



PANVEL MUNICIPAL CORPORATION

Tal- Panvel, Dist - Raigad, Panvel

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NO.2019/PMC/TP/BP/ 555 /2019

Tel: 2745001/4171

Date: 21/02/2019



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. SATYAM REALTY, for Plot No. - 104B, Sector No. - 15, New Panvel (E) of Navi Mumbai. As per the approved plans and subject to the following conditions for the Amended development work of the Proposed Residential Cum Commercial Building (Ground + 13 with "A, B, C & D"), Residential Built Up Area = 7653.443 Sq.mt, Commercial Built Up Area = 1334.629 Sq.mt, Total Built Up Area = 8988.072 Sq.mt.

(Free of FSI = Fitness Centre area = 147.758 Sq.mt. & Society Office = 24.83 Sq.mt.)

(No. of Residential Units - 126 Nos. / No. of Commercial Units = 28 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 DCR for A.B.C. class Municipal Council 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 MRTP Act- 1966 and as per regulations no. 16.1(2) of the DCR for A.B.C. class Municipal Council 2013 in force.

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.