



PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

NO.2018/PMC/TP/BP/6932 /2018

Date : 5 / 7 / 2018

To,
Shri. Baburao U. Raje
Through Its Development Rights & P.O.A. Holder,
M/s. Shreenathji Developers,
Through Proprietor Mr. Dharmendra M. Rathod.
At- 7/32, Sarvodaya Estate, R.C. Road,
Chembur, Mumbai – 400 071.

**SUB:- Development Permission for Residential Building on Survey No. 132/2,
at- Taloje Majkur, Tal – Panvel, Dist – Raigad.**

REF:- 1) Your Architect's application no. 12065, dated 27/03/2017.
2) Height Clearance NOC issued by CIDCO vide letter No. CIDCO/BP/TPO(NM)/50/2018/1519,
Dt. 28.06.2018.

Sir,

Please refer to your application for development permission for Residential Building on Survey No. 132/2, at- Taloje Majkur, Tal – Panvel, Dist – Raigad.

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

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 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.

Thanking you,

Asstt. Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- Architect, Mr. Anil H. Jain.
M/s. Atelier Architects Interior Designers Planners.
09, Habitat CHS, Plot No. 46/47, Sector-23,
Seawoods, Nerul, Navi Mumbai – 400 706.





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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, SHRI. BABURAO U. RAJE THROUGH ITS DEVELOPMENT RIGHTS & P.O.A. HOLDER, M/S. SHREENATHJI DEVELOPERS, THROUGH PROPRIETOR MR. DHARMENDRA M. RATHOD. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Building on Survey No- 132/2, Taloje Majkur, Panvel, Dist- Raigad. (Stilt + 3 Floors) Plot Area = 770 M², Residential Built Up Area = 732.910 M².

(Nos. of Residential Units – 24 Nos)

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 DCR for A.B.C. class Municipal Council 2013 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 DCR for A.B.C. class Municipal Council 2013 in force.

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. It is Mandatory to provide Temporary Toilet to labours at site during construction period.
7. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th 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) Name and address of the owner/developer, Architect and Contractor.
- b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
- c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
- d) Number of Residential flats/Commercial Units with areas.
- e) Address where copies of detailed approved plans shall be available for inspection.
- ii) A notice in the form of an advertisement, giving all the detailed mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
8. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P.No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional conditions shall apply.

The owners/Developers shall use fly ash Bricks or Blocks or Tiles or Clay fly ash Bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100% (by volume) of the total bricks, blocks & Tiles as the case may be in their construction activity.

9. As directed by the Urban Development Dept. Government of Maharashtra, under Section-154 of MR & TP Act -1966 and vide Provision No. TPB 432001/2133/CR-230/01/UD-11, dated 10/03/2005, for all buildings, greater than 300.00 Sq. m. following additional condition of Rain Water Harvesting shall apply.
- a) All the layout open spaces/amenities space of Housing Society and new construction/reconstruction/addition on plots having area not less than 300.00 Sq.m. shall have one or more Rain Water Harvesting structures having minimum total capacity as detailed in schedule (enclosed).
Provided that the authority may approve the Rain water Harvesting Structures of specifications different from those in Schedule, subject to the minimum capacity of Rain water harvesting being ensured in each case.
- b) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting structure is maintained in good repair for storage of water for non-potable purposes or recharge of groundwater at all times.
- c) The Authority may impose a levy of not exceeding Rs. 100/- 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 bylaws.
- 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.


Asstt. Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) Shri. Baburao U. Rajee
Through Its Development Rights & P.O.A. Holder,
M/s. Shreenathji Developers,
Through Proprietor Mr. Dharmendra M. Rathod.
At- 7/32, Sarvodaya Estate, R.C. Road,
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2) Architect, Mr. Anil H. Jain.
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09, Habitat CHS, Plot No. 43/47, Sector-23,
Seawoods, Nerul, Navi Mumbai - 400 706.



SCHEDULE RAIN WATER HARVESTING

Rain Water Harvesting in a building site include storage or recharging into ground of rain water falling on the terrace or on any paved or unpaved surface within the building site.

1. The following systems may be adopted for harvesting the rain water drawn from terrace and the paved surface.
 - i) Open well of minimum of 1.00 mt, dia and 6.mt. depth into which rain water may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden etc.
 - ii) Rain water harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated upto a depth of at least 3.00 mt. and refilled with stone aggregate and sand, the filtered rain water may be channeled to the refilled pit for recharging the borewell.
 - iii) An impervious surface underground storage tank of required capacity may be construed in the setback or other open space and the rain water may be channeled to the storage tank. The storage tank shall always be provided with ventilating covers and shall have drawn-off taps suitably placed so that the rain water may be drawn off for domestic, washing gardening and such other purposes. The storage tanks shall be provided with an overflow.
 - iv) The surplus rain water after storage may be recharged into ground through percolation pits or trenches or combination of pits and trenches. Depending on the geomorphological and topographical condition, the pits may be of the size of 1.29mt. width x 1.20 mt. depth. The trenches can be of depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be back filled with media comprising the following materials.
 - a) 40 mm stone aggregate as bottom layer upto 50% of the depthg.
 - b) 20 mm stone aggregate as lower middle layer upto 50% of the depth.
 - c) Coarse sand as upper middle layer upto 20% of the depth.
 - d) A thin layer of fine sand as top layer.
 - e) Top 10% of the pits/trenches will be empty and a splash is to be provide in this portion in such a way that roof top water falls on the splash pad.
 - f) Brick masonry wall is to be constructed on the exposed surface of pits/trenches and the cement mortar plastered.

The depth of wall below ground shall be such that the wall prevents lose soil entering into pits/trenches. The projection of the wall above ground shall at least be 15 cms.
 - g) Perforated concrete slabs shall be provided on the pits/trenches
 - (v) If the open space surrounding the building is not paved, the top layer upto a sufficient depth shall be removed and refilled with course sand to allow percolation of rain water into ground.
2. The terrace shall be connected to the open well / bore well / storage / tank / recharge pit/trench by mean of HDPE/PVC pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchment, as they would contain undesirable dirt. The mouths of all pipes and pipes openings shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rain water, there shall be at least two rain water pipes of 100 mm diameter for a roof area of 100 sq.mt.
3. Rain water harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.
4. The water so collected/recharged shall as far as possible be used for non-drinking and non-cooking purpose.

Provided that when the rain water in exceptional circumstances will be utilized for drinking and/or cooking purpose, it shall be ensured that proper filter management and the separate outlet for by passing the first rain- water has been provided.

Provided further that it will be ensured that for such use, proper disinfectants and the water purification arrangements have been made.

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

 "NIRMAL", 2nd Floor, Nariman Point,
 Mumbai - 400 021.
 PHONE : 00-91-22-6650 0900
 FAX : 00-91-22-2202 2509

HEAD OFFICE:

 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 614.
 PHONE: 00-91-22-6791 8100
 FAX : 00-91-22-6791 8166

Ref. No. CIDCO/BP/TPO(NM)/ 50 / 2018 / 1519

Date : 28/06/2018

 To,
 SHRI.BABURAO UNDRAJI RAJE.
 VILLAGE, TALOJA- MAJKUR,
 TAL-PANVEL, DIST - RAIGAD.

Sub : Issue of height clearance of building/structure for Survey No.132/2 at, Village-Taloja-Majkur, Tal-Panvel, Dist-Raigad.

- Ref : 1.CIDCO/T&C/CGM(T&A)/051/003/41 Dated 04/03/2014.
-
- 2.AAI/20012/86/2011-ARI(NOC) Dated 08/05/2015
-
- 3.CIDCO/TPO/NM/2017/1321 Dated.15.12.2017

Sir,

1. Pl refer to your letter No.nil dated.14.06.18 and received on dated 22/06/18 the subject mentioned above.
2. Based on the site co-ordinates in WGS – 84 and site elevation submitted by you , the maximum permissible height of building above ground level is 139.98M.Considering the site elevation 22.42M.(20.42M.+ 2.00M. Buffer) and the top elevation of the building is 150.00 meters Above Mean Sea Level (AMSL). The details of the same are given below.

Details of Plot	Co-ordinates			Site Elevation	Maximum Permissible	
	Location	Latitude (deg min sec)	Longitude (deg min sec)		Top Elevation of building (AMSL)	Height of building (In Meters)
Gut.No.132 / 2, Vill- Taloja- Majkur, Tal- Panvel	N-W-1	19° 5'3.48"N	73° 6'0.97"E	10.02M	150.00 M	139.98 M
	N-E-2	19° 5'3.15"N	73° 6'1.28"E			
	S-E-3	19° 5'2.35"N	73° 6'0.82"E			
	S-W-4	19° 5'2.77"N	73° 6'0.30"E			

3. Since this is a undeveloped area for which, no services. Plan is prepared a safety buffer of 2.00M. is added in to the existing site elevation.
4. The above height of the building/ structure should be inclusive of all structures including radio/TV Antenna, lightning arresters, staircase, Mumtee, Overhead water tank etc. No attachments or fixtures of any kind shall project above the height indicated in the above table.
5. In case the building / structure is found to exceed the above height permitted vide this letter, it will be considered as a violation of the provisions of section 9-A of the Indian Aircraft Act 1934 under which this letter is issued and will attract legal actions.
6. The certificate is valid for a period of 5 years from the date of its issue. If the building / structure is not constructed & completed within the period, the applicant will be required to obtain a fresh 'NOC'
7. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
8. This certificate is issued for "HEIGHT CLEARANCE ONLY".

Thanking you,

COLOR XEROX

Yours faithfully,

Associate Architect.(BP)

क प्रत

मोजे : तळोजे मजकूर
ता. : पनवेल
जि. : रायगड

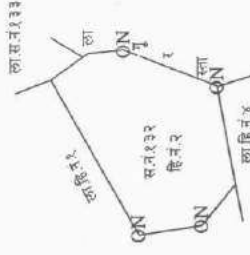


अ.ता/ह.का./मो.र.नं. ११३२२/२१.०४.२०१७

मोजणीचे कारण : अर्जदार श्री. बाबूराव उंद या राजे यांचे मौजे.तळोजे मजकूर येथील स.नं. १३२/२, चे हद्द कायम मोजणी अर्जांनुसार हद्द कायम मोजणी केली आहे.

मोजणीसमयी हजर प्रतिनिधी

१. श्री. बाबूराव उंद या राजे - अर्जदार
२. श्री. इब्राहिम हूसेन पटेल - पंच
३. श्री. धर्मेन्द्र रवोड - पंच



मा. जयवंदी आयुक्त आणि संचालक
भूमि अभिलेख (म.रा.) पुणे यांचेकडील
परिषदक क्र. भूमापन ३/अभिलेख टुरूस्ती/
विनो क्र. ८८/१३ दिनांक २७/१/२०१३
अन्वये अर्जदारास विनामूल्य नक्कल

समजूतीच्या टिपा

याप्रमाणे सध्दे नंबरची हद्द आहे.

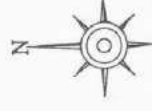
याप्रमाणे हिस्सा नंबरची हद्द आहे.

याप्रमाणे हद्दीच्या नविन खुणा दिल्या आहे.

ON

जालनी सिपिक
ज्येष्ठ अधिकारीक भूमि अभिलेख
पनवेल, जि. रायगड.

मुळ्यालय सहाय्यक
उप अधीक्षक, भूमि अभिलेख
पनवेल-रायगड



प्रमाण १:१०००

मोजणी करणार : श्री.महेश भापकर
भूकरमापक

मोजणी दिनांक : ०६/०५/२०१७.