



Sinnar Municipal Council
SANCTION OF BUILDING PERMISSION AND
COMMENCEMENT CERTIFICATE

व.शि.क्र.7/BP/CC/118/2021

Dt. २७ /०७/2021

To,

Arjun K Kedar & Other 1,
Sinnar,

Sir/Madam,

With reference to your Application, for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayat and Industrial Townships Act, 1965 to carry out Development work / Building on Plot No. 60, Revenue Survey No. 847 (1151), City mauje Sinnar, Plot Area- 500 sq. mt (400 sq.mt. as per Ownership document), Number of floors- **Ground (shops+parking) + 4**, Use of building- **Residential+Commercial**, the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions:

1. The construction to be carried out by the owner/developer shall be strictly in accordance with the sanctioned plan. Any kind of deviation in construction shall not be permitted.
2. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposal shall have to be submitted to obtain development permission afresh. Commencement certificate shall not be renewed beyond 4 years from date of commencement certificate/development permission. Provided that no such renewal shall be necessary if the work is commenced within the period of valid permission and such permission shall remain valid till the work is completed. Commencement shall mean as per 2.7.1 of UDCPR.
3. Town Planner/Architect/Engineer/Structural Engineer/Supervisor should confirm that plot is vacant and eligible for construction before submitting / starting proposed work.
4. This permission does not entitle you to develop the land which does not vest in you. Owner shall be completely responsible for any land ownership dispute that may arise.
5. Scrutiny of application submitted for building permission is done based on document submitted along with the application. Owner and concerned Town Planner/Architect/Engineer/Structural Engineer/Supervisor will be responsible for authenticity and signature on documents and plan. Document or any information submitted by applicant if found false or misleading then given permission will be considered null and void.
6. Use of building constructed should be as per sanction plan.
7. Owner / developer shall keep copy of Sanctioned plan and commencement certificate at the construction site during the said construction being carried out so as to facilitate inspection of the site by Municipal Council's Staff from time to time.
8. Owner / developer shall give written notice to the Authority in case of termination of services of a Technical professional engaged by him.

23. All construction site safety measures and precautions shall be taken on site during construction with necessary signage / display boards on site. Owner/Developer and concerned Town Planner /Architect / Engineer /Structural Engineer/Supervisor will be responsible for Structural, electrical, fire, etc. accidents on site and in building.
24. It is mandatory to provide Rainwater Harvesting and plant two trees inside your plot. Due to this construction if any public work is obstructed or the constructed part is beyond the marginal spaces then it will be removed from your expense. There will be no compensation for this.
25. Due to this construction, in the development plan of the municipal council, if any public work is obstructed, the construction will be removed from your expenses. There will be no compensation for this.
26. No new building or part shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission is granted by the Planning Authority.
27. Occupancy certificate will be issue after completion of Rainwater Harvesting.
28. Construction and demolition waste after completion of construction should be dumped only at area made available by municipal council adjoining Talwadi cremation ground.



Yours faithfully,
Chief Officer,
Sinnar Municipal Council