



# 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.2018/PMC/TP/BP/ 8536 /2018

Date : 29/08/2018

## COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXIVII) of 1966 to **M/s. SAI DEVELOPERS, THROUGH PARTNERS MR. SURESH PATKAR & MR. NALIN SHARMA** for Survey No. 743/1, Panvel, Dist- Raigad. As per the approved plans and subject to the following conditions for the development work of the **Proposed Residential Building (Ground + 9 Floors), Residential Built Up Area = 4175.22 Sq.mt., Total Built Up Area = 4175.22 Sq.mt.**

(No. of Residential Unit – 102 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/or SDCPRs- 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 MRTPL Act- 1966 and as per regulations no. 16.1(2) of the SDCPRs- 2013.
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. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
8. 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.
9. Adequate permanent safely measures such as Railing etc should be done to corridor area & passages.
10. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 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) 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.
11. As per the notification dtd. 14<sup>th</sup> 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.**
12. 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.

**Note :-** 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.

  
Assistant Director of Town Planning  
Panvel Municipal Corporation

C.C.TO:- 1) ~~M/s. Sai Developers,~~  
**Through Partners Mr. Suresh Patkar &  
Mr. Nalin Sharma, Survey No. 743/1,  
Tal- Panvel, Dist- Raigad.**

2) **Architect,  
Ar. Adinath V. Patkar,  
O7 Associates,  
Shop No. 7, 8, Sai Prasad CHS,  
Panvel 410 206.**

