

COMMENCEMENT CERTIFICATE

The Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

- (A) Location : Survey Numbers 7/5,14/6,14/7,15/2(1),15/2(2),15/2(3), 15/2(4), 15/2(5), 15/2(6),15/1, 15/3, 16, 18/1A, 18/1(B), 23/3, 23/4, 24/1A, 149/1 to 5 (Old S. No 6/3 &7/3+4A), 150/1 to 7 (Old S. No 17/3 + 15/5), Village-Palaspé, Taluka-Panvel, District-Raigad.
- (B) Land use (predominant) : As per Sanctioned Interim Development Plan of NAINA, the subject land falls under Major part in Predominantly Residential (N-1) Zone & minor part in Urban Village (N-4) zone.
- (C) Details of the proposal with BUA:

Area Statement			
S.No.	Particulars	Area in Sq.mt.	
1.	Area of the proposal approved by MMRDA (as per L.C)		66751.62
2.	Area of Land as per 7/12 extracts and NA order		66702.00
3.	Area of the Land as mentioned in N.A. TILR		66790.00
4.	Area of the Land as per Triangulation of TILR		70454.98
5.	Area of the Land as per Physical survey		67632.36
6.	Area considered (least of above)		66702.00
7.	Deductions For		
a.	Area under widening of NH 17 (as per N.A. order and TILR)		2800.00
b.	Any Reservation		NIL
	Total (a+b)		2800.00
8.	Gross Area of plot (6-7)		63902.00
9.	Required Amenity space, 15% of 8		9585.30
9a.	Proposed Amenity Space		9585.78
10.	Net Area Of Plot (8-9a)		54316.22
		Sale Plot	Rental Plot
11.	Area of proposal (in proportion 75:25)	40737.16	13579.05
12.	Permissible FSI on 10	3	1
13.	Permissible Built up Area (10x12)	162948.66	54316.22
14.	Permissible Commercial Area 15% of (13)	24442.30	8147.43
15.	Proposed Commercial Built Up Area	1708.512	1641.973
16.	Amenity spaces required (in proportion 75 : 25)	7188.975	2396.325
17.	Amenity spaces provided	7189.197	2396.584
18.	Recreation Ground space required(8% of 11)	3258.97	1086.324
19.	Recreation Ground space provided		