



Panvel Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1460363
Proposal Code : CARPC-24-48798

Permit No. : CARPC/B/2024/APL/00850
Date : 28/10/2024

Building Name :	PRIDESTONE WING A WING B(Mixed)	Floors :	Basement Floor,Ground Floor,1st Floor,2nd Floor,Typical 4th 5th 6th Floor,Refuge 7th Floor,Refuge 12th Floor,8th 9th 10th 11th 13th 14th Floor,3rd Floor
-----------------	---------------------------------------	----------	---

To,
i)Ms Ch Hospitality Llp,
PLOT NO. 38, SECTOR-17, NEW PANVEL (WEST) NAVI MUMBAI.
ii) Pradeep Dhore (Architect)

Sir/Madam,

With reference to your application No **CARPC202400580**, dated **20-09-2024** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No **38**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. -, Final Plot No. -, Sector No. **17**, Mouje **NEW PANVEL WEST** situated at Road / Street , Society . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.



Panvel Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1460363
Proposal Code : CARPC-24-48798

Permit No. : CARPC/B/2024/APL/00850
Date : 28/10/2024

15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
16. i) The Certificate is liable to be revoked by the Corporation: if The Commissioner is satisfied that the same is obtained by the applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such 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. ii) As per provisions of section 13.2, 13.3, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Rain water harvesting system and compliance report from Consultants for RWHS (if applicable), Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system. iii) The Owner / Developer shall obtain all the necessary required No Objection Certificates from concerned Authorities before applying for Occupancy Certificate. iv) The applicant has to submit undertaking regarding excavation of basement and the undertaking will be abide on him/her. And at the time of excavation applicant has to take proper precautions not to damage surrounding premises and owner/ applicant will be solely responsible for that. v) The Owner / Developer should set up electrical vehicles charging point in the said plot. vi) The Owner / Developer shall be responsible for planting one tree (Indigenous trees like Neem, mango, Gulmohar, Peepal, Arjun, jamun etc.) per 100 Sq. Mtr. of plot area as per UDCPR-2020



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Panvel Municipal Corporation,

