



# MUNICIPAL CORPORATION OF THE CITY OF, JALGAON

Sardar Vallabhai Patel Tower, Administrative Building

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## SANCTION OF BUILDING PERMIT & COMMENCEMENT CERTIFICATE

No.: T.P./B.P./ 468-

Date : 11/08/2021

To,

Shri. Sujit Chudaman Patil & Other,  
Jalgaon

**Subject :-** Sanction of Building Permit & Commencement Certificate in Plot No. 9+10/2-  
of C.T.S. No./G.No./S.No. 145 of Pimpri Shivar.

**Reference :-** Your Application & Plan Inward No. 284/TP Dated 10/06/2021

Sanction of Building Permit & Commencement Certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. of 1966) of carry out development work and building permits under section 253, of the Maharashtra Municipal Corporation Act, to erect Building of

Change of Use in Basement Commercial purpose.

Total Builtup Area Commercial 106.26 + Residention ( ) = Total 106.26 as  
per plan duly amended in Green subject to following conditions.

### CONDITIONS:

- 1) The land vacated in consequence of enforcement of set-back rule shall form part of public street and other construction other than as allowed in bye-laws is not permissible in marginal spaces.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate under Sec. 263 of the Maharashtra Municipal Corporation Act, is duly granted.
- 3) Commencement Certificate and Building Permit shall remain valid for a period of one year commencing from date of its issue & thereafter it shall become invalid automatically unless otherwise renewed in stipulated period. Construction work commenced after expiry of period for which commencement certificate will be treated as unauthorized development & action as per provision laid down in Maharashtra Regional & Town Planning Act, 1966 and under Maharashtra Municipal Corporation Act, will be taken against such defaulter which should please be clearly noted.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) The date of commencement of the construction work should be intimated to this office and the owner should commence the work within seven days from the date of receipt of such a notice by
- 6) Permission required under the provision of any other Act, for the time being in force shall be obtained from the concerned authorities before commencement of work. [viz under appropriate sections of Maharashtra Land Revenue Code 1965 Bombay Highway Act, 1955.]
- 7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken before commencement of further construction work.
- 8) All sanitary requirements shall be completed as stipulated in Development Control Rules.
- 9) Trees like neem, ashoka, neelgiri should be planted around the building in the open space other plot distance between two trees shall be near about 3.0 M. Completion certificate shall not be granted if trees are not planted in the plot as provided under section 19 of the Preservation of Trees Act, 1975
- 10) Necessary arrangement for rain water harvesting shall be done.
- 11) The Construction work should be strictly carried out in accordance with the sanctioned plan enclosed here with.
- 12) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
- 13) Stacking of building material debris on public road is strictly prohibited. If building material or debris is found on public road the same will be removed by the authority and cost incurred in the removal of such material shall be recovered from the owner.
- 14) All the conditions should be strictly observed and breach of any of the conditions will be dealt with in accordance with the provision of Maharashtra Regional & Town Planning Act, 1966.