



# 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.PMC/TP/Ghot/33(Pt.) 61, 62/1(Pt.)/21-23/16179/2719 /2023

Date : 22/08/2023

To,

- i. **M/s. Chariot Properties LLP**  
Partner- **Shri. Amit Bathija**,  
1701, Satra Plaza, Plot No- 19 & 20,  
Sector- 19D, Vashi, Navi Mumbai.
- ii. **M/s. Chariot Properties LLP**  
Partner- **Mr. Amit Bathija on behalf of**  
**Mr. Ananta Namdev Nighukar, Ghot, Panvel**  
Through registered Development Agreement.

**SUB :- Amended Development Permission for Residential Cum Commercial Building on Survey No.- 33(Part), 61, 62/1 (Part), At.- Ghot, Tal.- Panvel, Dist.- Raigad.**

- REF :-**
- 1) Your Architect's application no. 11033, dtd. 10/05/2022.
  - 2) Commencement Certificate granted by this office vide letter no. PMC/TP/Ghot/33(Pt.),61,62/1(Pt.)/21-22/16179/856/2022, 21/03/2023.
  - 3) Amended Provisional Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/2121/ Ref.No.1225/2023/158, Dated 04/08/2023.
  - 4) Height Clearance NOC issued by AAI vide letter no. NAVI/WEST/B/090621/573972, Dated 27/12/2022.
  - 5) Environment Clearance NOC vide letter no. SIA/MH/INFRA2/430547/2023.

Sir,

Please refer to your application for Amended Development Permission for Residential Cum Commercial Building on Survey No.- 33(Part), 61, 62/1 (Part), At. - Ghot, Tal. - Panvel, Dist.- Raigad.

The Amended 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.

It is well aware that the State of Maharashtra is threatened with the spread of COVID-19 Virus and therefore, to take certain emergency measures to prevent and contain the spread of the virus the Govt. of Maharashtra & Hon. Commissioner, PMC issued the guidelines from time to time. Considering these facts, this C.C. / Plinth checked Certificate / O.C. is issued, subject to strict compliance of terms & conditions as mentioned In Annexure-A attached herewith.

Thanking you,

मा. आयुक्त यांचे मंजूरी नुसार



Deputy Director of Town Planning  
Panvel Municipal Corporation

- C.C.TO: -
- 1) **Architect,**  
**M/s. Spaceage Consultants,**  
B-106, Natraj Building,  
Mulund Goregaon Link Road,  
Mulund (W), Mumbai - 400 080
  
  - 2) **Ward Officer,**  
Prabhag Samiti 'A, B, C, D'  
Panvel Municipal Corporation, Panvel.
  
  - 3) **Tahasildar, Panvel** for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.



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No.PMC/TP/Ghot/33(Pt.) 61, 62/1(Pt.)/21-23/16179/2719 /2023

Date: 22/08/2023

## AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section – 45 of the Maharashtra Regional and Town Planning Act.1966 (Maharashtra XXXVII of 1966) to, 1. M/s. Chariot Properties LLP Partner- Mr. Amit Bathija, 2. M/s. Chariot Properties LLP Partner- Mr. Amit Bathija on behalf of Mr. Ananta Namdev Nighukar, Ghot, Panvel Through registered Development Agreement. on land bearing on Survey No.- 33(Part), 61, 62/1(Part), At. - Ghot, 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 Buildings (Plot Area = 94400.00 Sq.mt., Proposed Residential Built-Up Area = 170449.09 sq.mt. Proposed Commercial Built-Up Area = 2005.10 sq.mt., Additional Services Built-Up Area = 771.70 Sq.mt., Total Built Up Area = 172454.19 sq.mt.) Details of the same are as mentioned below: -

|             | Building Details      | No. of Floors  | Height of Building (in mt) | Proposed BUA (In sq.mt)       |
|-------------|-----------------------|--|----------------------------|-------------------------------|
| CLUSTER-1   | Tower No. 1           | Basement + Stilt / Ground + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 2 <sup>nd</sup> to 16 <sup>th</sup> Upper Floors   | 55.50                      | 9701.91                       |
|             | Tower No. 2           | Basement + Stilt / Ground + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 2 <sup>nd</sup> to 16 <sup>th</sup> Upper Floors   | 55.50                      | 9806.91                       |
| CLUSTER - 2 | Tower No. 3,5,6,8     | (Basement + Stilt / Ground + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 3 <sup>rd</sup> Podium + 4 <sup>th</sup> RG Podium & Residential + 5 <sup>th</sup> to 32 <sup>th</sup> Upper Floors), | 100.50                     | 16674.39<br>X 4 =<br>66697.56 |
|             | Tower No. 4, 7        | (Basement + Stilt / Ground + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 3 <sup>rd</sup> Podium + 4 <sup>th</sup> RG Podium & Residential + 5 <sup>th</sup> to 32 <sup>th</sup> Upper Floors), | 100.50                     | 16707.41<br>X 2 =<br>33414.82 |
| CLUSTER-3   | Tower No. 9, 11       | (Basement + Stilt / Ground + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 3 <sup>rd</sup> Podium + 4 <sup>th</sup> RG Podium & Residential + 5 <sup>th</sup> to 32 <sup>th</sup> Upper Floors)  | 100.50                     | 16674.39<br>X 2 =<br>33348.78 |
|             | Tower No. 10          | (Basement + Stilt / Ground + 1 <sup>st</sup> Podium + 2 <sup>nd</sup> Podium + 3 <sup>rd</sup> Podium + 4 <sup>th</sup> RG Podium & Residential + 5 <sup>th</sup> to 32 <sup>th</sup> Upper Floors)  | 100.50                     | 16707.41                      |
|             | Commercial Building 1 | Ground Floor Only  | 5.70                       | 971.41                        |
|             | Commercial Building 2 | Ground Floor Only  | 5.70                       | 1033.40                       |
|             | Additional Services   |  |                            | 771.70                        |
|             | Total BUA             |  |                            | 172454.19                     |

(No. of Residential Unit – 2264 Nos. & Commercial Unit – 78 Nos.,  
Total Units – 2342 Nos.)



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 there of 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 Owner / Developer shall: -**
  - 2(a) The Owner / Applicant shall give intimation in the prescribed form in Appendix-F of UDCPR 2020 after the completion of work up to plinth level.
  - 2(b) Give written notice to the Corporation regarding completion of the work.
  - 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.
  - 2(d) Obtain Occupancy Certificate from the Corporation.
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.
4. The Commencement Certificate shall remain valid for a period of 1 year from the date of issue and can be further revalidated as required under provision of section 48 of MRTP Act. - 1966. This Commencement Certificate is renewable every year but such extended period shall be in no, case exceed three years provided further that such lapse shall not be any subsequent applicant for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act. 1996.
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. 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.
  - a) The owner/society of every building mentioned in the (a) above shall ensure that the Rain water harvesting System is maintained in condition for storage of water for non-potable purposes or recharge of groundwater at all times.
  - b) The Authority may impose a levy of not exceeding Rs. 1000/- 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 regulations. Failure to provide Rain Water Harvesting System shall be deemed as breach of the conditions on which the development permission has been granted.
8. 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.
9. The Owner / Developer and The Architect shall strictly adhere to the condition mentioned in Fire NOC.
10. The Owner & the Architect and Structural Engineer concerned area instructed to Strictly adhere to the conditions of Amended fire NOC issued vide PMC/Fire/2121/ Ref.No.1225/2023/158, Dated 04/08/2023 by Chief Fire Officer, Fire Brigade Department, PMC.
11. The Owner / Developer shall obtain all the necessary final NOC's / completion certificates / clearance relating to water supply, sewerages, SWD, Tree, CFO etc. from Panvel Municipal Corporation/CIDCO and submit the same to Panvel Municipal Corporation before applying for Occupancy Certificate for the building on the land under reference.



12. This Commencement Certificate issued to subject to condition that owner of the said plot to obtain Sub-plot Demarcation plan from the competent Authority.
13. The Owner / Developer shall develop RG areas and shall plant and maintained the required number of trees in the RG area as per UDCPR's and shall submit final NOC from the Tree Authority before applying for Occupancy Certificate.
14. Recreation ground or amenity open space be developed before applying for Building Completion Certificate.
15. No work should be started unless the existing structures area to be demolished with utmost care.
16. The Owner & the Architect and Structural Engineer concerned are fully responsible for the construction quality of the building as per approved building plan. Structural design, Stability building construction quality, which should confirm to with stand an earthquake of highest intensity in seismic zone IV.
17. The building constructed should not be occupied without obtaining Occupation Certificate. Otherwise it will be treated as unauthorized use and necessary action as per law will be taken.
18. The Owner & the architect are fully responsible for any Ownership. Area & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
19. F.S.I. Calculation submitted in the drawings shall be as per UDCPR-2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
20. The Owner / Developer is fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
21. In case of revised permission wherever third-party interest is created by way of registered agreement to sale or lease etc. of the apartment, concern of such interest party / person as specified under RERA act. shall be submitted.
22. The Owner / Developer shall be fully responsible if any objection raised by the flat owner to whom applicant has sold the unit as per previous Commencement Certificate.
23. It is Mandatory to provide Temporary Toilet to labourers at site during construction period.
24. 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.
25. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
26. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dt.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:-
    - a) Name and address of the owner/developer, Architect and Contractor.
    - b) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
    - c) Order Number and date of grant of development permissions or re-development permission issued by the Planning Authority or any other authority.
    - d) Number of Residential flats/Commercial Units with areas.
    - e) Address where copies of detailed approved plans shall be available for inspection.
  - ii) 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.
27. As per the notification dt. 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.**

28. The building material in reconstruction case or soil removed from the trenches should not be dumped or stored on municipal road. It should be dumped or stored on site as would be decided by the concern Ward Officers of Panvel Municipal Corporation.
29. The applicants should fulfill all the health-related provisions mentioned in the "Implementation of Ant larval & Mosquito Prevention Activities during and after construction and Tree Authority Bye-Laws 1966" The special mention is for mosquito prevention activities, construction of over-head tanks, debris removal and the sanitary conditions of drainage etc.
30. Workers should be accommodated at a distance of 25 to 35 feet from the protective walls of adjacent buildings on all sides of the construction site and also from the place where excavation has started. The developer should also arrange accommodation as per the standard in Section 34 of the Building and Other Construction Workers (Employment Regulation and Conditions of Service) Act, 1996.  
- Accommodation :-
  1. The employer shall provide, free of charges and within the work site or as near to it as may be possible, temporary living accommodation to all building workers employed by him for such period as the building or other construction work is in progress.
  2. The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
  3. As soon as may be, after the building or other construction work is over, the employer shall, at his own cost, cause removal or demolition of the temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
  4. In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in which he received the same.
31. The workers 'quarters should be 25 to 35 feet away from the trees on the construction site so that if the tree falls, the workers' residence will not be endangered.
32. Special care should be taken to ensure that the colony on the construction site is not endangered by electricity and fire.
33. In construction sites where rivers, streams, nallas and natural water streams are in operation, special care should be taken for the safety of the workers and their place of residence should be 50 feet away from such streams.
34. Those working on the construction site must be registered under Section 15 of the "Building and Other Construction (Employment Regulation and Conditions of Service) Act, 1996"  
Section:- 15 Register of beneficiaries:- Every employer shall maintain a register in such form as may be prescribed showing the details of employment of beneficiaries employed in the building or other construction work undertaken by him and the same may be inspected without any prior notice by the secretary of the board or any other officer duly authorized by the board in this behalf.
35. Special care should be taken that workers not registered with the Maharashtra Building and Other Construction Workers Welfare Board will not work on the site.
36. The developer will be obliged to take out accident insurance for the workers so that they are not deprived of the benefits they get in the event of an accident at work.



37. A joint meeting of the developers and contractors of the Municipal Corporation and the municipal limits should be convened to take special care of the safety of the workers and to make the developers aware of the provisions of the Workers' Safety Act.
38. The design of the septic tank will be in accordance with the design of (IS-2470 & UDCPR- 2020), which will be binding on the developer / Architects and his successors. (If Applicable)
39. You will be required to get the design of your septic tank approved by the Sewage Department, Panvel Municipal Corporation. (If Applicable)
40. The Manual Scavenging Act 2013 prohibits the activities of manual scavenging. Therefore, the applicant shall submit undertaking before applying for Occupancy Certificate, stating that you will not violate the said law.
41. The Owner / Developer shall be responsible for clearing all pending dues of Govt. & Planning Authorities. (Labour cess, Ancillary Charges, Premium Charges & Others)
42. The Owner / Developer is required to construct the discharge line at his own cost.
43. The Owner / Developer should set up electrical vehicle charging point in the said plot.
44. The Owner/ Developer shall obtained no objection certificate from Maharashtra Pollution Control Board before applying for Occupancy certificate on the said plot.
45. **Applicant / Developer shall obtain N.A. permission as per Section 42A (2) of Maharashtra Land Revenue Act, 1966.**
46. **The applicant / developer shall start construction after intimating and submission of sub division map from Land Records Department, Panvel to Panvel Municipal Corporation.**
47. **After the revised measurement of plot under reference, if any discrepancy is found in the area or boundary of plot it will be mandatory for the applicant / developer to get revised building permission according to the said discrepancy & applicant / developer will be solely responsible for any loss or damage. Panvel Municipal Corporation will not be liable for any consequences arising in future, for which applicant / developer has indemnified Panvel Municipal Corporation by undertaking dated 22/08/2023.**
48. **The applicant / developer shall start Construction after intimating & submission of revised sub division of plot under reference to Panvel Municipal Corporation.**
49. **The applicant / developer Shall obtain NOC for proposed Sub Station from Maharashtra State Electricity Board.**
50. **The applicant / developer shall transfer Amenity Area which should be free from any encumbrances in the name of Panvel Municipal Corporation.**
51. **The applicant / developer will be solely responsible for payment of Labour cess charges from time to time to the Labour cess board as per Affidavit Submitted by the applicant dated 17/08/2023.**
52. **The applicant / developer has to obtain NOC from Competent authority to ensure mandatory distance from MSW landfill site of CIDCO and common Hazardous waste collection, treatment, storage and disposal facility (CHWTSDF) as per prevailing solid waste management rule, 2016 and Hazardous waste Management rule, 2016 respectively to be maintained from the project site. No Construction is permissible within CHWTSDF Buffer Zone prescribed by the competent Authority.**
53. **The Said plot is within the radius of 200 M from solid waste management project, No construction is permissible within 200 M radius.**
54. **The applicant / developer shall keep recreational open space open to sky and no construction is allowed on said recreational open space.**
55. **The applicant has submitted Environment Clearance NOC bearing no. SIA/MH/INFRA2/430547/2023 in which height of Tower 1 & Towner 2 is 52.50 mtr. Applicant has to submit rectification in Environment Clearance NOC for Tower 1 & Tower 2 for height of 55.50 mtr.**

56. The applicant / developer has paid 1<sup>st</sup> Installment as per UDCPR Clause no 2.2.14 (b) and 2<sup>nd</sup> Installment has to be paid before applying for Occupancy Certificate with interest as per UDCPR Clause no 2.2.14 (b) as mentioned below

**Premium FSI**

| Authority | Total         | Initial Payment                           |                                   |
|-----------|---------------|---|-----------------------------------|
|           |               | 1 st Installment at the time of CC (PAID) | 2nd Installment at the time of OC |
|           |               | 20%                                       | 80%                               |
| A         | B             | C   | D                                 |
| PMC       | 1,50,49,342/- | 30,09,870/-                               | 1,20,39,472/- + Interest          |
| Gov       | 1,50,49,342/- | 30,09,870/-                               | 1,20,39,472/- + Interest          |
| Total     | 3,00,98,684/- | 60,19,740/-                               | 2,40,78,944/- + Interest          |

**Ancillary FSI**

| Authority | Total         | Initial Payment                           |                                   |
|-----------|---------------|---|-----------------------------------|
|           |               | 1 st Installment at the time of CC (PAID) | 2nd Installment at the time of OC |
|           |               | 20%                                       | 80%                               |
| A         | B             | C   | D                                 |
| PMC       | 3,56,55,180/- | 71,31,036/-                               | 2,85,24,144/- + Interest          |

57. This set of Plans supersedes earlier approved plans vide letter dated 21/03/2022.

**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.

**मा. आयुक्त यांचे मंजूरी नुसार**

*(Signature)*

Deputy Director of Town Planning  
Panvel Municipal Corporation

- C.C.TO:- 1) i. M/s. Chariot Properties LLP  
Partner- Shri. Amit Bathija,  
1701, Satra Plaza, Plot No- 19 & 20,  
Sector- 19D, Vashi, Navi Mumbai.  
ii. M/s. Chariot Properties LLP  
Partner- Mr. Amit Bathija on behalf of  
Mr. Ananta Namdev Nighukar, Ghot, Panvel  
Through registered Development Agreement.



- 2) Architect,  
M/s. Spaceage Consultants,  
B-106, Natraj Building,  
Mulund Goregaon Link Road,  
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Prabhag Samiti 'A, B, C, D Panvel Municipal Corporation, Panvel.
- 4) Tahasildar, Panvel for information & requested to take converted N.A. Tax within 30 days from date of issue of Commencement Certificate of Panvel Municipal Corporation.