



# 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.2019/PMC/TP/BP/ 2067 /2019

Date : 30/08/2019

To,  
**M/s. Neelsidhi Realties,**  
2<sup>nd</sup> Floor, The Emerald,  
Plot No.195/B, Sector -12, Vashi,  
Navi Mumbai – 400703.

**SUB :- I. O. D. for Residential Building on Plot No.23, Sector – 11 , New Panvel (W).**

**REF :-** 1) Your Architect's application No. 17799, Dated – 19/10/2018.

2) Commencement Certificate No.2018/PMC/TP/BP/8092/2018, Dt.07/08/2018.

Sir,

Please refer to your application for I. O. D. for Residential Building on Plot No. 23, Sector -11, New Panvel (W).

The I. O. D. 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,

Assistant Director of Town Planning  
Panvel Municipal Corporation

**C.C.TO :- Architect,**  
**M/s. STAPL,**  
1405/1406, 14<sup>TH</sup> Floor,  
Kesar Solitaire, Plot No.5,  
Sector – 19, Off. Palm Beach Road,  
Sanpada, Navi Mumbai.





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## I. O. D.

**I.O.D.** is hereby granted under section – 124(A) of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXIV of 1966) to, **M/s. Neelsidhi Realties , on Plot No. 23, Sector – 11, New Panvel (W)**. As per the amended approved plans and subject to the following conditions for the development work of the **Proposed Residential Building , ( Stilt +12 Floors) Built Up Area = 3940.322 Sq.mt.**

**(Free of FSI Built Up Area Fitness Center – 77.982 Sq.mt., )  
(No. of Residential Unit – 95 Nos.)**

**With reference to the above, We have to inform you that, the plans submitted by you for Residential Building mentioned in proposal is being approved, subject to the compliance of the following conditions ;**


1. Obtaining No Objection Certificate from Railway Authority and other NOC from relevant department of Government.
2. The adequate care shall be taken to safeguard the trees existing on the plot while carrying out construction work.
3. The Commissioner is satisfied that the I.O.D. 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 Plan and Town Planning Act, 1966.
4. Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.
5. Permit authorized officers of the Corporation to enter the building or premises for which the I.O.D. has been granted, at any time for the purpose of ensuring the building control Regulations and conditions of this certificate.
6. 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 GDCR of Navi Mumbai 1975 in force.
7. The I.O.D. 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 GDCR of Navi Mumbai 1975.
8. 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.
9. Prior Permission is necessary for any deviation / change in plan.
10. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
11. 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 ;-
  - ii) Name and address of the owner/developer, Architect and Contractor.
  - iii) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
  - iv) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.



- v) Number of Residential flats/Commercial Units with areas.  
vi) Address where copies of detailed approved plans shall be available for inspection.  
vii) 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.
12. As per the notification dtd. 14<sup>th</sup> September 1999 and amendment on 27<sup>th</sup> 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.**
13. 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.
14. Developers / Builders / Owners should provide the Toilet facilities in the construction laborers working on the site.
15. **This I.O.D will not be treated as commencement certificate ( C.C ) in any case.**
16. After Payment of requisite fees of PMC and Compliance of requisite conditions, Commencement Certificate must be obtained from the Municipal Corporation & there after actual construction work should be started.

**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. Neelsidhi Realties,**  
2<sup>nd</sup> Floor, The Emerald,  
Plot No.195/B, Sector -12, Vashi,  
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- 2) **Architect,**  
**M/s. STAPL,**  
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## 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 or 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 coarse 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.

