Khopoli Municipal Council

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

लोकसेवा हक्क कायदा
Right to Public Service Act
आपली सेवा आमचे कर्तव्य

Building Permit No - 146287 Permit No. : CBRKC/B/2022/APL/00426

Proposal Code : CBRKC-22-44370 Date : 03/11/2022

Building Name :	Bonzer Infra PVT LTD(Mixed)	Floors :	LOWER GROUND FLOOR PLAN,GROUND FLOOR PLAN,FIRST FLOOR PLAN,SECOND FLOOR PLAN,TYPICAL THIRD FOURTH FIFTH SIXTH SEVENTH AND NINETH FLOOR, EIGHT FLOOR

To,

i)BONZER INFRA PRIVATE LIMITED,

PLOT NO.-1,S.NO.23/1A, 23/1B, 23/2 C.T.S NO.-1420/A AND 1421 AT- TAKAI KHOPOLI-410203

ii) PRATIK SENGHANI (Architect)

Sir/Madam,

With reference to your application No **CBRKC202200182**, dated **21-10-2022** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965** , to carry out development work / Building on Plot No **NA**, Revenue S.No. / Khasra no. / Gut no **S.no.23/1A, 23/1B, 23/2 C.T.S NO.-1420/A and 1421** , City Survey No 1, Mouje **Takai** situated at Road / Street **Khopoli Pen Road**, Society **NA** . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

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 UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights 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 prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
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. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Signature valid

Digitally signed by ANOOP LIMBRAJ DURE
Date: 2022.11.04 14:42:43 IST
Reason: Approved Certificate
Location: Khopoli Municipal Council

Chief Officer,

Khopoli Municipal Council.

Scan QR code for verification of authenticity.

Property card

महाराष्ट्र शासन

जमाबंदी आयुक्त आणि संचालक भूमिअभिलेख महाराष्ट्र राज्य, पुणे

मालमत्ता पत्रक

1/2022

गाव/पेठ : खोपोली	तालुका/न.भू.का. : उप अधीक्षक भूमि अभिलेख, खालापूर				जिल्हा : रायगड
नगर भुमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणाचा किंवा भाड्याचा तपशिल आणि त्याच्या फेरतपासणीची नियत वेळ
१४२०/अ१	४		३९४७.७४	क - ३९४७.७४	

सुविधाधिकार

हक्काचा मुळ धारक H
वर्ष:२०२२ मे बोन्झर इन्फ्रा प्रा लि करीता चेअरमन श्री नरसिंह मेघजी पटेल ३९४७.७४ चौ.मी

पट्टेदार

इतर भार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(धा) पट्टेदार(प) किंवा भार	साक्षांकन
०९/०५/२०२२	आदेशाने नोंद - मुख्याधिकारी, खोपोली नगरपरिषद यांचे कडील आदेश क्रं. जा.क्र.केएमसी/टि.पी./अं.रे./प्र.क्र.१९/२१-२२/३०८ दि. : २६/०४/२०२२ अन्वये व इकडील आदेश बिनशेती मो.र.नं.१६५/२०२२ दि.३०/३/२०२२ अन्वये न.भू. क्र.१४२०/अ मिळकत पत्रिका रदद केली व बिनशेती आदेशाप्रमाणे नविन मिळकत पत्रिका उघडली			फेरफार क्रं.२०८७ प्रमाणे सही- ०९/०५/२०२२ उ.अ.भू.अ. खालापूर

हे अक्षरश: पत्रक डिजिटली साक्षांकित केलेले आहे

हि मिळकत पत्रिका (दिनांक ५/९/२०२२ ३:०३:१४ PM रोजी) डिजीटल स्वाक्षरीत केली असल्यामुळे त्यावर कोणत्याही सही शिक्याची आवश्यकता नाही. मिळकत पत्रिका डाऊनलोड दिनांक ५/२२/२०२२ १२:१८:५६ PM
पैयता पडताळणी साठी http://aapleabhilekh.mahabhumi.gov.in/DSLR/propertycard या संकेत स्थळावर जाऊन २४०४१००००२३८६९८६ हा क्रमांक वापरावा.