



Panvel Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 202621  
Proposal Code : CARPC-23-ENTRY-59436

Permit No. : CARPC/RB/2023/APL/00066  
Date : 08/09/2023

Reference:- Building Permission No. : PMC/TP/N.PANVEL/17/40/21-22/16611/001/2023

Approval date : 03/01/2023

Building Name :	NEEL SIDDHI BALLARAT(Mixed)	Floors :	BASEMENT FLOOR,GROUND FLOOR,FIRST FLOOR,THIRD TO SEVENTH NIENTH TENTH,EIGHTH,ELEVENTH,SECOND
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To,

i)Ms Neelsidhi Assocaites Llp, Kalpesh Palan, Darshan Palan , Vilas Kothari, Neel Kothari,  
PLOT NO 40, SECTOR 17, AT NEW PANVEL (W), TAL - PANVEL, DIST - RAIGAD.

ii) Adinath Patkar (Architect)

**Sir/Madam,**

With reference to your application No **RCARPC202300289**, dated **27-07-2023** for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Land Revenue Code, 1966** , to carry out development work / Building on Plot No **40**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. ., Final Plot No. ., Sector No. **17**, Mouje **New Panvel West** situated at Road / Street **20m**, Society **Neel Sidhi Ballarat** . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. **Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.**
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
15. 12) This Commencement certificate is issued subject to condition that, the applicant shall obtain and submit the same to Panvel Municipal Corporation: (i) Certified Copy of Measurement Plan of Plot/approved Layout plan, (ii) lease deed executed between CIDCO and PMC, (iii) NOC from AAI, (iv) NOC from CIDCO regarding Ancillary FSI, (v) Fire NOC from Chief Fire Officer. 13) The Certificate is liable to be revoked by the Corporation : if The Commissioner is satisfied that the same is obtained by the applicant through fraud & misrepresentation and the Applicant and / or any person deriving title through or under him, in such 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. 14) As per provisions of section 13.2, 13.4, 13.5 of UDCPR- 2020, the applicant / owner / developer shall install SWH / RTPV, Grey Water Recycling Plant and Solid waste management systems and requisite provisions shall be made for proper functioning of the system. 15) The Owner / Developer shall obtain all the necessary required No Objection Certificates from concerned Authorities before applying for Occupancy Certificate. 16) The Owner / Developer shall install the Rain Water Harvesting system as per UDD's notification No. TPB/432001/2133/CR-230/01/UD-II, Dated 10/03/2005 & UDCPR. 17) The Owner / Developer should set up electrical vehical charging point in the said plot. 18) The Certificate is liable to be revoked by the Corporation : if The Commissioner is satisfied that the same is obtained by the applicant through fraud & misrepresentation and the Applicant and / or





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any person deriving title through or under him, in such 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.



Scan QR code for verification of authenticity.

Deputy Director Of Town Planning,  
Panvel Municipal Corporation,

**Signature valid**

Digitally signed by JYOTI SURESH KAWADE  
Date: 2023.09.08 16:54:57 IST  
Reason: Approved Certificate  
Location: Panvel Municipal Corporation  
Project Code : CARPC-23-ENTRY-59436  
Application Number : CARPC202300289  
Proposal Number : 202621  
Certificate Number : CARPC/RB/2023/APL/00066





Panvel Municipal Corporation  
Additional Owner and Survey No



**Proposal Details**

Service Name:	Revise Building Permission		
Proposal Code:	CARPC-23-ENTRY-59436	Application Date:	27/07/2023
Site Address :	Plot No 40, Sector 17, At New Panvel (W), Tal - Panvel, Dist - Raigad.		
Primary CTS / Survey No:	-	Proposal Type:	MIX
Plot Area:	5663.97 (sqm)	Builtup Area:	14618.90 (sqm)
Applicant Name:	MS Neelsidhi Assocaites LLP	Technical Person Name:	Adinath Patkar

**Additional Owner Name**

Sr.no	Additional Owner Name
1	Darshan Palan
2	Kalpesh Palan
3	Neel Kothari
4	Vilas Kothari

**Signature valid**

Digitally signed by SUNENDRA KAVADE