

CIDCO

WE MAKE CITIES

City and Industrial Development
Corporation of Maharashtra Ltd.

Marketing Manager-I
CIDCO Bhawan
CBD Belapur
Navi Mumbai
Pin:400614
Tel:67918178/8159/8101
Fax:67918277

Reference No: 70001584/90039937/97
Customer No: 20033

Date: 11.04.2016
12

To,
M/s. PYRAMID INFRATECH CO.
SHOP NO.1, PLOT NO.19
SECTOR-8, GHANSOLI
NAVI MUMBAI-400701 Tel :

Sub: Allotment of Plot No.20 ,
in sector 38 , at Nerul, Navi Mumbai.

Dear Sir/Madam,

This is with reference to your Application No.168
pertaining to scheme "MM-I / 03 / 2015-16" to acquire on lease
from our Corporation. I am directed to inform you that our
Corporation has accepted your offer and our Corporation hereby
communicates to you its acceptance through this letter of
allotment. The detail terms of allotment are as follows:

A. DETAILS OF PLOT ALLOTTED

| | |
|-----------------------------|--------------------|
| a) Plot Allotted | : P-NL-38-20 |
| b) Plot Number | : 20 |
| c) Road Number/Name | : |
| d) Sector No | : 38 |
| e) Node | : Nerul |
| f) Area of Plot | : 1683.060sqm |
| g) Rate Rs./Sqm | : 184,110.00 |
| h) Total Lease Premium (Rs) | : 309,868,177.00 |
| i) Permissible FSI/VPR | : 1.50 |
| j) Use of Plot/Land Use | : RES + COMMERCIAL |

B. TOTAL PRICE OF PLOT

| Total Lease Premium of Plot (Rs) | Amount already Paid (EMD) (Rs) | Balance Amount to be Paid (Rs) |
|-------------------------------------|-----------------------------------|-----------------------------------|
| 309,868,177.00 | 11,206,150.00 | 298,662,027.00 |

C. SERVICE TAX

| | |
|------------------|----------------|
| Service Tax (Rs) | : 44930,886.00 |
|------------------|----------------|

Note: The Service Tax will be paid separately by a Demand Draft
drawn in the name of CIDCO Ltd, payable in Mumbai/Navi Mumbai.
The applicable service tax on the amount of Earnest Money Deposit
shall be paid immediately after receipt of letter of allotment.



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D. PAYMENT SCHEDULE

| Installment No | Amount in Rs. | Due Date |
|----------------|----------------|------------|
| 01. | 149,331,014.00 | 02.06.2016 |
| 02. | 149,331,013.00 | 04.07.2016 |

* Payments to be made on previous working day if due date for installment is a holiday.

E. MISCELLANEOUS CHARGES

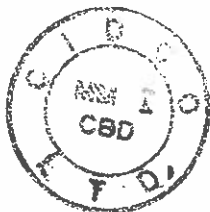
| | Charges (Rate) | Amount in Rs. |
|---|----------------|---------------|
| 1.Documentation Charges | : 500.00 | 500.00 |
| 2.Annual Lease Rent (Area) | : 0.00 | 0.00 |
| 3.Annual Lease Rent (Fixed) | : 0.00 | 0.00 |
| 4.60 Yrs Lease Rent (Fixed) | : 6,000.00 | 6,000.00 |
| 5.Water Distribution Betterment Charges | : 50.00 | 84,153.00 |
| 6.Power Supply Network Development Charges | : 0.00 | 0.00 |
| 7.Power Connection Charge | : 0.00 | 0.00 |
| 8.Deposit Power Connection | : 0.00 | 0.00 |
| 9.Water Connection Charge | : 0.00 | 0.00 |
| 10.Deposit water connection | : 0.00 | 0.00 |
| 11.Drainage Conn. Charges | : 0.00 | 0.00 |
| 12.Deposit Drainage Conn. | : 0.00 | 0.00 |
| 13.Other Charges | : 0.00 | 0.00 |
| Total Miscellaneous Charges: | | 90,653.00 |

F. F.S.I. The General Development Control Regulations in force at the time of submission of development proposal shall be applicable. The Corporation may at its sole discretion allow the consumption of any additional F.S.I. which may be permitted as per the General Development Control Regulation for Navi Mumbai 1975 on the recovery of such additional lease premium as may be prescribed.

We will be thankful to you if you dispatch acknowledgement in token of receipt of this allotment letter without any delay and expedite the payment as per payment schedule in presiding para. The terms and conditions of the concluded agreement by this letter of allotment are produced as attached annexure.

Thanking You,

Yours faithfully,



[Signature]
Marketing Manager-I
MARKETING MANAGER-I
CIDCO Ltd. CBD Belapur.
Navi Mumbai-400614.



नवी मुंबई महानगरपालिका

Navi Mumbai Municipal Corporation

कार्यालय : न.मु.म.पा. मुख्यालय, भूखंड क्र.१,
किल्ले गांवठाण जवळ, पामबीच जंक्शन, से-१५ए,
सी.बी.डी. बेलापूर, नवी मुंबई - ४०० ६१४.
दूरध्वनी : ०२२-२७५६ ७०७०/७१
फॅक्स : ०२२-२७५७७०७०

Office : N.M.M.C. Head Quarter, Plot No.1,
Near Kille Gaonthan, Palmbeach Junction,
Sec-15A, C.B.D. Belapur, Navi Mumbai - 400 614.
Tel. : 022 - 2756 7070 /71
Fax. : 022 - 27577070

जा.क्र./नमुंमपा/नरवि/बा.प./Online No. 20171CNMMC11436/

२६६४
/२०१७

दिनांक :- २२/०६/२०१७

प्रति,

मे. पिरॅमिड इंन्फ्राटेक कं. ,

भूखंड क्र. २०, सेक्टर क्र. ३८,

नेरुळ, नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र.-

Online No. 20171CNMMC11436

विषय :- भूखंड क्र. २०, सेक्टर क्र. ३८, नेरुळ, नवी मुंबई या जागेत निवासी व वाणिज्य कारणासाठी बांधकाम परवानगी देणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि. ११-०४-२०१७ रोजीचा Online अर्ज

महोदय,

भूखंड क्र. २०, सेक्टर क्र. ३८, नेरुळ, नवी मुंबई या जागेत निवासी व वाणिज्य कारणासाठी बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत निवासी व वाणिज्य उपयोगासाठी बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनीयम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक व नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार सदर पत्रातील १ ते ६ अटी व बांधकाम प्रारंभ प्रमाणपत्रातील पुर्तता/पालन करणेचे अटीसापेक्ष प्रकरणी बांधकाम प्रारंभ प्रमाणपत्र मंजूर करण्यात येत आहे.

पाणी पुरवठा व मलनिःसारण सुविधा आवश्यक शुल्क भरणा केल्यानंतर उपलब्ध करुन देण्यात येतील.

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 कळविणेत येईल किंवा बांधकाम परवानगी रद्द करण्याबाबतची कार्यवाही सुध्दा करण्यात येईल याबाबतची नोंद घ्यावी.

बांधकाम सुरु असताना जागेवरील रिकामे गाळे/सदनिका यांची संरक्षणाची जबाबदारी संबंधित जमिनमालक/भूखंडधारक/गाळेधारक यांची राहिल. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणुन संबंधित भूखंड धारकाने कुंपण भिंत बांधुन त्या ठिकाणी अनुचित प्रकार होणार नाही याची दक्षता घ्यावी. गैरकृत्य करताना आढळल्यास संबंधितांस कायदेशिर कार्यवाही करण्यात येईल याची नोंद घ्यावी.

भूखंड सखल भागामध्ये असल्यास जमीनीची पातळी (Ground Level) भरणी करुन उंच करावी. जमीनीची पातळी ही रस्ता आणि Sewer Line यांच्यापेक्षा उंचावर असली पाहिजे. सांडपाणी, पावसाळ्याचे पाणी आणि मल यांचा निचरा योग्यपणे होऊन भूखंडामध्ये पाणी साचणार नाही अशी भूखंडाची पातळी तयार करावी.

इमारतीचे बांधकाम मंजूर नकाशाप्रमाणे करण्यात यावे. बांधकामामध्ये फेरफार अथवा वाढीव बांधकाम करावयाचे असल्यास महाराष्ट्र प्रादेशिक व नगररचना अधिनियमातील तरतुदीनुसार सुधारित बांधकाम नकाशे मंजूर करुन घेणे आवश्यक आहे. मंजूर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहिल, याची कृपया नोंद घ्यावी.

कृ. मा. प.



“जन्म असो वा मरण आवश्यक नोंदणीकरण”

इमारतीचे बांधकाम करणारे मजुरांचे निवासाकरीता (Labour Shed) भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातून त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजूचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शेड्स 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 सटर शेड स्वखर्चाने काढून टाकणेत यावी.

बांधकाम सुरु करताना कामाचे नाव, बांधकाम परवानगीची तारीख, वास्तुविशारदाचे नाव, जमिन मालकाचे नांव, ठेकेदाराचे नाव, बांधकाम क्षेत्र इ. बाबी दर्शविणारा फलक लावण्यात यावा. महानगरपालिकेस माहितीसाठी ठेकेदाराचे नाव व दुरध्वनी क्रमांक इ. बाबतचा तपशिल काम सुरु केल्यानंतर या कार्यालयास पाठविण्यात यावा हि विनंती.

- अट : १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करित असतांना बांधकामामुळे आजुबाजुच्या नागरीकांना प्रदुषणाचा त्रास होणार नाही तसेच बांधकाम प्रगतीपथावर असताना बांधकामावरील मजूर अथवा सभोवतालच्या परिसरामधील नागरीकांच्या सुरक्षिततेसाठी National Building Code मधील तरतुदींचे तसेच अनुषंगीक कायद्यातील तरतुदींचे काटेकोरपणे पालन/अंमलबजावणी करणे संबंधीत भूखंडधारक/विकासकांवर बंधनकारक राहिल. जर भविष्यात आपले मालकीच्या भूखंडावर चालु असलेल्या बांधकामामुळे जिवीत अथवा सार्वजनिक/खाजगी मालमत्तेस कुठल्याही प्रकारची हानी झाल्यास त्यास संबंधीत भूखंडधारक/विकासक हे सर्वस्वी जबाबदार राहतील.
- २) प्रस्तुत भूखंडावर भोगवटा प्रमाणपत्रासाठी अर्ज सादर करणेपूर्वी आपले भूखंडाचे आजुबाजुस असणाऱ्या सार्वजनिक स्वरूपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचली असल्यास सदर बाबी पुर्वत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची/विकासकाची राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.
- ३) प्रस्तुत भूखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भूखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहिल अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.
- ४) आपण आपले नियोजित इमारतीचे बांधकाम प्रत्यक्ष सुरु करण्यापूर्वी आपण सादर केलेल्या हमीपत्रानुसार बांधकाम करताना आवश्यक असणाऱ्या कामगारांच्या कुटुंबामधील ६ ते १४ वर्ष वयोगटातील मुले प्राथमिक शिक्षणापासून वंचित राहू नये या दृष्टीने त्यांच्या प्राथमिक शिक्षणाची सोय उपलब्ध होत असल्याची खातरजमा करणे अनिवार्य आहे. तशा प्रकारे कामगारांच्या कुटुंबाची व्यवस्था करण्याची आपली अथवा आपले द्वारा नियुक्त केलेल्या कंत्राटदाराची सर्वस्वी जबाबदारी आहे. याची कृपया नोंद घ्यावी.
- ५) दिनांक : १३/०४/२०१० रोजीचे शासन नगर विकास विभागाने अधिनियमातील कलम १५४ (१) अन्वये वन व पर्यावरण मान्यता (Environment clearance) बाबत दिलेल्या निर्देशातील Appendix - A, Category - 1 (5000 to less than 20,000 Sq.mt.) पर्यंतच्या प्रस्तावासाठी नमुद केलेल्या अटीनुसार व विकासकाने सादर केलेला पर्यावरण तज्ञांचा लेखा परिक्षण अहवालाप्रमाणे जागेवर सर्व बाबींची पूर्तता करणे विकासक यांच्यावर बंधनकारक राहिल. सदरचे Category - 1 बाबतचे पर्यावरणाबाबतच्या अटीची छायाप्रत (Appendix - A) सोबत सलग्न करण्यात येत आहे.
- ६) प्रस्तुत प्रकणात सादर करण्यात आलेली कुठलीही माहिती/कागदपत्रे चुकीची अथवा दिशाभूल करणारी असल्याचे निदर्शनास आल्यास सदरची परवानगी आपोआप रद्द होईल.

प्रत : माहितीसाठी

- १) मे. अतुल पटेल आर्किटेक्स, वास्तुविशारद
१२०९, लॅण्ड मार्क, सेक्टर क्र. ०७, खारघर, नवी मुंबई
- २) व्यवस्थापक (शहर सेवा - १/१२.५%), सिडको लि.
- ३) उप आयुक्त (उपकर), नमुंमपा.
- ४) विभाग अधिकारी, बेलापूर विभाग, नमुंमपा,

आपला,

(ओवैस ए. मोमीन)

सहाय्यक संचालक, नगर रचना
नवी मुंबई महानगरपालिका



NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO: NMMC/TPD/BP/ Online No. 20171CNMMC11436/2664/2017

DATE: 22-6-2017

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. Pyramid Infratech Co. on Plot No. 20, Sector No. 38, Nerul, Navi Mumbai.** As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = Resi. – 2296.484 M² + Comm.– 247.118 M² = 2543.602M²

(No. of Units – Residential – 55 Nos., Commercial, – Shop – 12 Nos) F.S. I. – 1.50

- 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.67,729/-** S.D. **Rs.34,088/-** for Mosquito Prevention's. **Rs. 34,088/-** for debris & S.D. **Rs.9,000/-** 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 a forfeiture shall be without prejudice to any other remedy or right of the Municipal Corporation.

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- 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 upto 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 utmost care.
- 15) 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.
- 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 dt. 01-12-2020 as per conditions mentioned in CIDCO agreement dt. 02-12-2016 respectively 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) The Owner & the Architect and Structural Engineer concerned area instructed to strictly adhere to the conditions of FIRE NOC issued vide NMMC/FIRE/HO/Vashi/1082/2017 dated 03-02-2017 by fire officer NMMC, Navi Mumbai.
- 31) 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.
- 32) The Occupancy Certificate for the proposed building will not be granted unless Solar Assisted Water Heating System shall be provided as stipulated in Rule No. 35 of D. C. R- 1994. (Copy attached herewith)



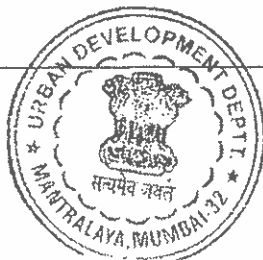
(Owais A. Momin)

Assistant Director of Town Planning
Navi Mumbai Municipal Corporation

Appendix- A
Environmental Condition for Building and Construction.

Category 1
(5000 to less than 20,000 sq.mt.)

| Sr. No. | Medium | Environmental Condition |
|---------|--|---|
| 1 | Topography and Natural Drainage | The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site. No construction is allowed on wetland and water bodies. Check dams, bioswales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water. |
| 2 | Water Conservation, Rain Water Harvesting, and Ground Water Recharge | <p>Use of water efficient appliances shall be promoted. The local bye-law provisions on rain water harvesting should be followed.</p> <p>If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Bye-Laws, 2016.</p> <p>A rain water harvesting plan needs to be designed where the recharge bores (minimum one recharge bore per 5,000 square meters of built up area) is recommended. Storage and reuse of the rain water harvested should be promoted. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.</p> <p>All recharge should be limited to shallow aquifer.</p> |
| 2 a | -- | At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface. |
| 3 | Waste Management | <p>Solid waste: Separate wet and dry bins must be provided in each unit and at the ground level for facilitating segregation of waste.</p> <p>Sewage: In areas where there is no municipal sewage network, onsite treatment systems should be installed.</p> |



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| | | <p>Natural treatment systems which integrate with the landscape shall be promoted. As far as possible treated effluent should be reused. The excess treated effluent shall be discharged following the CPCB norms.</p> <p>Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organisation (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.</p> <p>The provisions of the Solid Waste (Management) Rules 2016 and the e-waste (Management) Rules 2016, and the Plastics Waste (Management) Rules 2016 shall be followed.</p> |
| 4 | Energy | <p>Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.</p> <p>Outdoor and common area lighting shall be Light Emitting Diode (LED).</p> <p>Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building by-laws requirement, whichever is higher.</p> <p>Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.</p> <p>Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design.</p> <p>Wall, window, and roof u-values shall be as per ECBC specifications.</p> |

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| 5 | Air Quality and Noise | <p>Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.</p> <p>Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.</p> <p>Wet jet shall be provided for grinding and stone cutting. Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.</p> <p>All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016. All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.</p> <p>For indoor air quality the ventilation provisions as per National Building Code of India shall be made.</p> |
| 5 a | -- | The location of the DG set and exhaust pipe height shall be as per the provisions of the CPCB norms. |
| 6 | Green Cover | Minimum of 1 tree for every 80 square meters of land should be planted and maintained. The existing trees will be counted for this purpose. Preference should be given to planting native species. |
| 6 (a) | -- | Where the trees need to be cut, compensatory plantation in the ratio of 1:3 (i.e.planting of 3 trees for every 1 tree that is cut) shall be done and maintained. |

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