



# PANVEL MUNICIPAL CORPORATION

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

E mail – [panvelcorporation@gmail.com](mailto:panvelcorporation@gmail.com)

Tel – (022) 27458040/41/42

No.PMC/TP/N.Panvel/17/32/21-22/16354/1976 /2022

Date : 30/06/2022

To,

M/s. Varsha Buildcon,  
1003-4, Shelton Cubix,  
Plot no.- 87, Sector- 15, CBD,  
Belapur, Navi Mumbai 400 614.

**SUB :- Amended Development Permission for Residential cum Commercial Building on Plot No.- 32, Sector- 17, At.- New Panvel (W), Tal.- Panvel, Dist.- Raigad.**

- REF :-**
- 1) Your Architect's application no. 14741, Dated 22/06/2022.
  - 2) Development Permission granted by this office vide letter no. PMC/TP/N.Panvel/17/32/21-22/16354/1260/2022, Dated 06/05/2022
  - 3) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/122121/641926, Dated 20/01/2022.
  - 4) Provisional Fire NOC issued by PMC Fire officer vide letter no. PMC/Fire/2121/Ref.No.566/1264, Dated 30/03/2022
  - 5) Additional FSI NOC issued by CIDCO vide letter no. CIDCO/MTS-III/UDCPR/8000158378 /2022/1205, Dated 16/06/2022

Sir,

Please refer to your application for Amended Development permission for Residential cum Commercial Building on Plot No.- 32, Sector- 17, At.- New Panvel (W), Tal.- Panvel, Dist.- Raigad.

The Amended 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

Assistant Director of Town Planning  
Panvel Municipal Corporation

**C.C.T.O:-** 1) Architect,  
M/s. Satish V. Ahuja and Associates,  
Ashiana C-2, 1<sup>st</sup> Floor, Sector- 17,  
Vashi, Navi Mumbai 400 703.



**2) Ward Officer,**  
Prabhag Samati 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.



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No.PMC/TP/N.Panvel/17/32/21-22/16354/ १७६ /2022

Date ३० / ०६ /2022

## AMENDED 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. Varsha Buildcon**. As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential cum Commercial Building (Basement + Ground + 14 Upper Floors)** on Plot No.- 32, Sector- 17, At.- New Panvel (W), Tal.- Panvel, Dist.- Raigad. (Plot Area = 4029.30 Sq.mt., Existing Residential Built Up Area = 4397.361 sq.mt., Existing Commercial Built Up Area = 1613.540 sq.mt., Proposed Residential Built Up Area = 6354.909 sq.mt. & Commercial Built Up Area = 62.2 sq.mt., Total Built Up Area = 12428.010 sq.mt.)

(No. of Residential Unit – 120 Nos., No. of Commercial Shop / office – 40 Nos.,  
Total Unit - 160 Nos.)

This Amended Commencement Certificate is issued 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 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) 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. The applicant and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
9. The owner & the Architects and Structural Engineer concerned area instructed to strictly adhere to the conditions of Fire NOC issued vide letter no. PMC/Fire/2121 /Ref. No.566/1264, Dated 30/03/2022 by Chief Fire Officer, Fire Brigade Department, PMC.
10. 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 system and requisite provisions shall be made for proper functioning of the system.
11. 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.
12. No work should be started unless the existing structures area to be demolished with utmost care.
13. 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.
14. 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.
15. 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.
16. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
17. The Owner / Developer shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
18. The Owner/Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
19. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
20. 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.
21. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
22. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C4-287/94,UD-11/RDP, Dt.19<sup>th</sup> 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) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.

