

C.C. copy.

PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

NO.2017/PMC/BP/ 9131 /2017

Date : 16 / 10 / 2017

To,

✓ Mrs. Sandhya Sachin Shah &
Mrs. Jyoti Deepak Gadge,
Plot No. A-7, Sector- 4,
Asudgaon, Tal- Panvel.

SUB:- Development Permission for Residential cum Commercial Building on Plot No. A-7, Sector- 04, Asudgaon, Panvel, Navi Mumbai.

REF:- 1) Your Architect's application no. 14348, dt- 19.04.2017.
2) Height Clearance NOC issued No. Navi/WEST/B/021817/197395, Dt. 14.03.2017.
3) IDC 50% Rs 75,500/- paid vide receipt no. 471575, Dt. 23.6.2017.

Sir,

Please refer to your application for development permission for Residential cum Commercial Building on Plot No. A-7, Sector-04, Asudgaon, Panvel, Navi Mumbai.

The development permission is hereby granted to construct Residential cum Commercial Building on the plot mentioned above.

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer, CIDCO prior to the commencement of the construction Work.

The Developers / Builders shall take all precautionary measures for prevention of Malaria breeding during the construction period of the project. If required, you can approach Health Department CIDCO, 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,

C.C.TO:- Architect,
07 Architects & Planners,
7 & 8, Sai Prasad Chs, Plot No- 98/2,
S.N.Road, Panvel – 410 206.

[Signature]
16-10-17
City Engineer
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 XXXIVII) of 1966 to **MRS. SANDHYA SACHIN SHAH & MRS. JYOTI DEEPAK GADGE** for Plot No. A-7, Sector- 04, Asudgaon, Panvel of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential cum Commercial Building (Ground + 4 Only)** Residential Built Up Area = 205.21 Sq.mt., Commercial Built Up Area = 14.6 Sq.mt., Total Built Up Area = 219.81 Sq.mt.

(No. of Residential Unit – 11/ Commercial Unit- 02)

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/or GDCRs- 1975 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 GDCRs – 1975.
 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.