Jalgaon Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Municipal Corporation of The City of Jalgaon
जळगांव शहर महानगरपालीका जळगांव

Approval No.: DDMCJ/B/2019/APL/00360
Date:24/10/2019

To,
MR MANOJKUMAR INDARCHAND SURANA,
PLOT NO-38+39,CTS NO-7759+762,G.NO-47/2 TO 9,OF PIMPRALA ,DIST-JALGAON

Sir/Madam,

With reference to your application No **DDMCJ201900573,** dated **02-08-2019** for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BPMC Act, 1949 to carry out development work / Building on PlotNo **38+39,** Revenue Survey No **47,** City Survey No **47/ 2 TO 9,** mauja **PIMPRALA** , situated at Road / Street **9.00M,** Society - the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions :

1) The land vacated in consequence of enforcement of set-back rule shall from part of public street and other construction other an as allowed in bye-laws is not permissible in marginal spaces.
2) No new building or part 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 & there after 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 does not entitles you to developed 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 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. [visa 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 Corporations start 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 with in accordance with the provision of Maharashtra Regional & Town Planning Act. 1966 Bombay Provincial Municipal Corporation Act 1949.
15) Jalgaon City Municipal Corporation will not supply water, electricity road etc. which will be provided by the applicant colony/society etc. on their own accord as per the specifications of J.C.M.C. Applicant should make necessary arrangement for water supply Similarly street light will not be provided by Municipal Corporation Electric supply mains of M.S.E.B. is available at site.

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16) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
17) Adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.B. Office before actually commencing the proposed construction.
18) Septic tank & soak pit shall be constructed as per the guidelines Health officer of J.C.M.C. & NOC shall be produced before occupation certificate.
19) a)Before commencing the construction on site the owner/developer shall install a" Display Board on the conspicuous place on site indicting followings details. i)Name and Address of the owner/developer, Architect Engineer and contractor. ii)Survey No./Gat No./City Survey Number/Ward No. of land under reference along with description of its boundaries, iii)Order number and date of grant of development permission redevelopment permission issued by the Planning Authority or any other authority. iv)F.S.I, permitted. v)Number of Residential/Commercial flats with their areas. vi)Address where copies of detailed approved plans shall be available for inspection.b)A notice in the from of an advertisement giving all the details mentioned in 21 a)Above shall also be published in widely circulated newspapers one of which should be regional language.
20) Proper management in consultation with Telecom Department and M.S.E.B. should be done for telephone and electric facilities to be provided in the proposed construction.
21) Before commencing the work. plot/land u/r should be demarcated from Appropriate Authority.
22) Attested copy of city survey map as per site should be submitted with the application form of completion certificate.
23) The owner/Licensed Architect/Engineer/Supervisor-1/Supervisor-ll will be held personally responsible, if any incorrect, wrong, misleading data/ information is produced & the action will taken against him as per prescribed Act and building permission will be assumed cancelled/revoked.
24) The construction work should be carried out under the supervision of Licensed Structural Engineer.
25) The owner should provide, the parking facility within his own premises.
26) J.C.M.C. should not be responsible for any ownership dispute arised in future.
27) As per circular No. F.A.R. 102004 160/L.No./New-20 Dt. 27/02/2004, fly ash genereted from Thermal power station used in construction material like bricks, blacks, tiles etc. should be used in construction.
28) As Per Maharashtra State Govt. order No. DCR/1094/2829/UD-11 Mantralaya, Mumbai Dated - 18/11/2004, Solar Presitest water Heating system A per 1. Si specification confirming to I.S. 12933 shall be installed on building.
29) Rainwater harvesting is compulsory near well and boring if it is not provided penalty should be acquired 1000 Rs per year

Assistant Director of Town Planning
Jalgaon Municipal Corporation
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