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नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भूखंड क्र.१, किल्ले गावठाण जवळ, पामबीच जंक्शन, सेक्टर १५ ए, सी.बी.डी बेलापूर नवी मुंबई - ४००६१४, दूरध्वनी : ०२२-२७५६ ७०७० / १ / २ / ३ / ४ / ५ फॅक्स : ०२२- २७५७७०७०

Head Office : Plot No. 1, Near Kille Gaothan, Palmbeach, Junction Sector 15A, C.B.D. Belapur, Navi Mumbai- 400 614 Tel : 022 - 2756 7070 / 1/2/3/4/5 Fax : 022 - 27573785 / 27577070

जा.क्र. नमुंमपा/नरवि/जो.त.13629/२०२१
दि 20/10/२०२१

P1

प्रति,
मे. दृष्टांत को. ऑप. हौ. सो. लि.,
भुखंड क्र.१०/४, सेक्टर क्र.१५,
नेरुळ, नवी मुंबई.

विषय : जोता (Plinth) तपासणी करणेबाबत.

संदर्भ: १) बांधकाम प्रारंभ प्रमाणपत्र जा.क्र. नमुंमपा/नरवि/बांप/२०१८१CNMMC१४१०५/४८१२ /२०१८, दि.१०/१२/२०१८.

२) आपले वास्तुविशारद, मे. विनायक खराडे, वास्तुविशारद यांचे संगणक प्रणालीद्वारे दि.२९/०९/२०२१ रोजी या कार्यालयास प्राप्त प्रस्ताव क्र.20211JNMMC28380

महोदय,

संदर्भाधिन विषयाबाबत कळविण्यात येते की, भुखंड क्र.१०/४, सेक्टर क्र.१५, नेरुळ, नवी मुंबई येथील **निवासी** वापराचे इमारतीचे जोत्याचे बांधकाम, बांधकाम प्रारंभ प्रमाणपत्र जा.क्र.नमुंमपा/नरवि/बांप/ २०१८१CNMMC१४१०५/४८१२, दि.१०/१२/२०१८ रोजीच्या मंजूर नकाशानुसार पूर्ण झाले असल्याबाबतचे संबंधित वास्तुविशारद यांनी स्वयंघोषित प्रमाणपत्र सादर केलेले आहे. तत्कालीन विकास नियंत्रण नियमावलीतील नियम क्र.९.५ अन्वये दि ०५/१०/२०१० रोजी निर्गमीत करण्यात आलेल्या परिपत्रका प्रमाणे जोता तपासणी प्रमाणपत्र देण्यात येत आहे. तरी दि.१०/१२/२०१८ रोजीचा बांधकाम परवानगी प्रमाणपत्र अटी/शर्ती तसेच सिडकोच्या भाडेकरारातील अटी व शर्ती पालन करण्याच्या अधिन राहून पुढील बांधकाम करण्यास हरकत नाही.

TRUE COPY

VINAYAK D. KHARADE
& ASSOCIATES
REG. NO. CA/85/8964

आपली,

(ज्योती कवाडे)
सहा.संचालक, नगररचना (अ.का.)
नवी मुंबई महानगरपालिका

प्रत माहितीसाठी व पुढील कार्यवाहीसाठी

१) मे. विनायक खराडे, वास्तुविशारद
ई-१०२, नेरळ रेल्वेस्टेशन कॉम्प्लेक्स, सेक्टर २०, नेरुळ, नवी मुंबई.

२) सहा.आयुक्त तथा विभाग अधिकारी, नेरुळ, नवी मुंबई महानगरपालिका

Drishtant Co-op. Hsg.soc. Ltd.

Chairman Secretary Treasurer

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO:NMMC/TPD/BP/ Online No.A-14105/2O181CNMMC14105/48/2/2018 DATE :- 10/12/2018

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. Drishtant Co.Op.Hsg.Soc., Plot No.10/4, Sector No.15, Nerul, Navi Mumbai.** As per the approved plans and subject to the following conditions for the construction work of the proposed Building.

Total BUA = Resi – 770.70 m² (No. of units (Residential) – 14 Nos) F.S.I. = 1.00.

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.
2) **THE APPLICANT SHALL :**
   a) Give a notice to the Corporation on completion up to plinth level and 7 days before the commencement of the further work.
   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 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.
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 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 plot boundaries shall be physically demarcated immediately and the intimation be given to this section before completion of plinth work.
8) The amount of S.D. Rs.20888/-, S.D. Rs.15430/- for Mosquito Prevention's. Rs. 15430/- for debris & S.D. Rs.4000/- 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.

P.T.O.

9) 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 confirm to the standards applicable in this behalf.
10) 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 area.
12) For all building of non-residential occupancies and residential building with more than 15M 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.
    f) Electrical cables etc. shall in separate ducts.
    g) Alternate sources of electric supply or a 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.
    k) For building up to 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 with atmost care.
15) Applicant/Architect should strictly follow ail the conditions of lease agreement. Owner & Architect will be held responsible for breach of any condition of lease Agreement of CIDCO.
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 confirm 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 Plantation of trees and provision of garbage bin on the site.
18) 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) **This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected.**
23) 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.
24) The construction work shall be completed before dated 13/02/2022 as per conditions mentioned in CIDCO letter dated 14/02/2018 and must be applied for O.C. with all concerned NOC.
25) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
26) The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Navi Mumbai Municipal Corporation will not be responsible.
27) 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.
28) 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.
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-230/01/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 not less 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 approve 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 groundwater 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 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)
Assistant Director of Town Planning
Navi Mumbai Municipal Corporation.