



PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Rohinjan/13/1,14/4 & 14/5A/21-22/16417/9236/2022

Date : 26/06/2022

To,

M/s. Meghna Builders,
Office NO. 609, Devavrath Premises
Co-op. Soc. Ltd.,
Plot No. 83, Sector – 17, Vashi,
Navi Mumbai – 400 705.

SUB :- Development Permission for Residential Cum Commercial Building on Survey No.- 13/1, 14/4 & 14/5A At.- Rohinjan, Tal.- Panvel, Dist.- Raigad.

REF :- 1) Your Architect's application no. 7337, dtd. 25/03/2022.
2) Provisional Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/2121/Ref No. 625/2063, Dated 30/05/2022.
3) Height Clearance NOC issued by AAI vide letter no. NAVI/WEST/B/052822/674707, Dated 24/06/2022

Sir,

Please refer to your application for Development Permission for Residential Cum Commercial Building on Survey No.- 13/1, 14/4 & 14/5A At.- Rohinjan, 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.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार



(Signature)

Assistant Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:-
- 1) **Architect,**
M/s. AN. ARCH Architects & Planner,
Office No. 20 & 21, Ground Floor,
Raheja Arcade, Plot No. 61, Sector 11,
CBD Belapur, Navi Mumbai 400614.
 - 2) **Ward Officer,**
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel.
 - 3) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax
within 30 days from date of issue of Commencement Certificate of Panvel
Municipal Corporation.



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No.PMC/TP/Rohinjan/13/1,14/4 & 14/5A/21-22/16417/930/2022

Date: 28/08/2022

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, **M/s. Meghna Builders**. As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential Cum Commercial Building for Building No. 1 (Ground + 15 Upper Floor) & Commercial Building for Building No. 2 (Ground + 1 Upper Floor)**, on Survey No.- 13/1, 14/4 & 14/5A At.- Rohinjan, Tal.- Panvel, Dist.- Raigad. (Plot Area = 2687.00 Sq.mt., Proposed Residential Built Up Area = 6318.043 sq.mt., Proposed Commercial Built Up Area = 536.458 sq.mt., Total Built Up Area = 6854.501 sq.mt.)

(No. of Residential Unit – 99 Nos. & Commercial Unit – 06 Nos., Total Units – 105 Nos.)

This Commencement Certificate is issued subject to condition According to clause no. 2.2.14 of UDCPR-2020 Owner/Applicant shall require to pay the balance amount prior to applying for OC.

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 there of 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 Owner / Developer shall:-

- 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
- 2(b) Give written notice to the Corporation regarding completion of the work.
- 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.
- 2(d) Obtain Occupancy Certificate from the Corporation.

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.

4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP 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. 1996.



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. The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR.
 - a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
 - b) 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 structures as required under these regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system.
9. **Action should be taken as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.**
10. The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
11. The Owner & the Architect and Structural Engineer concerned area instructed to Strictly adhere to the conditions of Provisional FIRE NOC issued vide PMC/Fire/2121/Ref No.625/2063, Dated 30/05/2022 by Chief Fire Officer, Fire Brigade Department, PMC.
12. The Owner / Developer shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.
13. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
14. The Owner / Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
15. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
16. No work should be started unless the existing structures area to be demolished with utmost care.
17. 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 with stand an earthquake of highest intensity in seismic zone IV.
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 Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.

