नवी मुंबई
महानगरपालिका

पहिला माळा, बेलापूर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.
दूरध्वनी क्र. : २७५७ ७० ७०
२७५७ ५७ ००
फॅक्स : २७५७ ३७ ८५

Navi Mumbai
Municipal Corporation

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
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जा.क्र./नमुंमपा/नरवि/बा.प./प्र.क्र.ए- ११७७४/४२६५ /२०१०
दिनांक :-०७ /१० /२०१०.

प्रति,
मे. मायकॉनिक स्ट्रक्चर
भूखंड क्र. आर-३/बी, से.क्र- १४, नेरुळ, नवी मुंबई

नस्ती क्र. - नमुंमपा/वि.प्र.क्र.,६१५/२०१० प्रकरण क्र. ए - ११७७४

विषय :- भूखंड क्र. आर-३/बी, से.क्र- १४, नेरुळ, नवी मुंबई या जागेत निवासी व वाणिज्य कारणासाठी सुधारीत बांधकाम परवानगी देणेबाबत.

संदर्भ :- आपले वास्तुविशारद यांचा दि.- २३/०४/२०१० व ३०/०६/२०१० रोजीचा अर्ज

महोदय,

भूखंड क्र. आर-३/बी, से.क्र- १४, नेरुळ, नवी मुंबई या जागेत निवासी व वाणिज्य कारणासाठी सुधारीत बांधकाम परवानगी देणेबाबतचा प्रस्ताव महानगरपालिकेस वरील संदर्भाधिन पत्रान्वये प्राप्त झालेला आहे. संदर्भाधिन जागेत निवासी व वाणिज्य उपयोगासाठी सुधारीत बांधकाम परवानगी मुंबई प्रांतिक महानगरपालिका अधिनीयम १९४९ च्या कलम २५३ व २५४ तसेच महाराष्ट्र प्रादेशिक नगररचना अधिनियम १९६६ च्या कलम ४५ (१) (३) मधील तरतुदीनुसार मंजुर करण्यात येत आहे. बांधकाम प्रारंभ प्रमाणपत्र सोबत नियोजित बांधकामासाठी जोडीत आहे. तसेच खाली नमुद केलेल्या बाबींची नोंद घ्यावी.

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

सार्वजनिक स्वरुपाच्या रस्त्यावर व गटारीत बांधकाम साहित्य पटणार नाही याची दक्षता घेण्यात यावी. अशाप्रकारे बांधकाम साहित्य रस्त्यावर अथवा इतर सार्वजनिक जागेवर आढळुन 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 / भुखंडधारक / गाळेधारक यांची राहील. तसेच अर्धवट बांधलेल्या जागेचा गैरवापर होऊ नये म्हणुन संबंधित भुखंड 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, पावसाळयाचे 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 मंजुर करुन घेणे आवश्यक आहे. मंजुर नकाशा व्यतिरिक्त बांधकाम केल्यास ते कायद्यातील तरतुदीनुसार कारवाईस पात्र राहील, याची कृपया नोंद घ्यावी.

इमारतीचे बांधकाम करणारे मजुरांचे निवासाकरीता **(Labour Shed)** भूखंडाचे हद्दीत आरोग्याच्या दृष्टीकोनातुन त्यांचे तात्पुरते टॉयलेटसह सोय करणे आवश्यक आहे. त्यासाठी भूखंडाचे एका बाजुचे सामासिक अंतरात ३.०० मी. रुंदीचे तात्पुरती शेडस् टॉयलेट करण्यास 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 काढुन टाकणेत यावी.

कृ.जा.पु

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

अट : १) प्रस्तुत भूखंडावरील इमारतीचे बांधकाम करीत 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 राहील. 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 स्वरुपाचे पदपथ, रस्ते, गटारे, जलवाहिन्या, मलनिःस्सारण वाहिन्या इत्यादी बाबीस काही हानी पोहोचली असल्यास सदर बाबी पुर्ववत करण्याची सर्वस्वी जबाबदारी भूखंडधारकाची /विकासकाची राहील अन्यथा भोगवटा प्रमाणपत्रासाठी अर्ज विचारात घेतला जाणार नाही, याची नोंद घ्यावी.

३) प्रस्तुत भुखंडावर बांधकाम परवानगी दिल्यानंतर संबंधित भुखंडाच्या वास्तुविशारदाने कामाच्या प्रगतीबाबतचा अहवाल दर दोन महिन्यांनी या कार्यालयास विना विलंब सादर करणे बंधनकारक राहील अन्यथा भोगवटा प्रमाणपत्रासाठी आपला अर्ज विचारात घेतला जाणार नाही याची नोंद घ्यावी.

आपला

(संजय शां. बाणाईत)
सहाय्यक संचालक ,नगररचना
नवी मुंबई महानगरपालिका

प्रत माहीतीसाठी:-

१) सोयुझ तालिब, वास्तुविशारद
००१, मैथली निवं, प्लॉट नं. १६९, सेक्टर १२, वाशी, नवी मुंबई
२) मुख्य वास्तशास्त्रज्ञ व नियोजनकार, सिडको लि.
३) विभाग अधिकारी, नमुंमपा, नेरुळ.

NAVI MUMBAI MUNICIPAL CORPORATION
AMENDED BUILDING APPROVAL

NO:NMMC/TPD/BP/Case No. A -11774 /4265 /2010 DATE:- 07 / 10 /2010

Amended Building Approval 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. Mikonic Structure, on Plot No. R-3/B, Sector No. 14, 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. – 10560.088 M^2 + Comm.– 215.859 M^2 = 10775.947 M^2

(No. of Units – Residential – 56 Nos., Commercial, Office – 03No) 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.2,26,496/-** S.D. **Rs.1,43,802/-** for Mosquito Prevention's. **Rs. 1,43,802/-**for debris & S.D. **Rs. 7,04,895/-** 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.

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 atmost 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 unauthorised 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. 17/04/2011 as per conditions mentioned in MIDC Letter dt 15/04/2010 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 & Bound 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) 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/1619R-3/2010 dated 29/09/2010 by Deputy Chief fire officer NMMC, Navi Mumbai.

29) 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.

30) 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.

31) This approval supersedes the previous approval approved by NMMC. You are requested to return all the previous approved drawings for record & cancellation.

32) As directed by the Urban Development, Department Government of Maharashtra, under section – 154 of MR&TP Act-1966 and vide provision No. TPB 432001/21, CR-230/01/UD-11, dated 10/03/205, 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.

33) 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)

(Sanjay S. Banait)
Assistant Director of Town Planning

SCHEDULE

RAIN WATER HARVESTING

Rain Water Harvesting in a building site includes storage or recharging into ground of rainwater falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

   (i) **Open well** of a minimum of 1.00 mt. dia and 6 mt. in depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.

   ii) Rain water harvesting for recharge of ground water may be done through a **bore well** around which a pit of one-meter width may be excavated up to a depth of at least 3.00 mt. and refilled with stone aggregate and sand. The filtered rainwater may be channeled to the refilled pit for recharging the bore well.

   iii) An impervious surface/underground storage tank of required capacity may be constructed in the setback or other open space and the rainwater may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have draw off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.

   vi) The surplus rainwater after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20 mt. width X 1.20 mt. length X 2.00 mt. to 2.50 mt. depth. The trenches can be or 0.60 mt. width X 2.00 to 6.00 mt. length X 1.50 to 2.00 mt depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with filter media comprising following materials.

      a. 40 mm stone aggregate as bottom layer upto 50% of the depth,

      b. 20 mm stone aggregate as lower middle layer upto 20% of the depth;

      c. Coarse sand as upper middle layer upto 20% of the depth,

      d. A thin layer of fine sand as top layer;

      e. Top 10% of the pits/trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad.

f. Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.

g. Perforated concrete slabs shall be provided on the pits/trenches.

v) If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with course sand to allow percolation of rainwater into ground.

vi) In case of the plots where the water table is high i.e. 10 feet less, it is not mandatory to follow the above provisions.

2. The terrace shall be connected to the open well/bore well/storage tank/recharge pit/trench by means of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchments, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rainwater, there shall be at least two rain water pipes of 100 mm dia mtr. for a roof area of 100 sq.mt.

3. Rainwater harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

4. The water so collected/recharged shall as far as possible is used for non-drinking and non-cooking purpose.

Provided that when the rainwater in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter arrangement and the separate outlet for by passing the first rainwater has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

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C.C.

35. SOLAR ASSISTED WATER HEATING SYSTEM (SAWHS)

35.1 Unless the context otherwise requires, the following definitions shall be applicable for the purpose of these Regulation.

i)	Solar Assisted Water Heating System (SAWHS)	A devise to heat water using solar energy as heat source
ii)	"Auxiliary Back Up"	Electrically operated or fuel fired boilers/systems to heat water coming out from solar water heating system to meet continuous requirement of hot water
iii)	"New Building"	Such buildings of hereinunder said categories for which construction plans have been submitted to competent authority for approval.
iv)	"Existing Building"	Such buildings which are licensed to perform their respective business

35.2 Solar Assisted Water Heating Systems (SAWHS)

"Buildings of the following categories shall provide the system or the installation having an auxiliary Solar Assisted Water Heating Systems (SAWHS)

a) Hospitals and Nursing Homes
b) Hotels, Lodges and Guesthouses.
c) Hostels of Schools, Colleges, Training Centers,
d) Barracks of armed forces, paramilitary forces and police.
e) Individual residential buildings having more than 150 sq.mt. Plinth area.
f) Functional Building of Railway Stations and Airports like waiting rooms, retiring rooms, rest rooms, inspection bungalows and catering units.
g) Community Centers, Banquet Halls, Baraat Ghars, Kalyan mandaps (Marriage Halls) and Buildings for similar use".

35.3 Installation of Solar Assisted Water Heating Systems (SAWHS)

The following provisions shall be applicable for all the new buildings of categories mentioned in 35.2 for installation of Solar Energy Assisted Systems.

a) Adequate provisions shall be made for installation of SAWHS in the building design itself for an insulated pipeline from the rooftop to various distribution points, within the aforesaid occupancies. The building must have a provision for continuous water supply to the solar water heating system.

b) In case of hot water requirement, the building should also have open space on the rooftop, which receives direct sunlight. Wherever hot water requirement is continuous, auxiliary heating arrangement either with electric elements or oil of adequate capacity can be provided.

c) The load bearing capacity of the roof should at least be 50 kg. Per Sq.mt. All new buildings of above said categories must complete installation of solar water heating systems before obtaining necessary permissions to commence their activities.

d) The capacity of solar water heating system to be installed on the building different categories shall be decided in consultation with the Planning/Local Authority concerned. The recommended capacity shall not be less than 25 liters per day for each bathroom and kitchen subject to the condition that maximum of 50% of the total roof area is provided with the system.

e) Installation of SAWHS shall conform to BIS (Bureau of Indian Standards) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.

f) Building permission for all the new constructions/buildings of the aforesaid categories shall be granted only if they have been complied with these provisions.
