



PANVEL MUNICIPAL CORPORATION

Tal- Panvel, Dist – Raigad, Panvel – 410 206.

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

NO.2020/PMC/TP/BP/ 282 /2020

Date : 28/09/2020

To,

Mr. Murji Bhanji Gami,
101, Royal Tect Park, 1st Floor,
Plot No. 32/2, Sect. 30A,
Vashi, Navi Mumbai

SUB :- Development Permission for Residential cum Commercial Building on Survey No. 81, Hissa No. 1 & Survey No. 82, Hissa No. 1, 2, 5, At.- Pisarve, Tal.- Panvel, Dist.- Raigad.

REF :- 1) Your Architect's application no. 21795, Dated- 17/12/2019.
2) Height Clearance NOC issued by AAI vide Letter No. Navi/WEST/B/111918/349727, Dated 30/11/2018.
3) Provisional Fire NOC issued by PMC vide letter No. PMC/Fire/183/2020, Dated 14/01/2020

Sir,

Please refer to your application for Development permission for Residential cum Commercial Building on Survey No. 81, Hissa No. 1 & Survey No. 82, Hissa No. 1, 2, 5, At.- Pisarve, Tal.- Panvel, Dist.- Raigad. The Development permission is hereby granted to construct Residential cum Commercial Building on the plot mentioned above.

The Developers / Builders / Owners shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department PMC, for orientation program and pest control at project site to avoid epidemic.

You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

You will ensure that the building materials will not be stacked on the road during the construction period.

Thanking you,

Approved By Hon. Commissioner
Panvel Municipal Corporation

Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO :- 1) Architect,
M/s. Destination Architects,
Office No. 12, Ground Floor,
Great Eastern Summit,
Wing- B, Plot No. 66, Sector 15,
Belapur, Navi Mumbai 400 614.



2) Tahasildar, Panvel for information & requested to take conveyed N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.



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COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXIV) of 1966 to, **Mr. Muraji Bhanji Gami**, As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential cum Commercial Building ('A' Wing- Ground + 7 & 'B' Wing- Ground + 8 Floors)** on Survey No. 81, Hissa No. 1, Survey No. 82, Hissa No. 1, 2, 5, At- **Pisarve**, Tal.- **Panvel**, Dist.- **Raigad**. (Plot Area = 7750.00 .00 Sq.mt., Proposed Residential Built Up Area = 7388.597 sq.mt., Proposed Commercial Built Up Area = 72.912 sq.mt., Total Built Up Area = 7461.509 Sq.mt.)

(Nos. of Residential Units – 198 Nos., Nos. of Commercial Units – 04 Nos.)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth completion Certificate is issued.

1. This Certificate is liable to be revoked by the Corporation if:-
 - 1(a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the Sanctioned plans.
 - 1(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
 - 1(c) The commissioner is satisfied that the same is obtained by the applicant through fraud or Misrepresentation and the applicant and/or any person deriving title under him, in such an event shall be deemed to have carried out the development work in contravention of section – 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.
2. The applicant shall:-
 - 2(a) Give written notice to the Corporation regarding completion of the work.
 - 2(b) Obtain Occupancy Certificate from the Corporation.
 - 2(c) Permit authorized officers of the Corporation to enter the building or premises for which the permission has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations etc. shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and DCR for A.B.C. class Municipal Council 2013 in force.
4. The Commencement Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section – 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the DCR for A.B.C. class Municipal Council 2013 in force.
5. 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.
6. Prior Permission is necessary for any deviation / Change in Plan.
7. It is Mandatory to provide Temporary Toilet to labours at site during construction period.
8. It is mandatory for the institution to take safety measures while the construction is under progress with respect to the educational activities going on in the respective site.
9. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

- i) As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' on the conspicuous place on site indicating following details :-
 - a) Name and address of the owner/developer, Architect and Contractor.
 - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
 - d) Number of Residential flats/Commercial Units with areas.
 - e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
10. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.
The owners/Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.
11. As directed by the Urban Development Dept. 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/ amenities space of Housing Society and new construction/ reconstruction/ addition 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. 100/- 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 structures as required under these bylaws.
12. बांधकाम सुरु असलेल्या साईटवर सर्व बाजूंच्या लगतच्या इमारतीच्या संरक्षक भिंतीपासून व उत्खनन (Excavation) सुरु असलेल्या ठिकाणापासून देखील २५ ते ३५ फुट लांब अंतरावर कामगारांचे राहण्याची व्यवस्था करण्यात यावी. तसेच "इमारत व इतर बांधकाम कामगार (रोजगार नियमन व सेवाशर्ती) अधिनियम, १९९६" मधील कलम ३४ मधील मानकाप्रमाणे निवासाची व्यवस्था विकासकाने करावी.
- 34 - Accommodation :-
 1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
 2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
 3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
 4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.
13. बांधकाम साईटवर असलेल्या झाडांपासून कामगारांचे राहण्याचे ठिकाण २५ ते ३५ फुट लांब असावे, जेणेकरून सदर झाड पडल्यास कामगार निवासास धोका होणार नाही.

14. बांधकाम साईटवरील वसाहतीस विद्युत वाहिनी (इलेक्ट्रीसिटी) व आग यांपासून धोका निर्माण होऊ नये, याची विशेष काळजी घेण्यात यावी.
15. ज्या बांधकाम साईट्स या नदी, ओढे, नाले व नैसर्गिक पाण्याचा प्रवाहाच्या आजुबाजूला सुरु आहेत, तेथे कामगारांच्या सुरक्षेची विशेष काळजी घेऊन त्यांचे राहण्याचे ठिकाण हे अशा प्रवाहापासून ५० फुट लांब असणे आवश्यक आहे.
16. बांधकाम साईटवरील काम करणारे हे, "इमारत व इतर बांधकाम (रोजगार नियमन व सेवाशर्ती) अधिनियम, 1996" मधील कलम 15 अन्वये नोंदित असणे आवश्यक आहे.
Section :- 15 Register of beneficiaries :- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
17. महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळास नोंदित नसलेले कामगार साईटवर काम करणार नाहीत, याची विशेष दक्षता घेण्यात यावी.
18. महानगरपालिका व नगरपालिका हद्दीतील विकासक व कंत्राटदार यांची संयुक्त बैठक घेऊन कामगारांच्या सुरक्षेबाबत विशेष काळजी घेण्याचे निर्देश द्यावेत व विकासकांना कामगारांच्या सुरक्षेच्या अधिनियमातील तरतुदीबाबत जागरूक करावे.
19. कामाच्या ठिकाणी अपघात झाल्यास कामगारांना मिळणाऱ्या लाभांपासून ते वंचित राहू नये, या करीता विकासकाने कामगारांचा अपघात विमा काढणे बंधनकारक राहील.

Note :- You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

Approved By Hon. Commissioner
Panvel Municipal Corporation

Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) Mr. Murji Bhanji Gami,
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SCHEDULE RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging into ground of rain water 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 rain water drawn from terrace and the paved surface.
 - i) Open well of minimum of 1.00 mt. dia and 6.mt. 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 rain water may be channeled to the refilled pit for recharging the bore well.
 - iii) An impervious surface underground storage tank of required capacity may be construed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-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.
 - iv) The surplus rain water 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 1.29mt. width x 1.20 mt. depth. The trenches can be of depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with media comprising the following materials.
 - a) 40 mm stone aggregate as bottom layer up to 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer up to 50% of the depth.
 - c) Coarse sand as upper middle layer up to 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 provide 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
 - h) 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 rain water into ground.
2. The terrace shall be connected to the open well / bore well / storage / tank / recharge pit/trench by mean of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and pipes openings shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq.mt.

3. Rain water 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 be used for non-drinking and non-cooking purpose.

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

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