

Commencement Certificate



PANVEL MUNICIPAL CORPORATION

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

E mail – panvelcorporation@gmail.com

Tel – (022) 27458040/41/42

NO.2019/PMC/TP/BP/ 3001 /2019

Date : 05/09/2019

To,

M/s. Platinum Lifespaces

Through its Partner

Mr. Virchand Murji Visharia & Others Three

B-84, Agarwal Trade Centre, Plot No. 62,

Sector 11, C.B.D., Belapur,

Navi Mumbai 400 614.

SUB :- Development Permission for Residential cum Commercial Building on Plot No.- 82, Sector- 17, At. Kalamboli, Tal. Panvel, Dist. Raigad.

REF :- 1) Your Architect's application no. 13174, Dated 26/07/2019.

2) Height Clearance NOC issued by AAI vide letter No.NAVI/WEST/B/043019/392007, Dated 14/05/2019.

3) Provisional Fire NOC issued by PMC vide letter No. PMC/Fire/2416/2019, Dated 05/08/2019

Sir,

Please refer to your application for development permission for Residential cum Commercial Building on Plot No.- 82, Sector- 17, At. Kalamboli, Tal. Panvel, Dist. Raigad.

The development permission is hereby granted to construct Residential cum Commercial 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.

Thanking you,

Approved By Hon. Commissioner
Panvel Municipal Corporation

Assistant Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) Architect,
M/s. Atul Patel Architects,
Studio # 1209, The Landmark,
Plot No.26A, Sector-07, Kharghar,
Navi Mumbai-410210





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COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, M/s. Platinum Lifespaces Through its Partner Mr. Virchand Murji Visharia & Others Three for Plot No.- 82, Sector- 17, At. Kalamboli, Tal. Panvel, Dist. Raigad. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Ground + 19 Floors), Residential Built Up Area = 5002.991 sq.mt., Commercial Built Up Area = 947.964 sq.mt., Total Built Up Area = 5950.955 sq.mt.

(Free of FSI = Society office BUA = 19.98 sq.mt., Fitness Centre = 118.335 sq.mt.)

(No. of Residential Units – 154 Nos., No. of Commercial Units – 27 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 – 46 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the GDCR 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 to provide Temporary Toilet to labours at site during construction period.
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 safety 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 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 by laws.

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

Approved By Hon. Commissioner
Panvel Municipal Corporation

Assistant Director of Town Planning
Panvel Municipal Corporation

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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 up to 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 bore well.
 - 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 geomorphologic 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 up to 50% of the depth.
 - b) 20 mm stone aggregate as lower middle layer up to 50% of the depth.
 - c) Coarse sand as upper middle layer up to 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
 - h) If the open space surrounding the building is not paved, the top layer up to 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.