Kulgoan Badlapur Municipal Council

APPENDIX 'D-1'

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Building Name : 1 (CRYSTAL HEIGHTS) **Building Use :** Residential Building

Name of PWork : 1-1 (CRYSTAL HEIGHTS)

Floor Name: STILT PARKING FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,TERRACE FLOOR

1. Road Width : 4.50 Mt. **2. Premium Area :** 0.00 Sq Mt. **3. Ancillary Area :** 462.00 Sq Mt.

4. TDR Area : 0.00 Sq Mt. **5. Gross Plot Area :** 700.00 Sq Mt. **6. Existing built-up area:** 0.00 Sq Mt.

7. Proposed built-up area : 1231.24 Sq Mt. **8. Total built-up Area :** 1231.24 Sq Mt.

To,

M/S. SUPREME DEVELOPERS THROUGH ITS PARTNER RAHIB IRFAN GORE (Owner)

104, Wing-A, Hill View Residency, Kanhor Road, Badlapur Gaon

JITENDRA SHYAMJIBHAI PATEL (Lic:STATE/R/2022/APL/02060)
License Engineer

F-001, NILKANTH HILLS UPVAN, NEAR SHREE COMPLEX, AMBERNATH-BADLAPUR ROAD, BELAVALI, BADLAPUR-WEST

Sir,

With reference to your application No. **KBMCB/7002/2023/0170/AutoDCR (V.P.No.KBMCB/0013/2023/AutoDCR)**, dated **03 October, 2023** for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, to carry out development work / Building on **Plot No.:S.NO. 121, H.NO.3(PART), Village:Badlapur Gaon, Survey No.:S.NO. 121, H.NO.3(PART)**, the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : KBMC/TPD/BP/2023-24/13

Date : 18 December, 2023

Office Stamp. :

Yours faithfully,
Chief officer

OFFICE OF THE **Kulgoan Badlapur Municipal Council**

Building Permit No.: **KBMCB/0013/2023/AutoDCR**

Date: **18 December, 2023**

SANCTIONED

Digitally signed by YOGESH RAMRAO GODASE
Date: 18 Dec 2023 19:48:11
Organization :Kulgoan Badlapur Municipal Council
Designation :Chief officer

Signature of the Authority

Terms and Condition :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. Ventilation shafts smaller than UDCPR requirement should be compulsarily installed mechanical ventilation .
15. Ventilation shafts smaller than UDCPR requirement should be compulsarily installed mechanical ventilation .
16. As per provision No. 93 14 of the approved Integrated Development Control and Promotion Rules, submission of No Objection Certificate from Fire Department will be required.
17. We shall be bound to comply with the applicable orders contained in Ordinance No. 2 dated January 5, 2017 of the Revenue and Forest Department, Government of Maharashtra.
18. The social distance to the front rear and side from the planned construction as shown on the site map should actually be in place and the space under it should be maintained. If the safe tank is to be constructed within a social distance, the slab of the safe tank should be level with the surrounding flooring so that traffic is not obstructed. Care should be taken that any construction does not reduce the clearance of the ground floor.
19. This construction permit will be valid for one year from the date of issue of the Commencement Certificate, after which renewal of the permit for the next year will be required before the expiry date. The construction or plinth level must be completed within the Vaidya deadline.
20. The said construction permission has been given on the basis of 7/12 extracts, amendment extracts, agreement, registration document, survey map, Power of attorney letter submitted along with the proposal and if it is found to be fake or misleading, this construction permission will be terminated.
21. Non - construction as per the approved map as well as construction / use without obtaining necessary permits as per the prevailing Development Control Rules is a cognizable offense under Section 52 of the Maharashtra Regional and Town Planning Act. Therefore, it will be necessary to obtain a revised construction permit before carrying out construction contrary to the approved construction permit or before modifying the construction in accordance with the approved construction permit.
22. During the construction on the subject site, as per ISI 13920 / 1993 Earthquake Resistant RCC Designer, the planning of the building components must be done by a qualified registered structural engineer and their supervision will be binding upon the applicant developer to complete the construction of the buildings planned below.It will remain on the structural engineer.
23. The new building should have a septic tank as per the approved maps and the sewerage pipe will need to be connected to the nearest sewerage pipe in future at own expense with the permission of the Municipal Engineer.
24. While developing on vacant land, unnecessary changes should not be made in the topography of the site and if there is natural drainage of water from the said site, it should not be diverted or blocked without permission.
25. If any trees are affected due to the construction of the said building, the permission of the tree officer should be obtained in the prescribed manner and the construction should be taken up after cutting down the trees as per his order.
26. In order not to use the building without obtaining the certificate of completion of the construction, the map of the construction completed on the site should be submitted by the architect and architectural consultant in Appendix H of the Development Control Rules along with five copies of the completed construction and other necessary documents.
27. Architectural Projection Cornice Elevational Projection shown adjacent to the balcony outside the construction map window shall not under any circumstances be enclosed by rolling or parapet wall or be subjected to unfair use otherwise the said area shall be considered as construction area.
28. For drainage of sewage and rain water, a paved sewer should be constructed to connect the municipal sewer and the road in front of the plot will be constructed with a paved sewer.
29. As suggested in Air Pollution Control Action Plan for Kulgoan Badlapur Municipal Council area, keeping construction materials like sand and cement in good condition, in order to control the dust generated by trucks on the construction site, arranging water spraying at the entry and exit gates, arranging water spraying on the wheels of vehicles entering the construction site. , etc.are

required.Non - compliance with these rules may lead to cancellation of building permission.