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No 2017/PMCHB/1108/2018

Date: 25 JAN 2018

AMENDED COMMENCEMENT CERTIFICATE

Permission is hereby granted under section - 45 of the Maharashtra Regional and Town Plan. Act 1966 (Maharashtra act XXXVII of 1966) to, Mandar Villa Co. Op. Housing Soc. Ltd. Through F. Hoider Mr. Marwan Construction, Partner Mr. Mohammed Omer Shaikh on F.P. No. 34/3, Panvel, A Mumbai. As per the approved plans and subject to the following conditions for the development work of Proposed Residential Building (Ground & Rased Floor + 4 Floors) Residential Built Up Area = 1092. Sq.mt., Commercial Built Up Area = 64.546 Sq.mt. Total Built Up Area = 1158.369 Sq.mt.

(Nos. of Residential Units - 33 Nos. of Commercial / Office units - 07 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 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, 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 section 43 or 45 of the Maharashtra Regional and Town Planning Act- 1966
2. The applicant shall:-
 - 2(a) Give written notice to the Corporation regarding completion of the work.
 - 2(b) Obtain Occupancy Certificate from the Corporation.
 - 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 complies with the Regulations and conditions of this certificate.
3. The structural design, building materials, installations, electrical installations shall be in accordance with the provision (except for provision in respect of floor area ratio) as prescribed in the National Building Code or and/or SDCPR - 2013 in force.
4. The Commencement Certificate shall remain valid for period of 1 year from the date of issue thereof thereafter revalidation of the same shall be done in accordance with provisions of Section 43 of MRTP Act- 1966 and as per regulations no. 16.1(2) of the SDCPR - 2013
5. The conditions of this certificate shall be binding not only on the applicant but also on his successor and/or every person deriving title through or under him
6. It is Mandatory to provide Temporary Fences to labourers at site during construction.
7. Prior Permission is necessary for any deviation / change in Plan.
8. You have to pay the necessary charges due to GST if applicable in future as per Corporation policy and as intimated to you in writing and if not paid the certificate shall be revoked.

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