



PANVEL MUNICIPAL CORPORATION

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

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No.PMC/TP/Panvel/264/22-23/16089/ 3 29 /2023

Date : 03/02/2023

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXXVII of 1966) to, M/s. Geetanjali Beauty Tower Co. Op. Hsg. Soc. Ltd., Panvel Through P.O.A.H. M/s. J. M. M. Homes. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential cum Commercial Building (Ground + 11 Upper Floors) on Final Plot No.- 264, At.- Panvel, Tal.- Panvel, Dist.- Raigad. (Plot Area = 3445.00 Sq.mt., Residential Built Up Area = 7153.85 sq.mt., Commercial Built Up Area = 3256.70 sq.mt., Total Built Up Area = 10410.55 sq.mt.)

(No. of Residential Unit - 102 Nos., No. of Commercial Unit - 61 Nos.,
No. of Total Unit - 163 Nos.)

This Amended Commencement Certificate is issued to condition according to clause no. 2.2.44 of UDCPR- 2020 owner / applicant shall require to pay the balance amount prior to applying for OC.

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.

The applicant 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 MRTPA 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, 1966.

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.

