

LONAVLA MUNICIPAL COUNCIL

Date: 14/10/2002

No. ENG / BP/

FORM NO. 2 (Rule No. 5)

37/02-03

738

COMMENCEMENT CERTIFICATE

Subject Proposed Construction of Plot B.S.No. 65/4B/1B/2 of Ward Nangargaon,
Lonavla, Tal-Maval, Disc. Pune
Lonavla For Shri/Smt. S.S. & Associates, C/o Kanhaiya Associates
D45,46, Lonavla.

Reference Application/Letter dated 19/08/2002

From Shri Kanhaiya Associates
Shri:

COMMENCEMENT CERTIFICATE under section 45 of the Maharashtra Regional Town Planning Act 1966 is hereby granted to

Shri S.S. & Associates, C/o Kanhaiya Associates
D45,46, Lonavla.

Plot B.S.No. 65/4B/1B/2 of Ward Nangargaon, Lonavla, Tal-Maval, Disc. Pune Lonavla as per the accompanying plan as amended by this office in green on the plan & on the following conditions:

- 1) That the Commencement certificate shall remain valid for period first year from the date of issue and thereafter 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 Poona (Revenue Branch before commencing Non-Agriculture use of land.
- 4) Plot/land shall be get demarcated on site before commencement of the work from city survey officer, Lonavla/T.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) This Municipal Council will not supply water for construction or drinking purpose.
- 7) That the construction work shall be carried out strictly as per sanctioned plan & as amended by this office in green on the plan. If during the construction, any departure from the 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 work done in contravention of the Sanctioned plans, without prior approval of L.M.C. shall be deemed as unauthorised.
- 8) 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.
- 9) All building material shall be stored exclusively within a building plot. The stacking of materials, and debris on public roads, highways shall be prohibited except with special permission of L.M.C.
- 10) No temporary construction shall be permitted without prior approval of L.M.C.
- 11) If the electrical H.T. Line is passing through or near the plot necessary N.O.C. of the concern Authority shall be submitted to L.M.C. before actual commencement of the work on site.

12) If the plot is abutting on the Bombay-Poona National Highway, or/and Railway line, necessary N.O.C. regarding set back distances from the concern Authority shall be submitted to L.M.C. before Commencement of the work.

13) The structural design of building shall be carried out in accordance with structural design chapter of national buildings code of India.

14) All material and workmanship shall be of good quality conforming to Indian standard specifications.

15) Plumbing, sanitary and electrical work shall be carried out as per the requirement of Indian standard specifications under the supervision of authorised Licensed Holders.

16) Adequate fire fighting equipment shall be installed.

17) Copy of sanctioned plan shall be made available on site whenever required by L.M.C. and Police Authorities.

18) The owner shall pay necessary octroi for buildings material time to time and is liable to show/submit all necessary accounts as and when required by L.M.C.

19) The owner through his licenced Architect shall give notice to L.M.C. regarding completion of work in prescribed form and shall be accompanied by three sets of Record Plan. The built up structure shall not brought into use without occupancy certificate of L.M.C.

20) All portions of the building shall be used for the specific purpose as shown on the sanctioned Record Plan.

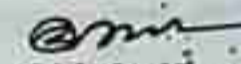
21) That the L.M.C. is not responsible for any Government, Technical, Private, ownership, Area & boundary disputes.

22) If it is noted that the information plan and other details supplied by the applicant is false or wrong the commencement or occupancy certificate shall stand cancelled & applicant will be liable for action under such consequences as mentioned 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.

23) 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 developer Architect etc. shall be erected at prominent Place on site.

24) At least *Twenty* trees to be planted in the plot.

No. ENG/BP/ 77/02-03 (738)
Date: 14/10/2002


Chief officer
Lonavla Municipal Council

To:
Karadiya Associates
D 45,46
Lonavla.

- C.F.W.C.to:
- 1) The Collector of Pune (R.B.)
 - 2) City Survey Officer, Lonavla/T.I.L.R. Vadgaon (Maval)
 - 3) Building Inspector, L.M.C.

