC.
- 24) Window sill level must be at 0.90 M height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 25) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE NOC Issued vide NMMC/FIRE/H.O./VASHI/1813R-1/2016 dated 04/04/2016 by Deputy Chief Fire Officer NMMC, Navi Mumbai.
- 26) Temporary Labor 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.
- 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.
- This approval supersedes the previous approval approved by NMMC.
- 29) 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.
- 30) As directed by the Urban Development, Department Government of Maharashtra, under section 154 of MR&TP Act, 1966 and vide provision No. TPB 432001/2133/CR-230/UD-11, dated 10/03/2005, for all buildings greater than 300.00 sq.m. following additional condition of Rain Water Harvesting shall apply.
- a) All the layout open spaces of Housing Society and new construction / reconstruction / additions on plots having area hopers than 300,00 sq. m. shall have one or more Rain Water Harvesting structures in Manual Constitution and the structures of specifications different from those is schedule, subject to the mininum capacity of Rain Water Harvesting before the water harvesting before the subject to the mininum capacity of Rain Water Harvesting before the water harvesting before the subject to the mininum capacity of Rain Water Harvesting before the water harvesting the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the mininum capacity of Rain Water Harvesting before the subject to the subjec

b) The owner A cockey of every building mentioned in the Mandre Shall ensure that the Rain Water Harvestille structure is maintained in good repely for storage of water for non potable purposes or retarge of groundwateroit of times.

c) The Authority may to pose lifely of hor 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 required under these byelaws.

(Owais A. Momin) sistant Director of Town pla

Assistant Director of Town planning Navi Mumbal Municipal Corporation

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