Tele: 2491206
Fax : 0253 2492599

No. 3375/BLD/E-8/ 3065
Office of the Cantonment Board,
Deolali Cantonment - 422 401.

Date: 29 / 07 / 2017.

To,

M/s Vastu Realtors,
Partner Shri Ramesh H Thorat & 07 others,
Plot No. 05, Deolali Medows,
Deolali Camp.

Subject: **SANCTION OF BUILDING APPLICATION & PLAN FOR RESIDENTIAL BUILDINGS.**

Dear Sir,

1. Reference your application dated 21.07.2017 for Building plan on Rev. Survey No. 74 A + B Plot No. 03 & 04 of Sansari, Deolali Cantonment.

2. The Building Plan on Rev. Survey No. 74 A + B Plot No. 03 & 04 of Sansari, Deolali Cantonment, has been sanctioned by the Chief Executive Officer, Cantonment Board, Deolali on 28.07.2017 under Section 238 of the Cantonments Act, 2006 from municipal point of view without prejudice to the ownership rights and subject to the terms and conditions on which the site is held by the applicant. The sanctioned plan should be adhered to absolutely in every respect. As per Section 243 of the Cantonments Act 2006, the sanction accorded shall be available for two years from the date on which it is given, and if the building sanctioned is not begun by you within that period, it shall not thereafter be begun, unless the Board on application made by you in writing has allowed an extension of that period. The date of commencement of the construction should be informed to the office in writing failing which the date of commencement of the construction will be considered from the date of issue of this letter.

3. This will not confer any Rights to the applicant's /occupier to claim any civic amenities like approach road, water supply, drainage etc; from Cantonment Board, Deolali at a subsequent date.

4. The Cantonment Board/Chief Executive Officer shall not be made party in any legal dispute arising with/between the applicants and other parties due to the sanctioning of the building plan.

5. The work of building construction should be completed within two years after the work has commenced. In case the construction of the building is not completed within the specified period, it shall not be continued thereafter without obtaining a fresh sanction from the Cantonment Board by making a written application. It is to be noted that not more than two extensions shall be allowed by the Board in any case.

Contd..2

Scanned by CamScanner

6. Once the construction reaches plinth level, the same shall be informed to this office and the Assistant Engineer(R&B) of this office shall check the same. Only then you are allowed to proceed with any further construction. In case you proceed with construction beyond plinth level without informing the Office or without obtaining the Plinth Certificate, the construction carried out by you will be treated as unauthorised. Any deviations found in the sanctioned plan and plinth level construction shall necessitate the risk of withdrawal of the sanction, which may be noted.

7. You are required to give a notice under Section 242 of the Cantonments Act, 2006 to the Cantonment Board / Chief Executive Officer in writing within 30 days after completion of erection / re-erection and the Board/Chief Executive Officer shall on receipt of the notice cause the building to be inspected by an authorised officer to ensure that the building has been completed in accordance with sanction given by the Board / Chief Executive Officer.

8. You are required to undertake tree plantation in the subject premises for 13 Nos. of trees, which shall be well looked after and shall also be a part of sanction and inspected during the various stages as mentioned above. The tree deposit shall be refundable after two years, if the grown up trees of the said numbers are shown in the plot to this office.

9. As per Para 7 above, you are required to inform the date of completion of the building within 30 days after completion of the building to this office, failing which the taxes on the building will be levied from the date of lapse of sanction period, which may please be noted.

10. As per notice under Section 82 of the Cantonments Act, 2006, you are required to inform this office the date of the completion of the erection/re-erection of the said building and the date from which you have occupied the said building, in pursuance of sanction granted to you by the Cantonment Board vide Cantonment Board Resolution, as mentioned in Para (2) above and building plan released to you vide this letter.

11. It is mandatory to give the notice under Section 82(1) of the Cantonments Act, 2006 to the Chief Executive Officer within thirty days from the date of completion / occupation of the building, whichever is earlier, failing which, action as per Section 82(2) of the Cantonments Act, 2006 will be taken against you.

12. You will be required to pay the revised development charges if levied.

13. After completion of the building the applicant should obtain completion certificate from Chief Executive Officer under Section 246 of Cantonments Act, 2006. Before the completion certificate is issued, no water connection and no NOC for electric connection will be given, which may be noted.

14. No variation in the approved building plan will be made. You will have to take proper completion certificate on completion of building. Also the building will be occupied only after issue of completion certificate. The applicant will have to bear / pay fines as applicable, if proper rules / procedures are not followed as per existing Byelaws / Resolution made under the Cantonments Act 2006.

Contd..3

Scanned by CamScanner

15. You are required to construct a road side compound wall for a plot where construction is proposed leaving additional 1.5 Mtr. marginal space from actual plot boundary for future widening of road to provide basic amenities, infrastructure etc., at your own risk and cost in the interest of general public.

16. You are permitted for cutting of trees at the barest minimum as shown in the site plan and are required to plant double the cut trees newly.

17. You will be held responsible if any litigation is created by the tenant.

18. You are required to affix a metal board at the sanctioned construction site on which Name of the owner, survey number, plot number, shivar, Cantt. Board Resolution number, date of sanction, and validity period of sanction etc. should be clearly written. The metal board should be so written that it should be readable from the distance of 50 feet by the naked eyes.

Yours faithfully,

(UV GORWADKAR)
Administrative Officer & PRO
For Chief Executive Officer
Deolali

Encl: Copy of sanctioned plan (blue print)
duly stamped and endorsed.

Scanned by CamScanner