

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

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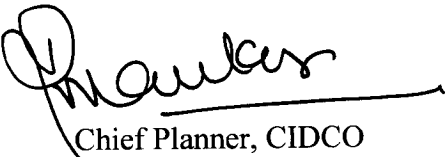
Ref. No. CIDCO/PLNG/CP (BP)/2025/ 191**Date :** 04/06/2025**CIRCULAR**

Subject: Additional Conditions applicable for all the development permissions issued by CIDCO, Navi Mumbai.

1. The Applicant and the Architect shall strictly adhere to the conditions mentioned in the Fire NOC, Estate NOC, Airport NOC and मा.वे.जा. (Enhance compensation) NOC, Environment Clearance, CRZ Clearance, etc. wherever applicable.
2. The approval for plumbing services i.e. drainage connection and water supply shall be separately obtained by the applicant from the concerned nodal Executive Engineer. Also, power requirement, location of transformer if require for the proposal, approval / NOC of MSEB or concerned Electrical Engineer of CIDCO shall be submitted whenever required.
3. The Applicant will ensure that the building materials will not be stacked on the road during the Construction period.
4. The Applicant shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, he/she can approach Health Department CIDCO, for orientation program and pest control at project site to avoid Epidemic.
5. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations issued by Govt. from time to time.

6. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law regarding proposal, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the Project Proponent.
7. The amount deposited with CIDCO as security deposit shall be forfeited either in whole or in part at the absolute discretion of the Corporation for breach of any of the conditions attached to the permission covered by the Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right of Corporation.
8. The applicant shall ensure that the maximum permissible top elevation in meters above mean sea level (AMSL) shall not exceed the value mentioned in the AAI NOC submitted by the applicant.
9. Implementation of Rules and regulations as per National Building code for Safety of Residents surrounding to construction site and labour shall be binding to applicant. If any incidents like damages to Construction or personnel arising during the construction it is whole responsibility of applicant.
10. It is the responsibility of the Architect to prepare and submit the plans as per UDCPRs. He/She shall be responsible for correctness of the FSI calculations and dimensions mentioned on the plan and shall be liable for consequences arising thereof, if any discrepancy is observed.
11. This Permission is issued on the basis of documents submitted by applicant. Subsequently, if any of these documents are found to be fabricated/false/fraudulent, this permission shall stand revoked/cancelled automatically. Any misrepresentation of facts shall be sole liability of licensee/lessee and corporation shall not be responsible for the same in any manner whatsoever.
12. Notwithstanding anything contained in the prevailing Regulations, Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by them from time to time.
13. The responsibility of Structural and other stability of building and Parking tower shall lie with owner/ developer and concerned expert. Structural consultant, executants appointed by owner/developer.

14. Completion certificate with number of parking's provided for the Pit parking/ Mechanical parking/ Parking Tower shall be submitted from the appointed Parking agency at the time of Occupancy certificate, if applicable.
15. All guidelines mentioned in the Environment and Forest, Climate change Department, Govt. of Maharashtra, letter no. CAP-2023/CR-170,TC-2, shall be followed, if applicable.
16. The applicant shall obtain final Fire NOC for lift and requirements for firefighting installation as per 'Schedule-I' of the Maharashtra Fire Prevention and Life Safety Measures (Amended) Act 2023 from CFO at the time of OC, by making payment of necessary charges/fees. It shall be responsibility of the applicant and his appointed technical persons to make necessary provisions of firefighting in the building including fire duct and fire tank in consultation of Fire Officer CIDCO.
17. The proposed chajjas over opening for protection from sun and rain and architectural features for decoration, aesthetic purpose shall not be used for any habitable purpose.
18. The applicant shall obtain the Consent to Establish from MPCB and shall submit copy of the same to this office before seeking Occupancy Certificate if the project is having built-up area up to 20,000 m² and wastewater generation \geq 50 KLD.
19. Separate tank for potable & flushing water of adequate capacity with separate connection shall be provided by the project proponent/developer of Projects located at Pushpak Nagar (Sec.3 to Sec.10).
20. The conditions of this certificate shall be binding not only on the applicant but also on its successors and/or every person deriving title through or under him.


Chief Planner, CIDCO