

Khopoli Municipal Council

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Approval No.: CBRKC/B/2020/APL/00192

Date: 22/01/2020

To,

MS J P VENTURE,

PLOT NO.-13, S.NO.31/4, C.T.S NO. 1095 AT- CHINCHAVALI SHEKIN, KHOPOLI-410203

Sir/Madam,

With reference to your application No **CBRKC201900323**, dated **07-01-2020** 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 Panchayats and Industrial Townships Act, 1965 to carry out development work / Building on Plot No **13**, Revenue Survey No **31/4**, City Survey No **1095**, mauja **CHINCHAVALI SHEKIN**, situated at Road / Street **NA**, Society **NA** the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions :

- 1) To get into the house, cover the drainage of the municipality; take the permission of the municipality regarding the dashboard width so that the work should be more than 3 feet long.
- 2) If the construction is not completed in time, increase the permission limit. Increase the deadline for extension. If the extension is not extended, then the permission has been canceled.
- 3) The plinth of the building should not be less than 3 feet above the level of the road. Plinth height should be as per rule
- 4) The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.
- 5) under this certificate is carried out or the use there of is in accordance with the sanction plans.
- 6) Use of built land should be done for commerce only with resident / commercial / residential residents as per approved map
- 7) Material should not be given on public street or place without written permission of the municipality. If found, legal action will be taken.
- 8) The Construction should be completed as per commencement certificate
- 9) If there is any further detail about additional construction or sanctioned plan, legal proceedings will be taken in accordance with the provision of Maharashtra Regional and Town Planning Act 1966 and Maharashtra Act 1965.
- 10) If any of the construction is not done without prior permission, the permission will be deemed to have been canceled.
- 11) As per the provision of law, the margin abutting to the existing roads shall be the part of the road
- 12) After the completion of the plinth of the building, you should apply for plinth completion certificate and unless plinth completion certificate is issued no further construction should be made.
- 13) No use of new building or any part of their of should be started without getting occupancy certificate, by you are any person authorized by you.
- 14) you are not permitted to make construction on the property not owned by you on the basis of the permission.
- 15) In case of dispute Regarding ownership and/or boundaries, It will be your responsibility to resolve the same.
- 16) No Encroachment should be made over the adjoining properties and no obstruction should be made to the rights of the adjoining owners.
- 17) The documents, to the secure permission, submitted by you, if found false and misleading, this permission shall stand revoked and cancelled.
- 18) The entire responsibility regarding construction shall be on you, your engineer and architect.
- 19) The construction on the plot should be made observing I.S Code - 13920 - 1993 regarding earthquake resistant R.C.C design & under the supervision of registered structural engineer
- 20) The list of the names of the labors along with their addresses, employed on site of proposed construction should be submitted to Khopoli Police Station before commencing the construction. (The address should not be of the propose site.)
- 21) In case cutting of the trees is necessary, to do the propose construction, prior permission should be secured from khopoli Municipal Council for cutting the trees.
- 22) In case any electric wire / Line is near the plot or over the plot, no objection certificate should be secured from the

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Authorised officer of MSEDCL company and if necessary it should be got removed by following due process.

23) In case permission from other offices and departments is necessary, it should be secured before commencing the construction

24) The Vent pipe of the Septic tank should be of more height than building and it should be covered by mosquito net.

25) A pakka gutter should be constructed abutting the road

26) The internal road, electric and water supply and drainage etc. of the plot should be made of the specification approved by public works departments and work should be carried out from the registered agency and you will be responsible for any complaint in that regard.

27) The construction should be made by following the provision of the M.R.T.P Act 1966 and the approved by laws.

28) Sufficient Provision should be made for garbage disposal.

29) In case natural rain water flow exit in the plot that can not be obstructed and closed by you and Alternate provision should be made by you.

30) The construction carried out by owner shall be according to the sanctioned plans.

31) The place where the building plan has been sanctioned. Do not make cattle siege in it.

32) Material should not be stacked on public street or place without written permission of planning authority. If it is found legal action will be taken.

33) Due to this construction, in the development plan of the municipality, if any public work is obstructed, the construction will be removed from your expense. There will be no compensation for this.

34) One tree per 100 square meters should be planted on the plot & In case of group housing minimum 2 tree per tenement should be planted and should be taken care of them.

35) This Building commencement certificate is given to construct Partly Stilt (Free of FSI), Partly Ground + Four floor Residential cum Commercial Building having Total built up area 474.55 Sqm (Partly Ground Floor having Commercial built up area 27.63 Sqm & First, Second, Third and Fourth Floor having Residential total built up area 446.92 Sqm)

36) As per Recommendation of Town Planner , Approved.

Signature valid

Digitally signed by GANESH
KISANRAO SHETE
Date: 2020.01.23 13:27:53 PST
Reason:
Location:

Yours faithfully,
Chief Officer,

Khopoli Municipal Council

(Specimen of Stamp of Approval to be marked on building plan)

Office of the Khopoli Municipal Council

Building Permit No - 52193

Date - 22/01/2020

SANCTIONED.