# Panvel Municipal Corporation

## APPENDIX 'D-1'

## SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

**Building Name :** A (SUDHA MANJIRI CHS.) **Building Use :** Mixed Use

**Name of PWork :** A-1 (SUDHA MANJIRI CHS.)

**Floor Name:** GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,TERRACE FLOOR

**1. Road Width :** 9.00 Mt. **2. Premium Area :** 146.12 Sq Mt. **3. Ancillary Area :** 1193.96 Sq Mt.

**4. TDR Area :** 0.00 Sq Mt. **5. Gross Plot Area :** 760.00 Sq Mt. **6. Existing built-up area:** 0.00 Sq Mt.

**7. Proposed built-up area :** 3165.63 Sq Mt. **8. Total built-up Area :** 3165.63 Sq Mt.

**To,**

**Sudha Manjiri Co operative Housing Society Ltd. (Owner)**

**Sudha Manjiri CHS , Tilak Road, Near Om Bakery, Panvel, Raigad, Maharashtra - 410206**

**Parag Anil Mehetar (Lic:CA/2013/58335 ) Architect**

**Office No.2, 1st floor, A wing, Yashokiran Hsg Society, Sawarkar chowk, Panvel,410206**

With reference to your application No. **PNMCB/7007/2026/0006/AutoDCR (New)** , dated **27 February, 2026** for the grant of **Building Permission** sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, **1966** to carry out development work / Building on **Plot No.:-, Village:PANVEL, CTS No, :646/A, 646/B, 647/A, 647/B, Pin Code:410206**, **Building Permission** ,the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : PNMCCOUT/7007/2026/0010/Autodcr

Date : 09 October, 2026

Office Stamp. :

**Terms and Condition :**

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.

10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The Applicant/ Developer Should Pay Panelty Amount Within One Month as per given Undertaking no. EG 380851 dated on 08/10/2026.

OFFICE OF THE **Panvel Municipal Corporation**

Building Permit No.: **PNMCB/0012/2026/AutoDCR**

Date: **09 October, 2026**

Yours faithfully,

**Asst. Director of Town Planning**

**SANCTIONED**

Digitally signed by SHINDE KESHAV JAGANNATH
Date: 09 Oct 2026 13:37:03
Organization :Panvel Municipal Corporation
Designation :Asst. Director of Town Planning

Signature of the Authority

Scan QR code for verification of authenticity.