

LONAVALA MUNICIPAL COUNCIL

No.ENG/BP/106/2011-12/3329

Form No. 2 (Rule No. 5)

Date: 21 / 3 / 2012

ORDER

Subject - Proposed Group Housing Scheme on Land Bearing R.S. No. 22/2, Valvan, Lonavla, Tal-Maval, Dist- Pune.

FOR- SUKHWANI ASSOCIATES, partnership firm through
Partner - Mr. GURMUKH J. SUKHWANI.

Ref:- Your letter Dt. 20/10/2011.

From - Mr. GANGARAM .H. MAVKAR, Creative Designers, Shop No 18, Ganesh Corner, Lonavla.

Order under section 45 of the Maharashtra Regional Town Planning Act 1966 is hereby granted to SUKHWANI ASSOCIATES, partnership firm through Partner - Mr. GURMUKH J. SUKHWANI.

Proposed Group Housing Scheme on Land Bearing R.S. No. 22/2, Valvan, Lonavla, Tal-Maval, Dist- Pune.

As per the accompanying plan as amended by this office in green on the plan & on the following Conditions :

- 1 That the Order shall remain valid for period first year from the date of issue and there after it shall lapse.
- 2 That the applicant owner shall intimate the commencement of the construction work to this Office in writing in advance.
- 3 That the applicant owner shall give the advance intimation to the collector of Pune Revenue Branch before commencing Non-Agriculture use of land.
- 4 Plot land shall be demarcated on site before commencement of the work from city survey Officer, Lonavla / T.I.L.R. Vadgaon.
- 5 If the existing trees comes under Proposed building prior approval for tree cutting to be obtained from L.M.C.
- 6 That the applicant /Owner shall obtain Non Agriculture permission from concerned Revenue Authority before commencing any development on plot/land and shall submit in L.M.C. before commencement of work
- 7 This Municipal Council will not supply water for construction or drinking purpose. The owner / developer should make own arrangement for drinking water after completion of work unless & until L M C can provide.
- 8 The owner / developer shall construct road side gutter on site as per directives of L. M. C.
- 9 The owner through his licensed Architect shall give notice to L.M.C. on completion of work up to plinth level . No progress above the plinth shall be carried out unless plinth is checked and approved by L.M.C.
- 10 If any drainage line, water line, gutter (open or under ground), nala or drainage passing through land plot shall not be close / reduce without prior approval of L M C & concerned authority.

- 11 That the construction work shall be carried out strictly as per sanctioned plan and as amended by this office in green on the plan. If during the construction any departure from sanctioned plan is intended or way of internal or external changes, prior sanction of the L.M.C. shall be necessary. A revised plan showing deviations shall be submitted and the procedure laid down for the original plans heretofore shall apply to all such amended plans. Any works done in contravention of the sanctioned plans, without prior approval of L.M.C. shall be deemed as unauthorized.
- 12 All Building material shall be stored exclusively within a building plot. The stocking of materials and debris on public roads, highways shall be prohibited except with special permission of L.M.C.
- 13 No temporary construction shall be permitted without prior approval of L.M.C.
- 14 Necessary permission from concern authority to be obtained by the developers/land owners & shall have to submit to L.M.C.
- 15 That this permission is granted on the basis of documents/papers submitted by the applicant/Owner. If it is found that the information, plan, document and other details submitted by the applicant is false or wrong the commencement certificate shall stand cancelled & applicant will be liable for action under such consequences as maintained in relevant provisions of chapter IV of the Maharashtra Regional & Town Planning Act 1966 and the under sign reserve the right to revoke or modify the permission granted.
- 16 If any litigation / dispute/ appeal / matter is pending in any court or in front of any authority & if order will be passed / issued against land owner / developer, this commencement certificate shall stand cancelled automatically.
- 17 If the plot is abutting on the Mumbai – Pune National Highway or and Railway line, necessary N.O.C. regarding set back distance from the concern Authority shall be submitted to L.M.C. before Commencement of the work.
- 18 The structural design of building shall be carried out in accordance with structural design chapter of national building code of India.
- 19 All material and workmanship shall be good quality confirming to Indian standard Specifications.
- 20 Plumbing, sanitary and electrical work shall be carried out as per the requirement of Indian standard specifications under the supervision of authorized Licensed Holder.
- 21 Adequate fire fighting equipments shall be installed.
- 22 Copy sanctioned plan shall be made available on site whenever required by L.M.C. and Police Authorities.
- 24 The owner through his licensed Architect shall give notices to L.M.C. regarding completion of work in prescribed form and shall be accompanied by three sets Record plan. The built up structure shall not be brought into use without occupancy certificate of L.M.C.
- 25 All portions of the building shall be used for the specific purpose as shown on the sanctioned Record Plan.
- 26 For Ventilation purpose Window area should not be less than 1/8th area of Concerned Room.
- 27 That the L.M.C. is not responsible for any Government, Technical, Private Ownership, Area & Boundary disputes.

- 28 If it is noted that the information plan and other details supplied by the applicant is false or wrong the commencement of occupancy certificate shall stand cancelled & applicant will be liable for action under such consequences as maintained in relevant provisions of chapter IV of the Maharashtra Regional Toning Act 1966 and the sign reserve the right to revoke or modify the permission granted.
- 29 Display board showing all details of development viz permission No. and date, plot No. / C.T.S. No./ R.S.No. ,Plot Area ,Built up area sanctioned Nos. of tenements ,Name of the Developers Architects etc. shall be erected at prominent Place on site.
- 30 At least 94 trees to be planted in the plot.
- 31 The Road in the layout shall be handed over to the planning authority after development of the same for which nominal amount of Rs. 1/- paid by the authority.
- 32 The boundaries of the land under reference shall tally with measurement plan from the Taluka inspector of land records/ city Survey officer, Lonavla.
- 33 The ownership of such recreational space shall vest, by provision in a deed of conveyance in the name of planning Authority before commencement of work. The vesting of the recreational space in the name of planning authority shall be in the nature of trustee and the planning authority shall not have any right to dispose of it by sale/ mortgage/lease/transfer as municipal immovable property and shall be used for the open users as play ground, gardens, children play ground gymnasium and alike. Provided whenever called upon by the plot holder's either through their co-operative societies of federation of societies, planning authority shall allowed such co-operative societies for development and maintains of their recreational space free of cost subject to such terms and conditions as may be prescribed by the planning authority.
- 34 The layout Shall be got demarcated on site with boundary stones by the applicant society & got measured through the land Recording Department. A copy of the same demarcated layout plan shall also be submitted to the Asist. Director of T. P. Pune branch for information and record prior to commencement of other developments on site.
- 35 All the plots except the plot demarcated for the open space should be used for residential purpose only.
- 36 The open space shall not admeasure less than 10 percent of the total area under layout after actual demarcation on site.
- 37 The applicant society shall carry out the development viz construction the roads and gutters before the plots are allotted to its members.
- 38 The applicant society shall make its own arrangements to secure water supply and electricity to purpose colony.
- 39 The roads in the layout shall be allowed to be used by the adjoining land holders for the purpose of access and be secured proper co-ordination of roads.
- 40 That the owner of the land is liable to pay the taxes and should pay the taxes that will be levied by the municipality from time to time
- 41 No. temporary constructions shall be made available on site whenever required by LMC.
- 42 Copy of sanctioned plan shall be made available on site whenever required by LMC & Police authorities.
- 43 If petrol line passing through plot, the NOC from petroleum department about set back distance between building and center line of petroleum pipe line must submitted to LMC before commencing work of building.

- 44 Lonavla municipal council will not responsible for any dispute of ownership of land
- 45 Provision of rain water harvesting (i.e. conservation augmentation recycling of water) shall be done on site.
- 46 Provision at Solar heater system for boiling of water is provided on the terrace floor of building.
- 47 The owner / developer should construct free of cost. road side gutter along D P road as per directives of L M C.
- 48 Provision for compost pit for garbage shall be provided on site by owner / developer.
- 49 The Condition mentioned in letter no LMC5/NOC.2011-12 dt. 05/03/2012 should be fulfill by owner / developer before starting of building work.
- 50 Any Calculation mistake will be responsibility of Architect / Engineer / Supervisor.
- 51 Labour Welfare Fund- Unicode No. 20111111804010600

Encl- Plan

No. ENG/BP/106/2011-12/ 13529

Date: 24 / 3 / 2012



Chief Officer
Lonavla Municipal Council

To,
SUKHIWANI ASSOCIATES, partnership firm through
Partner - Mr. GURMUKH J. SUKHIWANI,
C/o Creative Designers, Shop No 18,
Ganesh Corner, Lonavla.

C.F.W.C. to:

1. The Collector of Pune (R.B.)
2. ADTP Pune 30.
3. City Survey Officer, Lonavla.

