



PANVEL MUNICIPAL CORPORATION

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

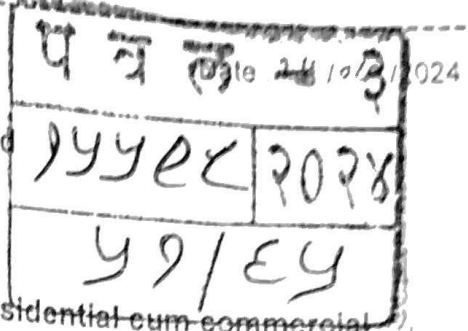
E mail - panvelcorporation@gmail.com

Tel - (022) 27458040/41/42

No PMC/TP/Kamothe/6A/10+11/21-24/16053/9294/2024

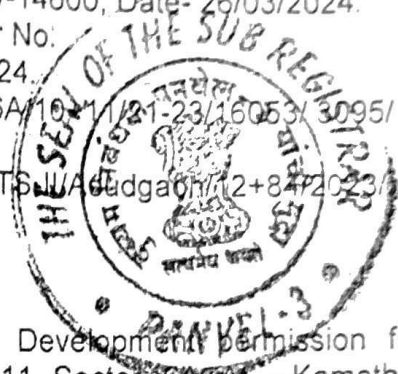
To,

M/s. Kamaldeep Builders & Developers and
M/s. Bonss Malhar & Developer
Office No.03, Balaji Enclave, Sector - 21
Plot No. 14, KAMOTHE, Navi Mumbai.



SUB:- Amended Development Permission for Residential cum commercial Building on Plot No.10 + 11, Sector- 6A, At.- Kamothe, (12.5% Scheme) Tal.- Panvel, Dist.- Raigad.

- REF:-
- 1) Your Architect's application no CARPC-24-Entry-14600, Date- 26/03/2024.
 - 2) Height Clearance NOC issued by AAI vide letter No. NAVI/WEST/B/042024/992375, Dated 15/05/2024.
 - 3) Commencement Certificate PMC/TP/Kamothe/6A/10+11/21-23/16053/3095/2023, dated- 27/10/2023.
 - 4) Add. FSI CIDCO Office vide letter no. CIDCO/MTS/II/A Raigad/12+8/2023/2859/E-270076, dated- 27/12/2023.



Sir,

Please refer to your application for Amended Development permission for Residential Cum Commercial Building on Plot No.-10 + 11, Sector- 6A, At. - Kamothe, (12.5% Scheme) 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.

Thanking you,

Deputy Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) Architect,
Atul Patel
Studio #1201, One Platinum,
Plot No- 08, Sector - 15, CBD,
Belapur, Navi Mumbai.

2) Ward Officer,
Prabhag Samati 'A, B, C, D'
Panvel Municipal Corporation, Panvel.

3) Asst. Estate Office/ Estate Officer,
Estate Department,
First Floor, CIDCO Bhavan,
CBD Bepalur, Navi Mumbai- 400 614.





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Date . 24/10/2024

No FMC/TP/Kamothe/6A/10+11/21-24/16053/904/2024

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. Kamaldeep Builder & Developers and M/s. Bonss Malhar Buildcon & Developer As per the approved plans and subject to the following conditions for the development work of the Amended Residential cum Commercial Building (Ground + 06 Upper Floor) on Plot No. 10 + 1, Sector- 6A, At.- Kamothe (12.5% Scheme), Tal.- Panvel, Dist.- Raigad. (Plot Area = 496.19 m² Sq.mt. Residential Built Up Area = 1205.989 sq.mt. Commercial BUA - 200.003 Sq. mt. Total Built Up Area = 1405.942 sq.mt.)

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(No. of Residential Unit - 26 Nos. Commercial 5 NOS.)
This Certificate is liable to be revoked by the Corporation if:-
(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 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 area to be demolished with utmost care.

PMC/TP/Kamothe/6A/10+11/21-24/16053/2024

32. 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.
33. The Owner / Developer shall be responsible for clearing all pending dues of Cop. & Planning Authorities.
34. The Owner/ Developer is required to construct the discharge line at his own cost.
35. The Owner/ Developer should set up electrical vehicle charging point in the said plot.
36. The construction work shall be completed as per condition mentioned in CIDCO Modified agreement dated 21/04/2023 and must be applied for O.C. with all concerned NOC.
37. The Owner / Developer shall be responsible for Planting one Indigenous Tree per 100 Sq.mtr Plot area as per UDCPR-2020. (like Neem, Mango, Gulmohar, Peepal, Arjun, Jamun, Beal ect)
38. This Commencement Certificate issued based on additional FSH No. received from CIDCO Office vide letter no. CIDCO/MTS-II/Asudgaon/18+84/2023/2850/E-270076, dated- 27/1/2023 - and modified agreement should be made accordingly and submit before applying Occupancy Certificate.
39. The Owner / Developer has to submit Fire NOC for lift before give intimation for Plinth Completion and the conditions mentioned in the Fire NOC shall be binding on the owners
40. This set of plans supersedes earlier approved plans vide letter dated 27/10/2023.
41. A duly signed set of plans are attached herewith

Note: - i) 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.

(Signature)
Deputy Director of Town Planning
Panvel Municipal Corporation

C.C.TO:- 1) M/s. Kamaldeep Builder & Developers and
M/s. Bonss Malhar & Developer
Office No.03, Balaji Enclave,
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