



Panvel Municipal Corporation Tal - Panvel Dist - Raigad

E-mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

No.2018/PMC/BP/ 4383 /2018

Date :

16 APR 2018

To,
M/s Majestic Builders & Developers,
Through it's Partners, 1) Shri. Kalpesh Ramesh Thkkar &
2) Shri. Mohamed Anas Abdul Wahab Dokadia
Flat No.404, 4th floor,Prabhat Apt.
Second Gunpowder Road, Mazgaon,
Mumbai-400010..

SUB:- Development Permission for Residential Building on Plot No.63, Sector 19, at Kamothe(12.5%Scheme), Navi Mumbai.

- REF:-**1) Your architect's application dated 26/09/2017 & 31/01/2018
2) NOC for Height Clearance issued by AAI Vide letter No. Navi/West/B/092517/248396, dtd. 10/10/2017
3) Maveja Noc issued by AEO(12.5%Scheme) CIDCO, Vide letter No. CIDCO/Estate/12.5%Scheme/Kamothe/302/2017/22697 dtd. 22/09/2017
4) Final Transfer order issued by Estate Officer(12.5%Scheme) CIDCO, Vide letter No. CIDCO/Estate/12.5%Scheme/Kamothe/302/2017/22599 dtd. 20/09/2017
5) 50% IDC Paid vide CIDCO Reciept NO. 478946, dtd. 20/02/2018

Please refer to your application for development permission for Residential Building on Plot No.63, Sector 19, at Kamothe(12.5%Scheme), Navi Mumbai.

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

The approval for plumbing services i.e. drainage and water supply shall be separately obtained by the applicant from the concerned Executive Engineer, CIDCO prior to the commencement of the construction Work.

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 CIDCO, 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,



A. Patil
13.4.18
City Engineer
Panvel Municipal Corporation

C.C.TO:

1. Atul Patel,
1209 ,The Landmark , plot No.26A,
Sector-07,Kharghar, Navi Mumbai-4102010



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COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act. 1966 (Maharashtra XXIVII) of 1966 to M/s Majestic Builders & Developers, Through it's Partners, 1)Shri. Kalpesh Ramesh Thkkar & 2)Shri. Mohamed Anas Abdul Wahab Dokadia, Plot No.63, Sector-19, at Kamothe(12.5% Scheme) of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Residential Building (Stilt + 04 floor) Structure, Residential BUA = 217.912 Sq.Mt, Total BUA= 217.912 Sq.Mt.

(Nos. of ResidentialUnits – 08; Nos. of CommercialUnits – 00)

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 GDCRs- 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.

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