

APPENDIX 'F'

FORM FOR INTIMATION OF COMPLETION OF WORK UP TO PLINTH LEVEL

The Additional deputy director of Town Planning
Aurangabad Municipal Corporation Authority,
Aurangabad.

To,

The Aurangabad municipal corporation,
Aurangabad

Sir,

The construction up to plinth / column up to plinth level has been completed in Building No — A & B .
Plot No..... Revenue S.No...../ Gat No. 306/2/8 Khasara No..... / City Survey
No...../ Final Plot No....., Mouje situated at Road/Street Harsul, Aurangabad
Society....., OWNER = SHAIKH JAKIR PATEL THROUGH CPA MS PATEL
in accordance with your permission No dated under my PROPERTIES .
architectural / (1) ABDUL WAJED PATEL
technical supervision and construction is carried out strictly in accordance with the sanctioned plan (2) ABDUL MAJID
upto PATEL
plinth level.

This is for information to you and we are proceeding further with the remaining construction work.

Yours faithfully

Signature of Architect/Licensed Engineer/
/Supervisor

Impact Design Associates
Block No.3; Global Avenue
Complex Beside AMC Market,
Paithan Gate, Aurangabad.



Issue relating to Plinth Level Certificate

Brief History

As per Notification of Maharashtra Government dt. 20/09/2016 UDPCR was notified for D class Municipal Corporation. As per notification regulation applicable for D class are applicable to Aurangabad.

The details relating to Plinth level checking is given at point 10.3 on page no. 21 (**Annexure 1**) and is reproduced as below:-

Checking of plinth, columns upto plinth level- *The owner through his licensed surveyor, engineer, structural engineer or supervisor or his architect, as the case may be, shall give notice in the form of **Appendix-F** to the Commissioner on completion of work upto plinth level and where there is no plinth, construction above general ground level upto 0.60 m.to enable and ensure that the work conforms to the sanctioned plans. The Commissioner may inspect the work jointly with the licensed technical personnel or architect within 15 (fifteen) days from the receipt of such notice and either grant or refuse permission for further construction as per the sanctioned plans in the form in **Appendix -G**. If within this period, the permission is not refused it shall be deemed to have been granted, provided the work is carried out strictly according to the sanctioned plans.*

Further the appendix to the rules at page no. 204 and 205 states as under: (**Annexure 1**)

Form F - "FORM FOR INTIMATION OF COMPLETION OF WORK UPTO PLINTH LEVEL"

Form G – "FORM OF APPROVAL / DISAPPROVAL OF DEVELOPMENT WORK UPTO PLINTH LEVEL"

Hence as per 2016 rules it was mandatory for the builder/promotor to intimate and get the plinth level certificate for further construction.

New UDPCR 2020 as further amended from time to time.

New UDPCR 2020 is applicable to Aurangabad. The details relating to Plinth level checking is given at point 2.8.4 on page no. 37 (**Annexure 2**) and is reproduced as below:-

2.8.4 Plinth Checking

The owner shall give intimation in the prescribed form in Appendix- F to the Authority after the completion of work upto plinth level. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further. The officers of the Authority, who are empowered to grant development permission and subordinate officers to him, shall each, inspect about 10% of such plinth certified cases.

Further the appendix to the rules at page no. 355 and 356 states as under: (**Annexure 2**)

Form F - "FORM FOR INTIMATION OF COMPLETION OF WORK UP TO PLINTH LEVEL"

Form G – "FORM FOR COMPLETION CERTIFICATE"

Hence as per new rules the provision relating plinth checking is modified and it is mandatory only to intimate regarding completion of plinth level and proceed for further work. Also, approval of plinth level from the authorities is done away with and no longer required.

In view of above, we have attach the Appendix F and request to kindly grant us RERA Registration.



**Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai - 400 032.**

Dated: 20/09/2016

NOTIFICATION

**Maharashtra
Regional &
Town
Planning
Act, 1966**

No. TPS-1812/CR-112/12/DCR D Class /UD-13:- Whereas, the Government has sanctioned various Development Plans (hereinafter referred to as 'the said Development Plans') along with their Building Bye-laws and Development Control Rules with or without modifications (*hereinafter referred to as 'the said Development Control Regulations'*) for D Class Municipal Corporations (*hereinafter referred to as 'the said Planning Authorities'*) in the Maharashtra State under the provisions of the **Maharashtra Regional & Town Planning Act, 1966** (*hereinafter referred to as 'the said Act'*), as mentioned in **Schedule-A** appended hereto;

And whereas, the said Development Control Regulations of the said Planning Authorities needed overall changes because of rapid urbanization, introduction of concepts like FSI, TDR, various land uses and need for regulations which support developments like generation of parking areas, creation of more built-up area for Hospitals, Educational Institutions, Star Category Hotels, Institutional Buildings, development of more housing stock through MHADA, eco-friendly buildings, regulation of height of buildings commensurate with fire fighting facilities etc. and therefore such new provisions are required to be included in the said Development Control Regulations;

And whereas in view of the above, the Government in Urban Development Department, vide its resolution no TPS-1812/CR-112/12/DCR D Class /UD-13 dated the 20/11/2013 has appointed a **Committee** (*hereinafter referred to as 'the said Committee'*) under Director of Town Planning, Maharashtra State as a Coordinator for drafting the uniform new Development Control Regulations for D class Municipal Corporations in the State;

And whereas, the **said Committee** after deliberating meeting among themselves prepared the Draft development and Control Regulations named as '**Draft Development Control and Promotion Regulations for D Class Municipal Corporations in Maharashtra**' and submitted the same to the Government vide letter No.2686, dated the 23/04/2015;

And whereas, the Government felt it necessary to replace the existing said Development Control Regulations by the new set of **Draft Standardised Development Control and Promotion Regulations for D class Municipal Corporations in Maharashtra** prepared by the said **Committee** (*hereinafter referred to as 'the said proposed modification'*);

And whereas Aurangabad Municipal Corporation now being C Class Municipal Corporation has requested Government to made applicable the said proposed **Draft Standardised Development Control and Promotion Regulations prepared for the D Class Municipal Corporations** for their Corporation;

And whereas, the Government, found it expedient in the public interest to take recourse of the provision contained in Section 37(1AA) of the said Act;

And whereas , pursuant to the above and in exercise of the powers conferred by Clause (a) of sub-section (1AA) of Section 37 of the said act and all other powers enabling in that behalf, the Government of Maharashtra has published a notice bearing No. TPS-1812/CR-112/12/DCR D Class /UD-13/Dated 19/11/2015 which appeared in the Maharashtra Government Gazette

dated 3rd to 9th Dec 2015 on the page no 9 to 215 for inviting objections and suggestions upon *the said proposed modifications* from the general public and concerned Joint Director of Town Planning of the division was authorized as an Officer (hereinafter referred to as *the said Officer*) to give hearing and submit his report to the Government;

And whereas after considering the reports submitted by the concerned said Officers and consulting the Director of Town Planning M. S. Pune, the Government of Maharashtra is of the opinion that in supersession and in place of existing Development Control Regulations of the D Class Municipal Corporations, the proposed new set of “**Draft Development Control and Promotion Regulations for D Class Municipal Corporations in Maharashtra**” should be sanctioned and made applicable with certain modifications for the said Planning Authorities;

Now therefore, in exercise of the powers conferred by Clause (c) of sub-Section (1AA) of Section 37 of the said act and all other powers enabling in that behalf, the Government of Maharashtra **finally sanctions** the proposed modifications in respect of “**Development Control and Promotion Regulations for D Class Municipal Corporations in Maharashtra**” and made applicable for the said Planning Authorities as mentioned in **Schedule-A** attached herewith;

02. This notification shall be kept open for inspection to the general public in the following offices for the above period on all working days.

- (i) Office of the Director of Town Planning, Central Building, Pune;
- (ii) Office of the Joint Director of Town Planning, Pune, Nashik, Nagpur, Aurangabad, Amravati Division;
- (iii) Commissioner Municipal Corporation

This notification shall also be made available on the Government website

www.maharashtra.gov.in (कायदे/नियम).

By order and in the name of Governor of Maharashtra,

**Sanjay
Balkrishna
Saoji**

(Sanjay Saoji)

Under Secretary to Government

Digitally signed by Sanjay Balkrishna Saoji
DN: c=IN, o=Government Of Maharashtra,
ou=UNDER SECRETARY,
postalCode=400032, st=Maharashtra,
2.5.4.20=13f024b79c19b420653021e5231
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7f,
serialNumber=be169cc754827a9bfadc91
6ac5c85a4c876ae29f24ca9e6f7c2064ada
52d6747, cn=Sanjay Balkrishna Saoji
Date: 2016.09.20 18:30:14 +05'30'

SCHEDULE A

(Accompanied with Government Notification no TPS-1812/CR-112/12/
DCR D Class /UD-13, Dated 20/09/2016)

Name of the Division	Name of the Municipal Corporation
Nagpur	Chandrapur
Amaravati	Amaravati
	Akola
Aurangabad	Nanded-Waghala
	Aurangabad
	Parabhani
	Latur
Pune	Kolhapur
	Solapur
	Sangali Miraj Kupawad
Nashik	Jalgaon
	Ahamadnagar
	Dhule
	Malegaon

By order and in the name of Governor of Maharashtra,

Sanjay
Balkrishna
Saoji
(Sanjay Saoji)

Digitally signed by Sanjay Balkrishna Saoji
DN: c=IN, o=Government Of Maharashtra,
ou=UNDER SECRETARY,
postalCode=400032, st=Maharashtra,
2.5.4.20=13024679c19b420653021e52311
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serialNumber=be169cc754827a9bfada916a
c5c85a4c876ae29f24ca9e6f7c2064ada52d6
747, cn=Sanjay Balkrishna Saoji
Date: 2016.09.20 18:30:55 +05'30'

Under Secretary to Government



Development Control and Promotion Regulations for D Class Municipal Corporations in Maharashtra

URBAN DEVELOPMNET DEPARTMENT, GOVERNMENT OF MAHARASHTRA

**(Sanctioned under Section 37(1AA) (c) of the Maharashtra Regional & Town Planning Act, 1966
vide Notification vide TPS-1812/CR-112/12/DCR D Class /UD-13 Dated 20/09/2016)**

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b) A copy of the approved drawings and specifications referred to in Regulation no.7.0 on the site in respect of which the development permission was issued.

ii) Display board mentioning name of the owner, name of architects, name of structural engineer, details as per approved plan, except for small individual plot holders

- 10.3 **Checking of plinth, columns upto plinth level-** The owner through his licensed surveyor, engineer, structural engineer or supervisor or his architect, as the case may be, shall give notice in the form of **Appendix-F** to the Commissioner on completion of work upto plinth level and where there is no plinth, construction above general ground level upto 0.60 m. to enable and ensure that the work conforms to the sanctioned plans. The Commissioner may inspect the work jointly with the licensed technical personnel or architect within 15 (fifteen) days from the receipt of such notice and either **grant** or **refuse** permission for further construction as per the sanctioned plans in the form in **Appendix -G**. If within this period, the permission is not refused it shall be deemed to have been granted, provided the work is carried out **strictly** according to the sanctioned plans.
- 10.4 **Deviation during constructions:-** If during construction of a building any deviation of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Commissioner shall be necessary. A revised plan showing such deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the Commissioner shall be deemed as unauthorized. However, any changes made within the internal layout of a residential or commercial unit, which do not violate FSI or other regulations, shall not be treated as unauthorised. Such changes shall be incorporated in plan along with completion certificate.
- 10.5 **Completion certificate:-** The owner through his licensed surveyor / engineer / structural engineer/ supervisor or his architect, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the Commissioner in the form in **Appendix-H**. This certificate shall be accompanied by three sets of plans of the completed development.
- 10.6 **Occupancy certificate:-** The Commissioner after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans, issue an occupancy certificate in the form in **Appendix-I** or refuse to sanction the occupancy certificate in **Appendix - J** within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Commissioner, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal.
- In case of building identified in Regulation No.6.2.2.g, the occupancy certificate shall be issued by the Municipal Commissioner, only after the clearance from the Chief Fire Officer, regarding the completion of the work from fire protection point of view.
- 10.7 **Part occupancy certificate:-** When requested by the holder of the development permission, the Commissioner may issue a part occupancy certificate for a building or part thereof, before completion of the entire work, as per development permission, provided sufficient precautionary measures are taken by the holder to ensure public safety and health. The occupancy certificate shall be subject to the owners indemnifying the Commissioner in the form in **Appendix- K**.

APPENDIX 'F'

FORM FOR INTIMATION OF COMPLETION OF WORK UPTO PLINTH LEVEL

To,

The Municipal Commissioner,
_____ Municipal Corporation

Sir,

The construction up to plinth / column up to plinth level has been completed in Building No _____ Plot No _____, Revenue Survey No. _____, City Survey No. _____, Village _____ Sector No. _____ Ward No. _____, situated at Road/Street _____, Society _____ in accordance with your permission No _____ dated _____ under my supervision and in accordance with the sanctioned plan.

Please check the completed work and permit me to proceed with the rest of the work.

Yours faithfully

Signature of Architect /Licensed Engineer/

Structural Engineer/Supervisor

Name : _____

(In Block Letters) _____

Address : _____

E-mail ID : _____

Mobile No.: _____

Date: _____

APPENDIX 'G'

FORM OF APPROVAL / DISAPPROVAL OF DEVELOPMENT WORK UPTO PLINTH LEVEL

To,

Sir,

Please refer to your intimation No _____ dated _____ regarding the completion of construction work upto plinth / column upto plinth level in Building No _____ Plot No _____, Revenue Survey No. _____, City _____ Survey No. _____, Village _____ Sector No. _____ Ward No. _____, situated at Road/Street _____, Society _____ You may proceed / are not allowed to proceed with the further work as per sanctioned plans / as the construction upto plinth level does / does not confirm to the sanctioned plans.

Yours faithfully,

Municipal Commissioner,
_____ Municipal Corporation

Office No _____

Office Stamp _____

Date : _____



**UNIFIED
DEVELOPMENT
CONTROL AND
PROMOTION
REGULATIONS FOR
MAHARASHTRA
STATE.**

**Applicable to all Planning Authorities and Regional Plan areas
except Municipal Corporation of Greater Mumbai, Other Planning Authorities /
Special Planning Authorities / Development Authorities within the limit of
Municipal Corporation of Greater Mumbai, MIDC, NAINA, Jawaharlal Nehru Port Trust,
Hill Station Municipal Councils, Eco-sensitive / Eco-fragile region notified by MoEF & CC
and Lonavala Municipal Council, in Maharashtra.**

**GOVERNMENT OF MAHARASHTRA
URBAN DEVELOPMENT DEPARTMENT**

1. These Unified Development control and Promotion Regulations are sanctioned by the State Government under Section 37(1AA)(c) and Section 20(4) of the Maharashtra Regional & Town Planning Act, 1966 vide Notification No.TPS-1818/CR-236/18/DP&RP/Sec.37(1AA)(c) & Sec.20(4)/UD-13, Dated 02 December, 2020.
2. These Unified Development control and Promotion Regulations are published by the State Government under Section 20(3) of the Maharashtra Regional & Town Planning Act, 1966 vide Notice No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, Dated 02 December, 2020.
3. Directives under Section 154 of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1818/CR-236/18/Sec.20(3)/UD-13, Dated 02 December, 2020.
4. These Unified Development control and Promotion Regulations are published by the State Government under Section 37(1AA)(c) of the Maharashtra Regional & Town Planning Act, 1966 vide Notification No.TPS-1818/CR-236/18/Sec.37(1AA)/UD-13, Dated 02 December, 2020.
5. Directives under Section 154 of the Maharashtra Regional & Town Planning Act, 1966 issued by the State Government vide Resolution No.TPS-1818/CR-236/18/Sec.37(1AA)/UD-13, Dated 02 December, 2020.



(Kishor Gokhale)
Under Secretary
Government of Maharashtra



(N. R. Shende)
Joint Secretary and Director of Town Planning
Government of Maharashtra

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- i) Name and address of owner, developer, all concerned licensed persons.
- ii) Survey number / city survey number of land under reference.
- iii) Order number and date of grant of development / building permission / redevelopment permission issued by the Authority.
- iv) Built up area permitted.
- v) RERA registration no.

Such Display Board shall not be required for individual plot holder's individual building.

2.8.4 Plinth Checking

The owner shall give intimation in the prescribed form in Appendix- F to the Authority after the completion of work upto plinth level. This shall be certified by Architect / licensed Engineer / Supervisor with a view to ensure that the work is being carried out in accordance with the sanctioned plans. After such intimation, the construction work shall be carried out further. The officers of the Authority, who are empowered to grant development permission and subordinate officers to him, shall each, inspect about 10% of such plinth certified cases.

2.8.5 Deviation During Construction

If during construction of a building, any deviation of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Authority shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the Authority, shall be deemed as un-authorised. However, any changes made within the internal layout of a residential or commercial unit, which do not violate FSI or other regulations, shall not be treated as unauthorised. Such changes shall be incorporated in plan along with completion certificate.

Provided that revised permission may also be granted after completion of work before obtaining full occupancy certificate.

2.9 COMPLETION CERTIFICATE

The owner through his Architect / licensed engineer / town planner / supervisor, as the case may be, who has supervised the construction, shall furnish a building completion certificate to the Authority in the form in Appendix-G. This certificate shall be accompanied by three sets of plans of the completed development, the certificate about the operation of the lift from consultant and certificate of structural stability, wherever necessary.

In case of special buildings, the Completion Certificate shall also be accompanied with the NOC from Chief Fire Officer of respective Authority or Director of Fire services, as the case may be.

2.10 OCCUPANCY CERTIFICATE

The Authority after inspection of the work and after satisfying himself that there is no deviation from the sanctioned plans as mentioned in Regulation No. 2.8.5, issue an occupancy certificate in the form in Appendix-H or refuse to sanction the occupancy certificate in Appendix-I within 21 days from the date of receipt of the said completion certificate, failing which the work shall be deemed to have been approved for occupation, provided the construction conforms to the sanctioned plans. One set of plans, certified by the Authority, shall be returned to the owner along with the occupancy certificate. Where the occupancy certificate is refused or rejected, the reasons for refusal or rejection shall be given in intimation of the rejection or the refusal. The

APPENDIX 'F'**FORM FOR INTIMATION OF COMPLETION OF WORK UP TO PLINTH LEVEL***

To,

The Authority,
Planning Authority /Collector

Sir,

The construction up to plinth / column up to plinth level has been completed in Building No _____ Plot No..... Revenue S.No...../ Gat No...../ Khasara No..... / City Survey No...../ Final Plot No....., Mouje situated at Road/Street _____, Society _____ in accordance with your permission No _____ dated _____ under my architectural / technical supervision and construction is carried out strictly in accordance with the sanctioned plan upto plinth level.

This is for information to you and we are proceeding further with the remaining construction work.

Yours faithfully

Signature of Architect/Licensed Engineer/
/Supervisor

Name : _____

(In Block Letters)` _____

Address : _____

E-mail ID: _____

Mobile No.: _____

Date: _____

APPENDIX 'G'
FORM FOR COMPLETION CERTIFICATE

To,

The Authority,
Planning Authority /Collector

Sir,

I hereby certify that the erection / re-erection or part/ full development work in / on building / part building No _____ Plot No..... Revenue S.No...../ Gat No...../ Khasara No..... / City Survey No...../ Final Plot No....., Mouje has been supervised by technical person and has been completed on _____ without any departures of substantial nature according to the plans sanctioned, vide office communication No. _____ dated _____. The work has been completed as per sanctioned plan. No provisions of the Act or the building Regulations, no requisitions made, conditions prescribed or orders issued thereunder have been transgressed, except * a few changes made within the internal layout of residential or commercial units, which do not violate FSI or other regulations, in the course of the work. I am enclosing three copies of the completion plans. The building is fit for occupancy for which it has been erected/ re-erected or altered, constructed and enlarged.**

I have to request you to arrange for the inspection & grant permission for the occupation of the building.

Yours faithfully

(Signature of Owner)

Encl : As above.

Name of Owner (in Block Letters)

Date :

Signature and name of Architect /Licensed
Engineer/Supervisor

* Wherever applicable.

** Delete whichever is not applicable.