



PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

NO.2020/PMC/TP/BP/ 1339 /2020

Date : 20 / 10 /2020

To,

M/s. Neelsidhi Realties,
The Emerald, 2nd Floor,
Plot No. 195B, Vashi,
Navi Mumbai 400 703

SUB: - Amended Development Permission for Residential Building on Plot No.- 22, Sector- 11, At. - New Panvel (W), Tal.- Panvel, Dist.- Raigad.

- REF: - 1) Your Architect's application no. 563, Dated 07/01/2020.
2) Commencement Certificate issued by this office vide letter No. PMC/TP/BP/644/2018 Dated 04/12/2018.
3) I. O. D. issued by this office vide letter No. PMC/TP/BP/2066/2019, Dated 30/08/2019.
4) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/100517/250669, Dated 12/10/2017.
3) Provisional Fire NOC issued by Fire officer vide letter No. PMC/Fire/10269/2018 Dated 22/11/2018.
4) Railway NOC from Divisional Engineer (L/M), Central Railway, Mumbai vide letter No. BB.W.6561.NOC.PNVL.1268.DB, Dated 25/10/2019
5) Clarification letter issued from Divisional Engineer (L/M), Central Railway, Mumbai vide letter No. BB.W.6561.NOC.PNVL.1267.DB, Dated 05/11/2019.

Sir,

Please refer to your application for Amended Development Permission for Residential Building on Plot No. - 22, Sector- 11, At- New Panvel (W), Tal.- Panvel, Dist.- Raigad.

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

The Developers / Builders/ Owners 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.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C./Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned in Annexure-A attached herewith.

Note: - This set of Plans supersedes earlier approved plans.

Thanking you,

Approved By Hon. Commissioner
Panvel Municipal Corporation




Assistant Director of Town Planning
Panvel Municipal Corporation

- C.C.TO:-
- 1) Architect,
M/s. STAPL (Ar. Soyuz Talib),
1405/1406, 14th Floor,
Kesar Solitaire, Plot No. 05,
Sector 19, Palm Beach Road,
Sanpada, Navi Mumbai

 - 2) Ward Officer Cum
Incident Commander
Prabhag Samati 'B'
Panvel Municipal Corporation, Panvel



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AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act 1966 (Maharashtra XXXIV of 1966) to, **M/s. Neelsidhi Realties for Plot No.- 22, Sector- 11, At- New Panvel (W), Tal.- Panvel, Dist.- Raigad.** As per the approved plans and subject to the following conditions for the development work of the **Existing Approved Residential Built Up Area = 9601.996 sq.mt. (Ground + 12 Floors) (Society office = 29.89 sq.mt. Existing Fitness Centre = 191.860 sq.mt. Free of FSI) and Proposed Podium Free of FSI.**

(No. of Existing Residential Units (A Wing Part) – 70 Nos., No. of Existing Residential Units (A Wing Part) - 24 Nos. & (B Wing)- 82 Nos., Total Residential Unit – 176 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 GDCR 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.
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. It is Mandatory to provide Temporary Toilet to labours at site during construction period.

10. 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
- 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 :-
 - Name and address of the owner/developer, Architect and Contractor.
 - Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
 - Number of Residential flats/Commercial Units with areas.
 - Address where copies of detailed approved plans shall be available for inspection.
 - 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. 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.**
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.
- 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.
 - 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.
 - 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.
13. बांधकाम सुरु असलेल्या साईटवर सर्व बाजूंच्या लगतच्या इमारतीच्या संरक्षक भितीपासून व उत्खनन (Excavation) सुरु असलेल्या ठिकाणापासून देखील २५ ते ३५ फूट लांब अंतरावर कामगारांचे राहण्याची व्यवस्था करण्यात यावी. तसेच "इमारत व इतर बांधकाम कामगार (रोजगार नियमन व सेवाशर्ती) अधिनियम, १९९६" मधील कलम ३४ मधील मानकाप्रमाणे निवासाची व्यवस्था विकासकाने करावी.
- 34 - Accommodation -
- The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
 - The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
 - As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
 - In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.

14. बांधकाम साईटवर असलेल्या झाडांपासून कामगारांचे राहण्याचे ठिकाण 25 ते 35 फूट लांब असावे, जेणेकरून सदर झाड पडल्यास कामगार निवासास धोका होणार नाही.
 15. बांधकाम साईटवरील बसवलेली विद्युत वाहिनी (इलेक्ट्रिसिटी) व आग यांपासून धोका निर्माण होऊ नये. याची विशेष काळजी घेण्यात यावी.
 16. ज्या बांधकाम साईटस या नदी, ओढे, नाले व नैसर्गिक पाण्याचा प्रवाहाच्या आनुबातुला सुरु आहेत, तेथे कामगारांच्या सुरक्षेची विशेष काळजी घेऊन त्यांचे राहण्याचे ठिकाण हे अशा प्रकारापासून ५० फूट लांब असावे आवश्यक आहे.
 17. बांधकाम साईटवरील काम करणारे हे, "इमारत व इतर बांधकाम (रोजगार नियमन व सेवाशर्ती) अधिनियम, 1996" मधील कलम 15 अन्वये नोंदित असणे आवश्यक आहे.
- Section - 15 Register of beneficiaries - Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
18. महाराष्ट्र इमारत व इतर बांधकाम कामगार कल्याणकारी मंडळास नोंदित नसलेले कामगार साईटवर काम करणार नाहीत, याची विशेष दक्षता घेण्यात यावी.
 19. महानगरपालिका व नगरपालिका हद्दीतील विकासक व कंत्राटदार यांची संयुक्त बैठक घेऊन कामगारांच्या सुरक्षेबाबत विशेष काळजी घेण्याचे निर्देश द्यावेत व विकासकांना कामगारांच्या सुरक्षेच्या अधिनियमातील तरतुदीबाबत जागरूक करावे.
 20. कामाच्या ठिकाणी अगघात झाल्यास कामगारांना मिळणाऱ्या लाभांपासून ते वंचित राहू नये. या करीता विकासकाने कामगारांच्या अगघात विमा काढणे बंधनकारक राहिले.
 21. The conditions mentioned in the affidavit and the draft agreement for sale submitted by the applicant will be binded on the applicant at the time of sale of units.

- Note :-**
- 1) Any further Modifications by the Railway Department will be mandatory on the applicant.
 - 2) Panvel Municipal Corporation will not be responsible for any type of compensation for the acts and deeds of the Railway Department.
 - 3) 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. Neelsidhi Realities,**
The Emerald, 2nd Floor,
Plot No. 195B, Vashi,
Navi Mumbai 400 703.

2) **Architect,**
M/s. STAPL (Ar. Soyuz Talib),
1405/1406, 14th Floor,
Kesar Solitaire, Plot No. 05,
Sector 19, Palm Beach Road,
Sarpada, Navi Mumbai.

3) **Ward Officer Cum**
Incident Commander
Prabhag Samati 'B'
Panvel Municipal Corporation, Panvel

Annexure-A

1. All terms & conditions mentioned in Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020 & 31/05/2020 read with PMC's circular dated 05/05/2020 & others are binding on applicants, Architects, Contractors, Suppliers, Company & it's Directors, Owners, Developers & Builders etc.
2. If it is found that there is breach of terms & conditions or violations of terms/conditions of Government's order dated 02/05/2020, 03/05/2020, 05/05/2020, 19/05/2020, 31/05/2020 & 01/06/2020 read with PMC's circular dated 05/05/2020 & others you will be liable to prosecute under section 51 to 60 of Maharashtra Disaster Act, 2005 & Section 188 of Indian Penal Code, 1860.
3. These construction activities are allowed only in situ construction where workers are available in situ and no workers to be travel from outside on site for day to day work.
4. Wearing of face cover is compulsory in all work places and adequate stock of such face covers shall be made available.
5. All persons in charge of work places shall ensure social distancing as per the guidelines issued by Ministry of Health and Family Welfare, both within the work places.
6. Social distancing at work places shall ensured through adequate gaps between shifts, staggering the lunch breaks of labours, supervisors etc.
7. Provision for thermal scanning, hand wash and sanitizer preferably with touch free mechanism will be made at all entry and exit points and common areas. In addition, sufficient quantities of hand wash and sanitizer shall be made available in the work places / sites.
8. Frequent sanitization of entire workplace, common facilities and all points which come into human contact e.g. door handles etc., shall be ensured, including between shifts.
9. Persons above 65 years of age, persons with co-morbidities, pregnant women and children below the age of 10 years shall at home.
10. Use of Arogya Setu App shall be mandatory for all labours, supervisors etc. It shall be the responsibility of Developers & Architect to ensure 100% coverage of this app among the all labours, supervisors.
11. Large physical meetings to be avoided.
12. Hospital / clinics in the nearby areas, which are authorized to treat COVID-19 patients, should be identified and list should be available at work place all the times. Employees showing any symptoms of COVID-19 should be immediately sent for check up to such facilities. Quarantine areas should be earmarked for isolating employees showing symptoms till they are safely moved to the medical facilities.
13. Arrangement's for transport facilities shall be ensured with social distancing, wherever personal / public transport is not feasible.
14. Intensive communication and training on good hygiene practices shall be taken up.
15. This permission stands to be revoked from the date of declaration of area of work i.e. where construction activities are permitted, as containment zone at any time hereafter by the District Collector, Raigad or any other officer authorized by him, Commissioner, PMC's work needs to be suspended immediately without assigning any reason and without awaiting direction from Municipal Commissioner, PMC.
16. Necessary travel passes beyond PMC limit to be arranged by applicant
17. Medical check-up of all the labours and staff to be employed on work shall be carried out before allowing them on worksite & Every week on work site.
18. All the undertakings submitted by you with your application are binding upon the applicant.



Assistant Director of Town planning
Panvel Municipal Corporation