



# 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/Rohinjan/93/2+4 & other/21-23/16094/ ३४५ /2023

Date: १२ / १२ /2023

To,

✓ M/s. Blue Circle Infratech Pvt. Ltd.  
It's Through POA Holder For M/s. Paradise Superstructure  
Mr. Amit Madhu Bathija,  
1701, Satra Plaza, Plot No. 19 & 20,  
Sector – 19D, Vashi, Navi Mumbai.

**SUB:** - Part Occupancy Certificate for Residential Cum Commercial Sale Building Tower 1 (Ceaser), Tower 2 (Alexander), Tower 3 (Napolean) & Club House on Survey No. 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 At. - Rohinjan, Tal. - Panvel, Dist.- Raigad.

**REF:** - 1) Your application No. 26212, Dated 19/10/2023 & No.28927, Dated. 21/11/2023.  
2) Commencement Certificate granted by this office vide letter No. PMC/TP/BP/1089/2020, Dated 14/08/2020.  
3) Amended Commencement Certificate granted by this office vide letter No. PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/344/2023, Date: 09/02/2023.  
4) Amended Commencement Certificate granted by this office vide letter No. PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/897/2023, Date: 31/03/2023.  
5) Amended Commencement Certificate granted by this office vide letter No. PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/2887/2023, Date: 27/09/2023.  
6) Final Fire NOC issued by PMC fire officer vide letter no. PMC/Fire/2121/Ref No.1574/2023/424, Dated 16/11/2023.  
7) Height verification for issued by NMIAL vide letter No. NMIAL/PMC/Ht.NOC/GEN/809, Dated. 06/12/2023.

Please find enclosed herewith the necessary Part Occupancy Certificate for Residential Sale Building Tower No. 1, Tower No. 2, Tower No. 3, Club House, 1st & 2nd Podium Parking & 3rd Podium R.G on above mentioned plot along with drawings duly approved.

You shall carry out Structural Audit of the development from Structural Engineer after every 5 years from the date of Part Occupancy Certificate granted and submit the copy of Structural Audit to Panvel Municipal Corporation for their record.

You may approach to the office of Executive Engineer of the respective Department to get the water supply and Drainage connection to your plot.

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.

If information provided by you or any of the documents found to be false, inaccurate, misleading, the Part occupancy certificate issued to you shall be considered revoked.

मा. आयुक्त यांचे मंजूरी नुसार



Deputy Director of Town Planning  
Panvel Municipal Corporation

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- 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) **Tax Department, PMC.**
- 4) **Metropolitan Commissioner**  
**Mumbai Metropolitan Region Development Authority,**  
Bandra Kurla Complex,



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No.PMC/TP/Rohinjan/93/2+4 & other/21-23/16094/ 3799 /2023

Date: 92 / 92 /2023

## PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Cum Commercial Sale Building for

1. Tower No. 1 having Ground Floor (Parking) + 1<sup>st</sup> Podium (13 Commercial Units, BUA - 584.99 Sq.mtr + Parking) + 2<sup>nd</sup> Podium (Parking) + 3<sup>rd</sup> Podium (R.G.) + 4<sup>th</sup> Floor to 40<sup>th</sup> Upper Residential Floor (259 Residential Units, BUA - 26247.06 sq.mt.) Total Built-Up Area = 26832.05 sq.mt.
2. Tower No. 2 having Ground Floor (Parking) + 1<sup>st</sup> Podium (14 Commercial Units, BUA - 590.47 Sq.mtr + Parking) + 2<sup>nd</sup> Podium (Parking) + 3<sup>rd</sup> Podium (R.G.) + 4<sup>th</sup> Floor to 40<sup>th</sup> Upper Residential Floor (296 Residential Units, BUA - 24912.10 sq.mt.) Total Built-Up Area = 25502.57 sq.mt.
3. Tower No. 3 having Ground Floor (Parking) + 1<sup>st</sup> Podium (13 Commercial Units, BUA - 584.99 Sq.mtr + Parking) + 2<sup>nd</sup> Podium (Parking) + 3<sup>rd</sup> Podium (R.G.) + 4<sup>th</sup> Floor to 40<sup>th</sup> Upper Residential Floor (259 Residential Units, BUA - 26247.06 sq.mt.) Total Built-Up Area = 26832.05 sq.mt.
4. Club House having Lower Ground + Ground + 1<sup>st</sup> Floor to 4<sup>th</sup> Upper Floor having BUA 4823.30 sq.mt.,

**(Residential Units - 814 Nos. & Commercial Units - 40 Nos., Total Units – 854 Nos. Club House, 1<sup>st</sup> & 2<sup>nd</sup> Podium Parking & 3<sup>rd</sup> Podium R.G)**

**(Residential Built-Up Area – 77406.22 sq.mt. & Commercial Built-Up Area – 1760.45 sq.mt., Club House Built-Up Area - 4823.30 sq.mt. Total Built-Up Area - 83989.97 sq.mt.)**

On Survey No.- 93/2+4, 93/3, 94/1, 94/2, 94/3A, 94/3B, 94/4, 102/1A, 102/1B, 102/3, 102/4, 102/5A/2, 102/5B, 102/5C, 103/1A, 103/1B, 103/2A, 103/2B, 103/3 At.- Rohinjan, Tal.- Panvel, Dist.- Raigad, completed under the supervision of Architects M/s. Spacage Consultant, has been inspected on 23/11/2023 and I declare that the development has been carried out in accordance with the UDCPR-2020 & the fulfill conditions stipulated in the Amended Commencement Certificate dated 27/09/2023 and the development is fit for the use for which it has been carried out.

This Part Occupancy Certificate is granted subject to following terms & Conditions mentioned below :-

1. The applicant shall develop the project and pay infrastructure charges in accordance with the Govt. order TPS No.1208/MMR/CR-393/08/UD-12; dated 04.11.2008 and any other order applicable to the site under reference and the applicant shall abide by the Govt. orders / MMRDA directives issued from time to time.
2. The applicant shall follow the terms and conditions mentioned in the NA Order.
3. If the applicant proposes Additional BUA in future, then applicant has to take prior approval from Mumbai Metropolitan Region Development Authority, Panvel Municipal Corporation and Environmental Clearance before commencement of any work.

4. The applicant has to submit No-objection Certificate from Tree Department, Panvel Municipal Corporation for which applicant has submitted undertaking dated 28/11/2023.
5. The applicant has to submit No-objection Certificate for Consent to Operate STP from Maharashtra Pollution Control Board before handing over possession of flats / units to the allottees for which applicant has submitted undertaking dated 28/11/2023.
6. The applicant shall solely responsible for payment of Labor Cess charges from time to time to the Maharashtra Building and other Construction Labor Welfare Cess for which applicant has submitted undertaking dated 07/02/2023 & 12/12/2023.
7. The Amenity Space shown in the sanctioned layout shall be transferred in the name of Panvel Municipal Corporation before applying for full Occupancy Certificate or whenever required for Panvel Municipal Corporation for which applicant has submitted undertaking dated 08/12/2023.
8. This part occupancy certificate is approved subject to conditions mentioned in NOC for Occupancy Certificate vide letter dated 05.10.2023 for 1.86 FSI out of 3.00 FSI of Free Sale Component by MMRDA for which applicant has submitted undertaking dated 08/12/2023.
9. This part occupancy certificate is approved subject to condition according to Clause No.2.2.14 of UDCPR – 2020 and owner / developer / applicant shall require to pay the balance amount for Premium and Ancillary prior to applying for remaining part Occupancy Certificate.

**मा. आयुक्त यांचे मंजूरी नुसार**

**Deputy Director of Town Planning  
Panvel Municipal Corporation**

*(Handwritten signature)*

C.C. TO: - 1) **M/s. Blue Circle Infratech Pvt. Ltd.**  
**It's Through POA Holder For M/s. Paradise Superstructure**  
**Mr. Amit Madhu Bathija,**  
1701, Satra Plaza, Plot No. 19 & 20,  
Sector – 19D, Vashi, Navi Mumbai.

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**M/s. Spaceage Consultants,**  
B-106, Natraj Building,  
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