सत्यमेव जयते

छावनी परिषद कार्यालय Office of the Cantonment Board
कनॉट रोड Cannaught Road,
देवलाली छावनी – 422401 Deolali Cantonment – 422401
नासिक, महाराष्ट्र Nashik, Maharashtra
भारत सरकार, रक्षा मत्रालय Govt. of India, Ministry of Defence
फोन : 0253-2491206, फ़ैक्स : 0253-2492599, ई-मेल : ceodeol-stats@nic.in

No. 3408/BLD/E-8/ Date : 15 Mar. 2018.

To,

Mr. Pandurang S. Karanjakar
GPAH Tanaji P. Karanjakar,
C/oDharam Papneja,
17,Adelphi Arcade,
Deolali Camp.

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

Dear Sir,

1. Reference your application dated 22.09.2017 for Building plan on Rev. Survey No. 79/2B of Bhagur Deolali Cantonment.

2. The building Plan on Rev. Survey No. . 79/2B of Bhagur Deolali Cantonment, has been sanctioned by the Cantonment Board, Deolali vide **CBR No. 41 dated 14.10.2017** 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.

Contd..2

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.

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 12 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.

Contd..3

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.

15. You are required to submit commercial NA Order from the District Collector, Nashik before obtaining the plinth completion certificate.

16. 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.

17. The above building plan is sanctioned subject to provision of internal roads, street lights, water pipeline, underground drainage and garbage bins etc by you before obtaining final completion certificate to the satisfaction of the Chief Executive Officer.

18. You will abide with the rules, terms and conditions mentioned in the Real Estates Regulatory Act (RERA), if applicable.

CEO has approved.

भवदीय/Yours

(यू व्ही गोरवाडकर)
प्रशासनिक एवं जनसंपर्क अधिकारी
मुख्य कार्यकारी अधिकारी
देवलाली छावनी परिषद के लिए

**(UV GORWADKAR)**
Administrative Officer & PRO,
For Chief Executive Officer
Deolali Cantonment Board

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

Cost of Set (3 copies) Rs ~~348~~ 345

Cantt 4-B Receipt No. 2456624

0637

Date : 20.09.2017

# Notice to erect or re-erect a building Under Section 235 of the Cantonments Act, 2006

From Mr. Pandurang. S. Karanjkar for G.P.A Mr. Tanji. P. Karanjkar
C/o Dharam. Papneja 17, Adelphi Arcade. Deolali Camp

To

**THE CHIEF EXECUTIVE OFFICER**
Cantonment Board, Deolali.

Sir

I hereby apply by giving notice under section 235 of the Cantonments Act 2006 that I intend to erect/ re-erect/ after building as shown on the annexed plan and described below :-

| Situation | Enclosed or open | Extent & Area | Nature of Soil | How to be laid out and the materials to be used | Bounded on the | For what purpose the erection is to be used |
|---|---|---|---|---|---|---|
| S.No-79/2B at village Bhagur | ~~Enclosed~~ open | 2900 Sq.mt | Rock Soil Cuther | 1) P.C.C 1:4:8<br>2) R.C.C Footing, Columns, Beamns slabs.<br>3) External Bricks wall 0.15M Thick<br>4) Internal Bricks wall 0.10M Thick<br>5) Internal Neem Plaster<br>6) External Dowbl Coat Plaster<br>7) Flooring Mosaic tiles<br>8) G.I Pipe fitting for Bath, W.C kitchen<br>9) Glazed tiles Bath W.C, kitchen Dado | South<br>West | Proposed Commercial & Residential Bldg Plan. |