



# Palghar Municipal Council

## APPENDIX D-1

### SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Approval No.: CBPPE/B/2019/APL/00213

Date:14/11/2019

To,  
PRANAY DHANESH BHANUSHALI AND OTHER SIX,  
POA HOLDER DINESH PYARELAL TIWARI,  
B/H SACRED HEART HIGH SCHOOL, LOKMANYANAGAR, PALGHAR  
Sir/Madam,

With reference to your application No CBPPE201900098, dated 29-05-2019 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 PlotNo 6, Revenue Survey No 45/2/A/6, City Survey No 0, mauja NAVALI, situated at Road / Street LAYOUT ROAD, Society LOKMANYA NAGAR 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) The construction carried out by me does conform to the sanctioned plans.
- 3) 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.
- 4) 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
- 5) The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.
- 6) under this certificate is carried out or the use there of is in accordance with the sanction plans.
- 7) Use of built land should be done for commerce only with resident / commercial / residential residents as per approved map
- 8) Material should not be given on public street or place without written permission of the municipality. If found, legal action will be taken
- 9) The Construction should be completed as per commencement certificate
- 10) 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.
- 11) If any of the construction is not done without prior permission, the permission will be deemed to have been canceled.
- 12) As per the plan approved by the plant till completion and should be done as per the given conditions
- 13) 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.
- 14) The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
- 15) No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 16) The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.
- 17) This permission does not entitle you to develop the land which does not vest in you.
- 18) Incase of any document submitted with the application area false, manipulated, not true, invalid, fabricate the permission shall deemed to be cancelled.
- 19) The building plans are sanctioned for residential/commercial/industrial/mixed/other(please state) use. The building must be used for the purpose for which it is approved. The building margins must be at least equal or more than that sanctioned and the builtup area on all floors must not exceed the approved built up area.
- 20) On completion of the plinth, application shall be made for plinth OC. Until such plinth OC is obtained, further construction shall not be carried out.
- 21) Before applying for occupation certificate, the internal roads, gutters (if any) shall be constructed as per the specifications. The



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width of the road shall be as per the approval.

22) On completion of the building, amenities/services/roads/gutters/street lights etc. and on fulfillment of all conditions mentioned in CC, application shall be made for part/full OC as required. The building shall not be put to use unless OC is obtained.

23) Compliance with various government orders as applicable.

24) Trees/tree cutting & trees present on site shall not be cut before taking required permission under Maharashtra Urban Tree Protection Rules 1975. Minimum 10 number of local species of trees shall be planted in the open space/ marginal open space around the building.

25) In compliance of Urban Development Department Government of Maharashtra letter misc/102004/389/UD-20/dated 01/06/2004, rainwater storage and reuse arrangements shall be made and treated waste water shall be reused for flushing and gardening.

26) In compliance of Urban Development Department TPB/432001/2133/CR 230/01 UD-11 dated 10/3/2005, rainwater harvesting system shall be activated at the site.

27) In compliance of Urban Development Department circular DCR/1094/2829/UD-11 dated 19/9/1995, solar water heating system must be installed and activated in the building.

28) In compliance of Ministry of Environment and Forest Government Of India notification SO/763E/dated 14/09/1999 and SO/979(E) dated 27/08/2003, fly ash bricks shall be used in construction of building.

29) In compliance with the Clean Maharashtra Campaign (urban) circular 42/2015-16 dated 28/7/2015, clause 18.6, the builder & contractor shall make available toilet facility for construction workers.

30) If the land is covered under Urban land Ceiling Act 1976, the owner/applicant shall obtain permission from competent authority before starting the construction.

31) Compliance with various Government departments/ agencies.

32) For land/plot abutting a classified road, whatever may have been stated in the bye laws and on approval plans regarding front margin, ribbon development rules as per Government of Maharashtra PWD circular dated 9/03/2001 shall apply for development along classified roads. If there is any discrepancy about the classification of road, the owner/applicant shall obtain NOC from competent PWD authority before beginning the construction. Decision of PWD regarding classification of road and road margin/ building line/building control line shall be binding on the owner/applicant for a classified road.

33) If the land is adjacent to railway line, 30m building line shall be observed from railway boundary. If the owner/applicant obtains NOC from competent railway authority, the distance may be condoned as per NOC.

34) If the land abuts any nala, water body, river etc margin as per bye - laws must be observed from boundary of such water body.

35) If any low or high tension line is passing through the land/site or near the land site, distance shall be maintained as per the rules and regulations of the MSEDCL. If any of such lines are not shown on the drawing and proper distance is not maintained from them or NOC from the competent authority is not obtained CC / Building permission shall stand invalid.

36) The applicant / owner shall appoint & Site Supervisor & Structural Engineer in addition to the Architect / Licensed Technical person who has signed the plans. The Structural Engineer shall be responsible for Structural Design of the building as per providing IS codes. IS code 13920 -1993 must be followed for earthquake resistant design. The Architect / Licensed Technical Person / Structural Engineer/ Supervisor shall be responsible for quality of construction, structural stability, and compliance with fire & safety norms and compliance with RERA or such acts as may be applicable at the time of construction. This building permission CC does not authorize to overrule or supersede the compliances required by other statutory agencies.

37) The owner / applicant must display at entrance and or at provisional location at site the details of building approval & plans.



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at site on a notice board.

38) Removal of existing structures: - The applicant / owner must remove demolish & remove existing structures that are shown to be removed or to be demolished before beginning of construction.

39) Dispute regarding tenants, ownership, easement rights, right of way for other people etc shall be the sole responsibility of the owner/applicant. In case of any such dispute affects the title / ownership / area of land / access /FSI etc. the permission will stand cancelled

40) The building units / flats etc. are to be sold, then provisions of RERA Maharashtra shall apply and they shall supersede the bye-laws in case of any discrepancy.

41) The marginal area or open to sky area of plot / land shall be filled up maximum to an extent of 150 mm below adjoining Municipal road / layout road/ DP road or classified road.

42) Additional conditions for industrial proposals/ special buildings under section 6 1.

43) If the building is covered under 6.1 special building, fire NOC shall be obtained from the Director Maharashtra Fire services & the conditions prescribed in the NOC shall be binding on the applicant.

44) If the permission is for industrial use, compliance with rules & regulations of Factory Inspector shall be responsibility of owner / applicant

45) The owner / applicant must obtain registration certificate from District Industries Center (SSI registration) or as applicable and submit the copy of the same before commencing the construction.

46) The owner / applicant must obtain consent to establish from Maharashtra Pollution Control Board (MPCB) before commencing the construction and submit copy the same. The consent to operate must be obtained to start the production. The failure to obtain consent to operate may cause suspension of building permission

47) Noncompliance of any of the conditions mentioned above is liable for cancellation of the CC.

48) Warning :- In case of violation of FSI, the owner / applicant is liable to be prosecuted under section 52 of M R T P Act 1966

49) If the owner / applicant is not satisfied with the CC building permission or any of the conditions. Prescribed within the order or the sanctioned plans he/ she may appeal to the Director of Town Planning Maharashtra under section 4X of MRTP Act 1966.

#### 50) OFFENCES AND PENALTIES

51) Offences and penalties:-Any person who contravene any of the provisions of these regulations/any requirements or obligations imposed on him by virtue of these regulations including the maintenance of fire protection services and appliances and lifts in working order or who interferes with or obstructs any person in the discharge of his duties shall be guilty of an offence and upon conviction shall:

a) Be punished with a fine as fixed by the Chief Officer and as stipulated in Section 52 of The Maharashtra Regional and Town Planning Act,1966;

53) Further the Authority may take suitable actions including demolition of unauthorized works as decided by the Authority as stipulated under Section 53 of The Maharashtra Regional and Town Planning Act,1966;

#### 54) REVOCATION OF PERMISSION:-

55) Without prejudice to the powers of revocation conferred by Section 51 of the Maharashtra Regional and Town Planning Act,1966,The Chief Officer may, after giving the opportunity of being heard, revoke any development permission issued under these regulations where it is noticed by him that there had been false statement or any misrepresentation of material fact in the application on the basis of which the development permission was issued and thereupon the whole work carried out in pursuance of such permission shall be treated as unauthorized.

56) In case of revocation of the permission under sub-regulation(1),no compensation shall be paid.

57) As per DCPR rule under section 6.2.12,No Objection Certificate:- In case of development/construction of buildings requiring



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clearance from the authorities like Civil Aviation Authority, Railways, Environment protection act 1986, Directorate of Industries, Maharashtra Pollution Control Board, District Magistrate, Inspectorate of Boilers and smoke Department etc., The relevant no objection certificates from these authorities, applicable to the occupancy, shall also accompany the application. In case of a building identified in Regulation No.6.2.6.1, the building scheme shall also be cleared by the Fire officer of the local Authority or in absence of such officer, from the Directorate of Maharashtra Fire Services.

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

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

Signature valid

Digitally signed by DEVIIND ANIL  
MALI

Date: 2019.11.21 18:45 20 IST

Reason:

Location:

Yours faithfully,

Chief Officer,

Palghar Municipal Council

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

Office of the Palghar Municipal Council

Building Permit No - 30600

Date - 14/11/2019

SANCTIONED.