



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : नमुंमपा मुख्यालय, भुखंड क्र. १,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, सेक्टर - १५ए,
सी.बी.डी. बेलपूर, नवी मुंबई - ४०० ६१४.
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 - 2757 7070

जा.क्र.नमुंमपा/नरवि/बां.प./ १५४३ /२०२३
दिनांक ०३/०३/२०२३

प्रति,
मे. श्रीनाथजी ऑर्गनायझर्स प्रा. लि.,
तर्फे डायरेक्टर श्री. नितीन बाबुभाई गाजीपरा,
भुखंड क्र. १७, सेक्टर ०७,
ऐरोली, नवी मुंबई.

विषय : नवी मुंबई, ऐरोली नोडमधील सेक्टर ०७, भुखंड क्र. १७ या भुखंडावर
निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबत.
संदर्भ : आपले वास्तुविशारद मे. स्टेपल (सोयुझ तालिब) आर्किटेक्टस् यांचा
दिनांक २०/१२/२०२२ रोजी प्राप्त अर्ज.

महोदय,

नवी मुंबई, ऐरोली नोडमधील सेक्टर ०७, भुखंड क्र. १७ या भुखंडामध्ये निवासी व वाणिज्य या
वापराकरीता सुधारीत बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भांमधीन अर्जांन्वये प्राप्त
झालेला आहे. संदर्भांमधीन भुखंडावर निवासी व वाणिज्य वापराकरीता सुधारीत बांधकाम परवानगी प्रस्तावास
महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील तरतुदीनुसार त्याचप्रमाणे शासनाने
दिनांक ०२/१२/२०२० च्या अधिसूचनेव्दारे मंजूर केलेल्या आणि दिनांक ०३/१२/२०२० पासून नवी मुंबई
महानगरपालिका क्षेत्रासाठी लागू असलेल्या एकत्रित विकास नियंत्रण व प्रोत्साहन नियमावलीनुसार निवासी व
वाणिज्य वापर हा अनुज्ञेय आहे. त्यामुळे सदरच्या भुखंडावर महाराष्ट्र महानगरपालिका अधिनियम, १९४९ च्या
कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम, १९६६ च्या कलम ४५(१)(३) मधील
तरतुदीनुसार निवासी व वाणिज्य प्रयोजनासाठी तसेच सोबतच्या व प्रमाणपत्रातील १ ते ११ अटी व बांधकाम
प्रमाणपत्रातील पूर्तता/पालन करणेचे व खालील अटीसापेक्ष सुधारीत बांधकाम प्रमाणपत्र मंजूर करण्यात येत आहे.

- १) पाणी पुरवठा व मलनिःस्सारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करून देण्यात येतील.
- २) सार्वजनिक स्वरूपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पडणार नाही याची दक्षता घेण्यात यावी.
अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळून आल्यास आपणावर कार्यवाही
करणेबाबत संबंधित विभागास कळविण्यात येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा
करण्यात येईल याबाबतची नोंद घ्यावी.
- ३) बांधकाम सुरु असताना जागेवरील रिकामे गाळे / सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक /
भुखंडधारक / गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणून संबंधित
भुखंड धारकाने कुंपण भित बांधून त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना
आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.
- ४) भुखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करून उंच करावी. जमीनीची
पातळी ही रस्ता आणि Sewer Line यांच्या पेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि
मल यांचा निचरा योग्यपणे होऊन भुखंडामध्ये पाणी साचणार नाही अशी भुखंडाची पातळी तयार करावी.
- ५) इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम
करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार बांधकाम नकाशे मंजूर
करून घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस
पात्र राहिल, याची कृपया नोंद घ्यावी.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

कृ.मा.प.

- ६) इमारतीचे बांधकाम करणारे मजुरांचे निवासीकरीता (Labour Shed) भुखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भुखंडाचे एका बाजूचे सामासिक अंतरात तात्पुरती शेडस टॉयलेट करण्यास परवानगी देणेत येत आहे. याबाबत पुरेशी व्यवस्था न केल्यास जोता लेव्हलचे पुढील काम करणेस परवानगी देता येणार नाही. तसेच भोगवटा प्रमाणपत्रासाठी अर्ज करणेपूर्वी सदर शेड स्वखर्चाने काढून टाकणेत यावी.
- ७) बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नांव, जमिन मालकाचे नांव, ठेकेदाराचे नांव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशील काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा, ही विनंती.
- ८) प्रस्तुत भुखंडावरील इमारतीचे बांधकाम करीत असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा संभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदीचे तसेच अनुषंगीक कायद्यातील तरतुदीचे काटेकोरपणे पालन / अंमलबजावणी करणे संबंधीत भुखंडधारक / विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भुखंडावर चालु असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक / खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भुखंडधारक / विकासक हे सर्वस्वी जबाबदार राहतील.
- ९) प्रस्तुत भुखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भुखंडाचे आजुबाजुस असणा-या सार्वजनिक स्वरूपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचले असल्यास सदर बाबी पुर्वत करण्याची सर्वस्वी जबाबदारी भुखंडधारकाची / विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- ११) प्रस्तुत प्रकरणात सादर करण्यात आलेली कुठलीही माहिती / कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सदरची परवानगी आपोआप रद्द होईल.
- १२) नवी मुंबई महानगरपालिकेची प्रारूप विकास योजना महाराष्ट्र प्रादेशिक नियोजन व नगररचना अधिनियम १९६६ चे कलम २६(१) अन्वये प्रसिध्द करणेत आलेली आहे. उक्त विकास योजनेमधील अंतिम प्रस्ताव अर्जदार यांचेवर बंधनकारक राहिल.


(सोमनाथ केकाण)
प्र. सहायक संचालक, नगररचना
नवी मुंबई महानगरपालिका

प्रत : माहितीसाठी.

१. मे. स्टेपल (सोयुझ तालिब) आर्किटेक्ट्स, १४०५/१४०६, १४वा मजला, केसर सॉलिटेअर, प्लॉट नं. ५, सेक्टर १९, सानपाडा, नवी मुंबई.
२. व्यवस्थापक (शहर सेवा-१/२), सिडको लि.
३. उप आयुक्त (उपकर), नमुंमपा.
४. सहाय्यक आयुक्त तथा विभाग अधिकारी, ऐरोली, नमुंमपा.

NAVI MUMBAI MUNICIPAL CORPORATION
AMENDED COMMENCEMENT CERTIFICATE

NO.NMMC/TPO/BP/ ¹⁵³⁴³ / 2023

DATE : 03/03 /2023

The Unified Development Control & Promotional Regulation has been sanctioned by the Govt. vide Notification dt. 2nd December 2020, which is also applicable to NMMC & came in to force with the effect of 3rd December 2020, 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. Shreenathji Organisers Pvt. Ltd. Through Director Mr. Nitin Babubhai Gajipara, Plot No. 17, Sector 07, Airoli, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Plot Area = 1560.00 M², as per UDCPR Reg. No. 10.10.1(B) & Table 6G Max. Building Potential on Plot including in situ FSI = 2.90, and ancillary FSI (60% & 80%) accordingly Permissible Built Up Area = 7359.781 M², Proposed Up Area Residential - 6166.823 M² + Commercial 1092.498 M² Total Proposed Built up Area = 7259.321 M², Residential cum Commercial Building, Number of Residential Unit-40 Nos. & Commercial Shop- 10 Nos. & Offices- 05 Nos. (As per 'p' Line Concept of Unified Development Control & Promotional Regulation)

- 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) 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 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.

[Signature]

- 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.
- 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.2,06,824/- S.D. Rs.31,200/- for Mosquito Prevention's Rs.31,200/- for debris & S.D. Rs.8,000/- 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.
- 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 conform 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) 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.
- 13) 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 conform to withstand an earthquake of highest intensity in seismic zone IV.
- 14) 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.
- 15) Application for completion /occupation Certificate shall be accompanied with the plan as per construction done on the site.
- 16) Area of required parking spaces as shown in approved plan should be marked with the material of permanent nature with numbering.
- 17) 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.
- 18) 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.



- 19) 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.
- 20) The construction work shall be completed before dated 29/03/2025 as per condition mentioned in CIDCO Agreement dated 30/03/2021 and must be applied for Occupancy Certificate with all concerned NOC.
- 21) Window sill level must be at 0.90 M. height. The difference between chajja level & slab level must be 0.50 M. minimum.
- 22) 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.
- 23) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of amended FIRE NOC issued vide No.FIRE/H.O./ VASHI/1094/2023 dated 09/02/2023 by Divisional Fire officer, NMMC.
- 24) Temporary Labor sheds with proper toilet arrangement shall be provided on the site.
- 25) F.S.I. Calculation submitted in the drawings shall be as per UDCPR Maharashtra State. 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.
 - a) 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.
 - 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.
- 28) The said plot is abutting the existing 9.00 M wide road and is affected by proposed 12.00 M widening in Draft Development Plan 2018-2038 of Navi Mumbai Municipal Corporation has been published as per section 26(1) of M.R.T.P. Act 1966. The Developer / Owner has submitted the undertaking dated 28/09/2022 and as per this undertaking it shall be binding to the owner to hand over the road widening area from said plot to Navi Mumbai Municipal Corporation without any consideration and free of encumbrance.
- 29) The Draft Development Plan of Navi Mumbai Municipal Corporation has been published as per section 26(1) of M.R.T.P. Act 1966. The final proposal in the said Draft Development Plan will be binding on the applicants.

(Somnath Kekan)

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