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PANVEL MUNICIPAL CORPORATION

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

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No. PMC/TP/Kamothe/21/150/21-24/16941/ Eeo 12024

Date 20/02/2024

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. Shivaay Realty Through its partners Shri Yashwant K Singh & 3 Others, As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Building (Ground + 02 Upper Floor) on Plot No.- 150, Sector- 2', At- Kamothe (12.5% Scheme), Tal.- Panvel, Dist.- Raigad. (Plot Area = 99.96 m² Sq.mt. Residential Built Up Area = 139.334 sq.mt. Total Built Up Area = 139.334 sq.mt.) (No. of Residential Unit - 04 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 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) 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 obtain all the necessary final NOC's/completion certificates/clearance relating to water supply, sewer ages, 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.

8. No work should be started unless the existing structures are to be demolished with utmost care.
9. 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 withstand an earthquake of highest intensity in seismic zone IV.
10. 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.
11. The Owner & the architect are fully responsible for any Owners' & Boundary disputes. In case of any dispute Panvel Municipal Corporation will not be responsible.
12. F.S.I. Calculation submitted in the drawings shall be as per UD, CP & 2020 Rules. If any discrepancy observed, the Architect will be held responsible and liable for necessary action.
13. The Owner / Developer shall be fully responsible for any Court Matter if pending in the Court and the order from Hon. Court shall be binding on the applicant.
14. The Owner/Developer shall be fully responsible if any objection raised by the owner to whom applicant has sold the unit as per previous Commencement Certificate.
15. It is Mandatory to provide Temporary Toilet to laborers at site during construction period.
16. 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.
17. It is mandatory that the Natural course of water flowing through the plot should be channelized and maintained by the applicant.
18. As per Govt. of Maharashtra memorandum vide No.TBP/4393/1504/C-287/94,UD-11/RDP, Dt.19th 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) Survey Number/City survey Number, Plot Number/Sector & Node of Land under reference along with description of its boundaries.
 - b) Name and address of the owner/developer, Architect and Contractor.
 - 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.
19. As per the notification dtd. 14th September 1999 and amendment on 27th 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.
20. 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 onsite as would be decided by the concern Ward Officers of Panvel Municipal Corporation.

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 UD, CP & 2020 Rules

