



PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

No.PMC/TP/Pisarve/99/3,99/4/21-22/16356/1978 /2022

Date: 30/06/2022

To,

Mr. Dhondu Bhuraji Keni,
Survey No- 99/3, 99/4, At- Pisarve,
Tal- Panvel, Dist- Raigad.

SUB: - Development Permission for Residential Cum Commercial Building on Survey No.- 99/3, 99/4 At. – Pisarve, Tal. - Panvel, Dist.- Raigad.

REF: - 1) Your Architect's application no. 26360, dtd. 31/12/2021.
2) Height Clearance NOC issued by AAI vide letter no. NAVI/WEST/B/121621/641423, Dated 15/12/2021.

Sir,

Please refer to your application for Development Permission for Residential Cum Commercial Building on Survey No.- 99/3, 99/4 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.

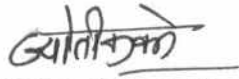
You have to pay the necessary charges due to GST if applicable in future as per Panvel Municipal Corporation policy and as informed to you in writing and if not paid the permission granted will be revoked.

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

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. आयुक्ते यांचे मंजूरी नुसार


Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO: - 1) Architect,
Amit Mhatre,
A.A.M. Designs,
Shop No. 6, Shree Ganpati Krupa Apt.,
Pardeshi Ali Rd., Sawarkar Chowk,
Panvel 410 206.
2) Ward Officer,
Prabhag Samiti '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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COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, **MR. Dhondu Bhuraji Keni**. As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential Cum Commercial Building (Ground + 7 Upper Floor) on Survey No.- 99/3, 99/4, At. – Pisarve, Tal. - Panvel, Dist.- Raigad. (Plot Area = 9940.00 Sq.mt., Proposed Residential Built-Up Area = 2497.659 sq.mt., Proposed Commercial Built-Up Area = 162.495 sq.mt., Total Built Up Area = 2660.154 sq.mt.)**

(No. of Residential Unit – 42 Nos. & Commercial Unit – 08 Nos., Total Units – 50 Nos.)

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.

