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PUNE MUNICIPAL CORPORATION,

(The following number and date be mentioned in future correspondence)

(This Consent Letter is being issued to the Applicant without taking into consideration the references with respect to the legal ownership of the land or building.)

**CERTIFICATE FOR COMMENCEMENT OF
CONSTRUCTION
(COMMENCEMENT CERTIFICATE)**

This certificate for commencement of construction and Consent letter for construction is being issued on the provisions and conditions set out in Sec. 44/45/58/69 of the Maharashtra Regional and Town Planning Act, 1966 and the provisions and conditions set out in Secs. 253 and 254 of the Bombay Municipal Corporation Act, 1949.

BUILDING CONTROL OFFICE
PUNE MUNICIPAL CORPORATION
Shivajinagar, Pune 5.
No. CC/2572/06
Date :17/10/2006

MATTER NO. KDB/0043/06/NEW
PROPOSED TYPE : RESIDENTIAL

To

Chairman, Richie Rich Co-op. Housing Society
through Shri. Prakash S. Deshmukh
R/o Pune Peth Megaspaces, 1st floor,
13, Solapur Bazar Road, East Street,
Pune 411001.

You have issued a notice to the Municipal Corporation under Sec. 44/45/58/69 of the Maharashtra Regional and Town Planning Act, 1966 and the provisions and conditions set out in Secs. 253 and 254 of the Bombay Municipal Corporation Act, 1949, for carrying out construction at Peth - Kondhwa, House No. / S.No. -

Survey No. 21, Society : Richie Rich, Final Plot No. .. Plot No. -- within the limits of Pune Municipal Corporation. It was received on 9/10/2006. In accordance therewith this consent letter is being issued to you on all the following conditions.

- 1) Concerned Revised Development Plan is approved by the Government of Maharashtra on 5/1/1987. In accordance therewith, if annoyance is being caused or injury is being caused thereto, no compensation shall be demanded therefor nor the Municipal Corporation shall be liable to pay the same.
- 2) Work has to be carried out as shown in the new / modified plan enclosed.
- 3) After the construction work reaches plinth level, the set back, marginal open spaces etc., should be got inspected through Building Control Office, without which construction above plinth should not be carried out.
- 4) This consent letter is being issued only on the condition that only after the standard road line is got demarcated on site through the office of the Hon. Asstt. Engineer (Land Requisition) and then the construction shall be commenced.
- 5) This consent letter is being issued on the conditions written / pasted overleaf of the enclosed plan.
- 6) Prior to applying for Occupancy certificate of the building, every owner should plant minimum 4 trees inside and outside the compound of the plot wherein the said building is constructed and take proper care and

make arrangements for their growth without which the Occupancy certificate shall not be granted. Protective fencing to the trees on the road is to be provided by the applicant.

7) While granting the Occupancy certificate, all the waste lying on the road and inside should be removed and the premises be properly cleaned without which the application shall not be considered. House Demolition Department shall guide as to where such waste is to be thrown.

8) Prior to starting the work, prior permission of the Hon. Dy. City Engineer (Drainage) and (Water supply) be obtained by filing plans with them without which no work should be done on site.

9) While starting new construction if there are trees in the concerned land, they should not be cut without obtaining prior permission from Tree Authority otherwise, it be noted that legal action shall be taken.

10) Even though the Building Control Department has granted permission for installation of septic tank, still however, without obtaining the approval regarding drainage from Hon. City Engineer (Drainage Department) by filing plans with him, the work of septic tank or regarding drainage should not be started and prior to demanding occupancy certificate, the completion certificate of drainage shall have to be submitted.

11) The structures shown to be demolished in the plan should firstly be demolished and then new work should be started.

12) Applicant shall be responsible for any dispute about the ownership rights and any other rights and the boundaries.

13) Minimum one temporary WC and Urinal should be constructed on the site for the convenience of the workers. If there are old WC and Urinal then such temporary construction of WC and Urinal is not necessary.

14) Prior to demanding occupancy certificate, certificate for payment of municipal tax shall be produced.

15) Prior to applying for any revised building permission, Environment no objection certificate shall be produced.

No breach of the Rules and by-laws stipulated under the Town Planning Act or in accordance therewith shall be committed while carrying out the work in accordance with the above consent letter.

In case there is any doubt about the above consent letter, prior to starting the work it be informed to the Municipal Corporation and explanation thereof shall be obtained.

Sd/-

Building Inspector
Building Control
Office

Sd/-

Asstt. Engineer (Building Control)
Pune Municipal Corporation

Note :-

- 1) Municipal Corporation shall not be responsible for the dispute about ownership rights, and boundaries of road and property.
- 2) Shall demolish the structures shown in Yellow colour prior to starting the development of the land / property.
- 3) Shall deliver possession of the land under road prior to consumption of additional FSI of Road Widening.
- 4) Within a period of one year from obtaining the building permission, shall submit to the Office of Development Planning amalgamated measurement plan, amalgamated 7/12 extract, amalgamated / independently subdivision measurement plan, sub divided 7/12 extract.
- 5) Shall develop the approach road before applying for building permission.
- 6) Open space in the layout shall be for all members.
- 7) Deliver possession of the area under amenity space to Municipal Corporation without consideration prior to consumption of FSI in lieu thereof.

Land Development charges for area admeasuring 110022.00 amounting to Rs. 3300660 is deposited vide Challan No. 284000 dt. 20/10/2004.