



MUNICIPAL CORPORATION OF THE CITY OF JALGAON



TEL.: 2222261, 62, 63, 64, 65 FAX : 0257-2222260

SECTION OF BUILDING
& COMMENCEMENT
CERTIFICATE

No.: T.P./B.P./J751—

Date: 26/03/2019

To,

Aditya Builders and Developers & Theirs Partner.
Sumit. Prakashchand. Mutha.

Subject:- Sanction of Building Permit & Commencement Certificate in Plot No. _____
of C.T.S. No./G.M.O./S.No. 6653 of Jalgaon Shivar.

Reference : Your Application & Plan Inward No. TP/547 Dated 19/8/2017

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 Bombay Provincial Municipal Corporation Act. 1949 (Bombay Act. LIX of 1949) to erect Building of Prop. G.F.L. + F.F.L + Se.F.L. + Th.F.L. + Forth.F.L. Comm. purpose.
Total Builtup Area Commercial (45.90m²) + Residention (639.00m²) = Total 684.38m² 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 there of shall be occupied or allowed to be occupied or permitted to be used by any person until completion certificate under Sec. 263 of the Bombay Provincial Municipal Corporation Act. 1949 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 is granted will be treated as unauthorized development & action as-per provision laid down in Maharashtra Regional & Town Planning Act. 1966 and under Bombay Provincial Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
- 4) This permission dose not entitles you to develop the land which dose 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 authority.
- 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 requirement 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 tree shall be near about 3.0 M. Completion certificate shall not be granted if trees are not planted in the plot as provide under section 19 of the Preservation of tree 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 of 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 condition should be strictly observed and breach of any of the condition will be dealt within accordance with the provision of Maharashtra Regional & Town Planning Act. 1966 Bombay Provincial Municipal Corporation Act. 1949

