



PANVEL MUNICIPAL CORPORATION

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

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NO 2018/PMC/TP/BP/8066 /2018

Date : 07/08/2018

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. Lookwell Lifespace Pvt. Ltd., for Plot No. 25, Sector - 35, Kamothe (12.50% Scheme), of Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the Proposed Residential Building (Ground + 13 Floors), Residential Built Up Area = 1573.485 Sq mt, Total Built Up Area = 1573.485 Sq.mt.

(No. of Residential Units - 46 Nos.)

This Commencement Certificate is valid up to plinth level only. The further order will be given after the plinth is inspected and plinth completion Certificate is issued.

This commencement Certificate is granted subject to pending SCS No. 63/2011. The order passed by Hon. Court in said suit shall be binding on you

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This Certificate is liable to be revoked by the Corporation if:-

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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.

Any of the conditions subject to which the same is granted or any of the restrictions imposed upon by the corporation is contravened.

The commissioner is satisfied that the same is obtained by the applicant through fraud, Misrepresentation and the applicant and/or any person deriving title under him, in such event shall be deemed to have carried out the development work in contravention of sections 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966.

The applicant shall:-

1. Give written notice to the Corporation regarding completion of the work.

2. Obtain Occupancy Certificate from the Corporation.

3. 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 complies with the Regulations and conditions of this certificate.

4. 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 A National Building Code or and DCR for A.B.C. class Municipal Council 2013 in force.

5. The Commencement Certificate shall remain valid for period of 1 year from the date of its issue; thereafter revalidation of the same shall be done in accordance with provision of Section - 48 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the DCR for A.B.C. class Municipal Council 2013 in force.

6. 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.

7. Prior Permission is necessary for any deviation / change in plan.

8. It is Mandatory to provide Temporary Toilet to labours at site during construction period.

9. As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.

