

NAVI MUMBAI MUNICIPAL CORPORATION
AMMENDED COMMENCEMENT CERTIFICATE

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

NO.NMMC/TPO/BP/Case No. A-16096/525 / 2018

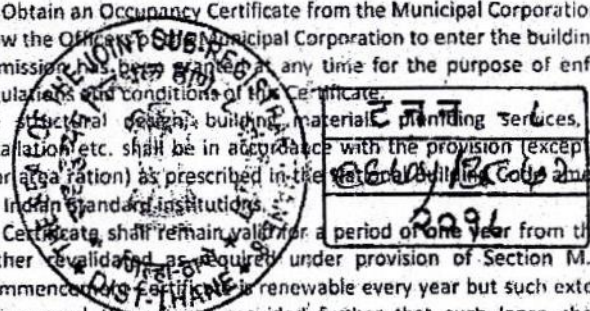
DATE: 06/02/2018.

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. 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	: 10078.922Sq.m.	
F.S.I.	: 1.5	
Total Built Up Area	: Residential: 13621.737m ²	
	: Commercial: 1495.513 m ²	
	: Total Built Up Area: 15117.250m ²	
No. of Residential Unit	: 252Nos	
Commercial	: Shop -17	
	: Office-11	
Proposed Building	: Gr. Floor	Commercial +Stilt Parking
	: 1 st Floor	Commercial Offices+ Podium Parking
	: 2 nd Floor	Podium Parking
	: 3 rd Floor	Podium+Garden (Society Office+Fitness Center)
	: 4 th to 36 th floor	Residential 3 Towers

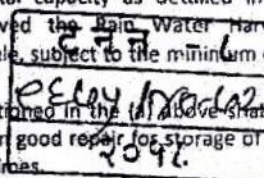
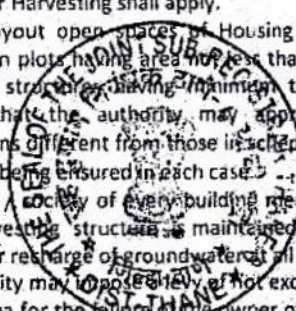
- 1) The Certificate is liable to be revoked by the Corporation if:
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is 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.
- 2) **THE APPLICANT SHALL :**
 - a) Give written notice to the Municipal Corporation regarding completion of work.
 - b) Obtain an Occupancy Certificate from the Municipal Corporation.
- 3) Allow the Officer 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 ratio) 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. 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 this Certificate shall not 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., Survey No., Area of Plot No., of flats, Built-up Area, Commencement Certificate No. & Date shall be installed on site.



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- 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 Officer; 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 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.
- 23) The construction work shall be completed before dated 24/06/2018 as per condition mentioned in the letter issued by CI-DCO 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
- 27) 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.
- 28) 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 more than 300.00 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.
 - b) 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 ground water at all times.
 - c) The Authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 sq. m. of built up area for the maintenance of owner of any building mentioned in the (a) above to provide or to maintain Rain Water Harvesting as required under these byelaws.



(Signature)
(Owais A. Momin)

Assistant Director of Town planning
Navi Mumbai Municipal Corporation

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