



# 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. 2020/PMC/TP/BP/ 22E/2020

Date : 28/05/2020

✓To,

M/s. Om Shivam Builders Pvt. Ltd.,  
A-703, Om Shivam Center,  
Plot No. A33, 34, 45, 46,  
Sector 20, Nerul, Navi Mumbai.

SUB :- Full Occupancy Certificate for Residential cum Commercial Building on Plot No.- 81, Sector-18, At.- Kamothe, Tal.- Panvel, Dist.- Raigad.

- REF :-
- 1) Your architect application Dated 01/06/2020.
  - 2) Asstt. Estate officer / Estate officer, CIDCO, Navi Mumbai's Extension in time limit upto 09/03/2020 vide letter No. CIDCO/ESTATE-2/2019/8000027133/7747, Dated 05/12/2019.
  - 3) Final Fire NOC issued by this office vide letter No. PMC/Fire/2824/2019, Dated 27/09/2019
  - 4) Amended Commencement Certificate issued by this CIDCO office Vide letter No. CIDCO/BP-9456/ATPO(NM&K)/2013/2119, Dated 31/12/2013.
  - 5) Part Occupancy Certificate issued by this PMC Office Vide letter No. PMC/TP/647/2020 Dated 13/03/2020
  - 6) Amended Commencement Certificate issued by this office Vide letter No. PMC/TP/BP/764/2020 Dated 28/05/2020.
  - 7) Hon'ble High Court, Bombay's order Dated 29/01/2020 in W.P. Stamp No. 251/2020 & uploaded on website on Dated 11/02/2020 in
  - 8) Indemnity Bond Dated 13/03/2020 submitted by M/s. Om Shivam Builders Pvt. Ltd.

Civil Writ Petition No. 1643 of 2020 (Stamp No. 251/2020) in the Hon'ble High Court, Bombay in respect of the Occupancy Certificate (O.C.) to be granted by the Panvel Municipal Corporation.

Hon'ble High Court, Bombay on Dated 29/01/2020 ordered in Civil Writ Petition No. 1643 of 2020 (Stamp No. 251/2020) to grant the Occupancy Certificate subject to the final outcome of PIL No. 154 of 2016 & PIL Nos. 121 & 122 of 2019. Also, it is mentioned that the Petitioners herein or any of the flat purchasers shall not be entitled to claim any equities whatsoever in the event the decision in PIL No. 154 of 2016 and/or PIL Nos. 121 & 122 of 2019 are adverse to the interest of the petitioners herein or to that of flat purchasers.

In view of the above order of Hon'ble High Court, Bombay, the petitioners has given the Indemnity Bond executed on Dated 13/03/2020.

Now as per the order of the Hon'ble High Court, Bombay, Please find enclosed here with the necessary Occupancy Certificate for Residential cum Commercial Building on above mentioned plot along with As-Built drawings duly approved.

You shall carry out Structural Audit of the development from Structural Engineer after every 5 years from the date of Occupancy Certificate granted and submit the copy of Structural Audit to Panvel Municipal Corporation for their record.

The Developers/ Builders shall take a note that, you have submitted As-Built drawings regarding changes made at site.

You may approach to the office of Executive Engineer (W/S) to get the water supply & Drainage connection to your plot.

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.

Covid-19 Epidemic guidelines are being issued by the Government from time to time. These guidelines must be followed scrupulously. Only in - Situ construction is permitted where workers are available on site & no workers are required to be brought in from outside.

Thanking you,

Approved By Hon. Commissioner  
Panvel Municipal Corporation

Assistant Director of Town Planning  
Panvel Municipal Corporation

C.C. TO :- 1) Architect,  
M/s. C. M. Samant Architects & Designer,  
408, Punit Chambers, Near Mafco Market,  
Sector 18, Vashi, Navi Mumbai 400 703.

2) Tax Department , PMC.

3) Asst. Estate Officer / Estate Officer,  
Estate Department,  
First Floor, CIDCO Bhavan  
CBD Belapur, Navi Mumbai 400614.



Time Extension upto 09/03/2020 has been granted vide letter no. CIDCO/ESTATE-2/2019/8000027133/7747, Dated 05/12/2019. Now you are requested to take the cognizance of the grant of Time Extension required if necessary directly in the above subjected full Occupancy Certificate (O.C.). Also No Dues Certificate valid upto 03/03/2020 vide letter No. CIDCO/ESTATE-2/2019/8000045380/7747, Dated 05/12/2019 has been granted. Now you are requested to take the cognizance of the No Dues Certificate required if necessary directly in the above subjected of Full Occupancy Certificate (O.C.)

4) Ward Officer Cum  
Incident Commander  
Prabhag Samati 'C'  
Panvel Municipal Corporation, Panvel



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Tel – (022) 27458040/41/42

NO. 2020/PMC/TP/BP/ २२६/२०२०

Date : 28/08/2020

## FULL OCCUPANCY CERTIFICATE

Civil Writ Petition No. 1643 of 2020 (Stamp No. 251/2020) in the Hon'ble High Court, Bombay in respect of the Occupancy Certificate (O.C.) to be granted by the Panvel Municipal Corporation. Hon'ble High Court, Bombay on Dated 29/01/2020 ordered in Civil Writ Petition No. 1643 of 2020 (Stamp No. 251/2020) to grant the Occupancy Certificate subject to the final outcome of PIL No. 154 of 2016 & PIL Nos. 121 & 122 of 2019. Also, it is mentioned that the Petitioners herein or any of the flat purchasers shall not be entitled to claim any equities whatsoever in the event the decision in PIL No. 154 of 2016 and/or PIL Nos. 121 & 122 of 2019 are adverse to the interest of the petitioners herein or to that of flat purchasers. In view of the above order of Hon'ble High Court, Bombay, the petitioners has given the Indemnity Bond executed on Dated 13/03/2020.

Now, I hereby certify that the development of Residential cum Commercial Building Proposed [(Existing Residential Built Up Area = 4811.536 sq.mt., + Proposed Residential Built Up Area = 57.415 sq.mt., Total Residential Built Up Area = 4868.951 sq.mt., & Commercial Built Up Area = 830.640, Total Built Up Area = 5699.591 sq.mt.,)] (Existing Residential Units –102, Existing Commercial Units –20 and Total Units– 122 Nos.) (Proposed Residential Units – 107, Proposed Commercial Units – 19 and Total Units – 126 Nos.) on Plot No.- 81, Sector- 18, At- Kamothe, Tal.- Panvel, Dist.- Raigad completed under the supervision of Architect M/s. C. M. Samant Architects & Designer, has been inspected on 05/03/2020 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Amended Commencement Certificate dated 28/05/2020 and that the development is fit for the use for which it has been carried out.

This Certificate is issued subject to order that may be passed under section 28A/18/28A(3) (if any) of Land Acquisition Act. 1894 for payment of enhance compensation.

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.

Approved By Hon. Commissioner  
Panvel Municipal Corporation

Assistant Director of Town Planning  
Panvel Municipal Corporation

- C.C. TO :-
- 1) M/s. Om Shivam Builders Pvt. Ltd.,  
A-703, Om Shivam Center,  
Plot No. A33, 34, 45, 46,  
Sector 20, Nerul, Navi Mumbai.
  - 2) Architects,  
M/s. C. M. Samant Architects & Designer,  
408, Punit Chambers, Near Mafco Market,  
Sector 18, Vashi, Navi Mumbai 400 703.
  - 3) Tax Department, PMC.
  - 4) Asst. Estate Officer / Estate Officer,  
Estate Department,  
First Floor, CIDCO Bhavan  
CBD Belapur, Navi Mumbai 400614.

