



# Talegaon Dabhade Municipal Council

## APPENDIX D-1

### SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Approval No.: **CBTDM/B/2019/APL/00164**

Date: **22/08/2019**

To,  
APPASAHEB NYANOBA LOMATE AND OTHERS THRO POA HOLDERS HARAKCHAND  
VIRJI SHAH AND OTHERS MEGHASWANA CONSTRUCTIONS,

PROPOSED RESIDENTIAL BUILDING ON PLOT NO.3+4, S.NO.21/3,21/4, C.T.S NO.  
2206/3,2206/4, TALEGAON DABHADE, TAL-MAVAL, DIST - PUNE.

Sir/Madam,

With reference to your application No **CBTDM201900217**, dated **23-07-2019** 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 **3+4**, Revenue Survey No **21/3 AND 21/4**, City Survey No **2206/1 & 2206/2**, mauja **TALEGAON DABHADE**, situated at Road / Street -, Society **VATANNAGR** the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions :

- 1) Use of site and planned building should be used only for Residential use and construction should be in accordance with approved Plan.
- 2) The land owner / developer should strictly follow the noise control rules and environment rule and maintain noise decibel levels within the permissible norms and provide sound barriers in case of usage of heavy machines at construction site.
- 3) If the water tank is of syntax, then it is necessary to have a zinc lid installed.
- 4) No encroachment Shall be done by the applicant in the adjacent plots.
- 5) It is mandatory for the applicant to take earthquake-resistant measures in structural design of this building. At the time of occupation certificate, it is mandatory to furnish certificate of structural stability of the building of the licensed structural engineer.
- 6) The stilts should not be closed. Stilts should be used for parking only.
- 7) The side margin, rear margin proposed on site plan should always remain open to sky and free from erection & should be as per sanction plan.
- 8) Plumbing, sanitary and electrical work shall be carried out as per the requirement of Indian standard specifications under the supervision of authorized licensed holder.
- 9) If breach of any condition without intimation, commencement certificate shall stand cancelled and the under sign reserve the right to revoke or modify the permission granted.
- 10) If the plot is abutting on the Mumbai - Pune And/Or Talegaon - Chakan National Highway, or and Railway line, necessary N.O.C. Regarding set back distances from the concern. Authority shall be submitted to Talegaon Dabhade Municipal Council before commencement of the work.
- 11) Provision for temporary site toilets for ladies & gents should be constructed along with septic tank & till that no other construction should be carried out.
- 12) At least 1 tree for every 100sqmtr of plot area must be planted in the plot.
- 13) 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.
- 14) If any dispute/appeal is pending in any court or in front of any authority and if order issue against land owner / developer, this commencement certificate shall stand cancel automatically.
- 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) Talegaon Dabhade Municipal Council is not responsible for any government, technical, private, ownership, area & boundary



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disputes.

- 17) All portions of the building shall be used for the specific purpose as shown on the Sanctioned Plan.
- 18) The owner through his licensed architect shall give notices to Talegaon Dabhade Municipal Council regarding completion of work in prescribed form. The built up structure shall not be brought into use before receiving occupancy certificate of Talegaon Dabhade Municipal Council
- 19) Copy of sanctioned plan shall be made available on site whenever requirement by Talegaon Dabhade Municipal Council and police authorities.
- 20) All material and workmanship shall be of good quality confirming to Indian standard specifications.
- 21) The structural design of building shall be carried out in accordance with structural design chapter of national buildings code of india and sanctioned D.C.R.
- 22) No temporary construction shall be permitted without prior approval of Talegaon Dabhade Municipal Council
- 23) 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 Talegaon Dabhade Municipal Council
- 24) The owner through his licensed architect shall give notice to Talegaon Dabhade Municipal Council on completion of work up to plinth level. No progress above the plinth shall be carried out unless plinth is checked and approved by Talegaon Dabhade Municipal Council
- 25) That the construction work shall be carried out strictly as per sanctioned plan . If during the construction any deviations from the sanctioned plan is intended or way of internal or external changes, prior sanction of the Talegaon Dabhade Municipal Council 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 Talegaon Dabhade Municipal Council shall be deemed as unauthorized.
- 26) 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 Talegaon Dabhade Municipal Council & concerned authority.
- 27) The land owner / developer shall construct free of cost road side gutter in front of plot as per directives of Talegaon Dabhade Municipal Council.
- 28) It is binding on owner / developer to construct proper arrangement for storm water drain and drainage within the plot and also disposal of waste as per directive / requirement of Talegaon Dabhade Municipal Council
- 29) This municipal council will not supply water for construction or drinking purpose. The owner / developer should make out arrangement for drinking water after completion of work unless & until Talegaon Dabhade Municipal Council can provide.
- 30) If the electrical H.T. Line is passing through or near the plot necessary N.O.C. Of the concern authority shall be submitted Talegaon Dabhade Municipal Council before actual commencement of the work on site.
- 31) If the existing trees comes under proposed building prior approval for tree cutting to be obtained from Talegaon Dabhade Municipal Council
- 32) Plot/land shall be get demarcated on site before commencement of the work from by DY. Superintendent land records Vadgaon.
- 33) That the commencement certificate shall remain valid for period first year from the date of issue and there after it shall lapse.
- 34) The plinth of the building shall be so located with respect to surrounding ground level that adequit drainage of the site is assured but high shall not be less than 0.45 mtr above the surrounding ground level, In case of stilt/parking floor height should not be less than 0.15 mtr above the surrounding ground level .
- 35) The Construction should be completed as per commencement certificate.



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36) The subject plot and the planned building should be used only for Residential use and construction should be in accordance with approved plan. The number of floors in the planned construction should not be more than Parking + 4 Floors, as shown on the plan.

37) Prior to Commencement of Construction, if it is necessary the applicant shall obtain necessary permission from the competent authority Pune under the provisions of the Urban Land Ceiling Act of 1976. Please note that the TDMC will not be liable in respect of any matter of the ULC and the applicant shall be entirely responsible. Since the act 1976 have repealed, the applicant have submitted the affidavit signed in front of the Notary Notary Adv. T . W. Bansode on the Rs. 300 stamp paper dated 16/07/2019 . Subject to this affidavit the Permission for Commencement of Construction is granted.

38) Amalgamation of plots shall be done and it should be certified by Deputy Superintendent, Land Records, Maval Taluka, and the copy of the original map should be submitted to the Municipal Council before occupancy.

39) S. P. Suchdev Has Submitted his acceptance as Structural engineer on his letter head for the Proposed Building dated 10/07/2019. the structural engineer has also submitted design data for the proposed building As mentioned in it, the Structural Engineer will be responsible for the stability and Quality of the planned construction

Yours faithfully,

Chief Officer,

Talegaon Dabhade Municipal Council

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

Office of the Talegaon Dabhade Municipal Council

Building Permit No - 36277

Date - 22/08/2019

**SANCTIONED.**