Chalisgaon Municipal Council

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Approval No.: CBJCM/B/2020/APL/00771
Date: 24/10/2020

To,
PRAVIN BALKRUSHAN BHOKARE POPATRAO BHIKANRAO PATIL AND AJAY ANANDRAO SOMVANSHI,

PLOT NO. 26, S. NO. 386/1/A NEW ANAND KRUSHNA INDRAPRASHT NAGAR DHULE ROAD CHALISGAON 424101 TAL- CHALISGAON DIST- JALGAON (M.S.)

Sir/Madam,

With reference to your application No **CBJCM202000324**, dated **02-09-2020** for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 to carry out development work / Building on PlotNo **26**, Revenue Survey No **386/1/A**, City Survey No **NO**, mauja **CHALISGAON** , situated at Road / Street **DHULE ROAD**, Society **INDRAPRAST NAGAR** the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions :

1) To get into the house, cover the drainage of the municipality; take the permission of the municipality regarding the dashboard width so that the work should be more than 3 feet long.
2) The construction carried out by me does conform to the sanctioned plans.
3) If the construction is not completed in time, increase the permission limit. Increase the deadline for extension. If the extension is not extended, then the permission has been canceled.
4) The plinth of the building should not be less than 3 feet above the level of the road. Plinth height should be as per rule
5) The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.
6) under this certificate is carried out or the use there of is in accordance with the sanction plans.
7) Use of built land should be done for commerce only with resident / commercial / Industrial / residential residents as per approved map
8) Material should not be given on public street or place without written permission of the municipality. If found, legal action will be taken.
9) The Construction should be completed as per commencement certificate
10) If there is any further detail about additional construction or sanctioned plan, legal proceedings will be taken in accordance with the provision of Maharashtra Regional and Town Planning Act 1966 and Maharashtra Act 1965.
11) If any of the construction is not done without prior permission, the permission will be deemed to have been canceled.
12) As per the plan approved by the plant till completion and should be done as per the given conditions
13) Provision for roof top water Harvesting mast be done in construction
14) The applicant is directed to plant 10 trees surrounding his building
15) The N.A Permission Should be obtained from the competent Authority before construction
16) According to the standardized Building bye laws and development control rules the municipal authority can revoke or suspend any permission issued under these permissions wherever there has been any false statement or any mis representation of any material fact in the application on which the permit was based
17) Supervision by the qualified Architect / Engineer / Supervisor is essential
18) If drainage system is not available, the soak pit should be provided
19) The construction carried out by owner shall be according to the sanctioned plans.
20) The place where the building plan has been sanctioned. Do not make cattle siege in it.
21) Material should not be stacked on public street or place without written permission of planning authority. If it is found legal action will be taken.
22) Due to this construction, in the development plan of the municipality, if any public work is obstructed, the construction will be removed from your expense. There will be no compensation for this.

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23) Open space left for road widening under any rules will be considered as public road.

24) Applicant will be considered completely responsible for any land ownership dispute that may arise.

25) Permission is given under the condition that, it will not interfere with private rights of another person.

26) For mathematical mistakes in building plan or any extra construction apart from sanctioned plan will be considered as complete responsibility of concerned architect or engineer

27) The land vacated in consequence of enforcement of the set back rule shall form part of Public Street

28) No new building of part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission under Conditions Mentioned in 7.0 of DCPR for ABC Municipal Council is duly granted.

29) The commencement certificate / Building permission 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 provisions laid down in Maharashtra Regional & Town Planning Act 1966 & under Maharashtra Municipal Council, Nagar Panchayats & Industrial Townships Act. 1965 will be taken against such defaulter which should please be clearly noted.

30) This permission does not entitle you to develop the land which does not vest in you.

31) The date of commencement of the construction work should be intimated to this office WITHIN SEVEN DAYS

32) 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.

33) 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 superstructure.

34) Building permission is granted on the strength of affidavit & Documents submited. In case a statement made in affidavit & Documents submited found Incorrect or false the permission shall stand cancelled.

35) The balconies, ottas & varandas should not be enclosed and merged into adjoining room or rooms unless prior permission accordingly to the condtions mentioned in the DCPR & they are counted into built up area of FSI calculation as given on the building plan. If the balcony ottas & verandas are covered or merged into adjoining room without prior permission then the construction shall be treated as unauthorized and action shall be taken.

36) Trees should be planted around the building in the open space of the plotv as provided under section 19 of the reservation of Tree Act, 1975.

37) The drains shall be lined out & covered up properly to the satisfaction of Appropriate Municipal Authorities of Chalisgaon Municipal .The effluent from septic tank, kitchen, bath etc. should be properly connected to Municipal drain in the nearest vicinity invert levels of the effluent of the premises should be such that the effluent gets into the Municipal drain by gravity with self cleaning velocity.In case if there is no Municipal drainage line within 30 meters premises then effluent outlet should be connected to a soak pit.The size of soak pit should be properly worked out on the basis of number of tenements, a pigeon hole circular brick wall should be constructed in the centre of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid

38) The construction work should be strictly carried out in accordance with the sanctioned plan enclosed with these certificate

39) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Councils staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned

40) Stacking of building material debris on public road/public space/adjacent private properties is strictly prohibited

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41) 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 and The Maharashtra Municipal Council, Nagar Panchayats & Industrial Townships Act, 1965.

42) Applicant should make necessary arrangement of water for construction purpose. Similarly street lights will not be provided by Municipal Council till Electric supply Mains of M.S.E.B. is available at site. There is no objection to obtain electricity connection as per rule for construction purpose from M.S.E.B.

43) Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of Municipal Council.

44) As per Regulations adequate space from the plot u/r should be reserved for transformer in consultation with M.S.E.D.C.L.Office before actually commencing the proposed construction.

45) Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.

46) While carrying out construction work, proper care shall be taken to keep noise level within limits for various categories of zone as per rules laid down vide Government Resolution of Environment Department Dated:21/04/2009 for Noise Pollution or as per latest revision/ Government GRs.

47) A) Before commencing the construction on site the owner/developer shall install a "Display Board" on the conspicuous place on site indicating following details. a] Name and Address of the owner/developer, Architect/Engineer and Contractor. b] Survey Number/City Survey Number/Ward Number of land under reference along with description of its boundaries. c] Order Number and date of grant of development permission/redevelopment permission issued by the Planning Authority or any other authority. d] Proposed & permitted Built-up area. e] No of Residential blocks & commercial blocks. B) A notice in the form of an advertisement, giving all the details mentioned in 22A above, shall also be published in two widely circulated newspapers one of which should be in regional language.Failure to comply with condition 22 (A) action shall be taken by Chalisgaon Municipal Council.

48) Envireonment Frendly Construction Materials, Fly ash bricks, fly ash based and related materials shall be used in the construction of buildings.

49) Provision of rain water harvesting shall be made at site as per Regulation no 35 of DCPR. NOC shall be produced from Rain water harvesting cell in plot area more than 5000 sqm

50) This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner letter No.vide letter No: Nahapra-112010/pr.No.212/kam-2 Date: 30/12/2010 From Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.

51) Buildings shall be planned, designed and constructed to ensure fire safety and this shall be done in accordance with Part IV of Fire Protection of National Building Code of India and Maharashtra Fire Prevention and Life Safety Measures Act, 2006. In case of buildings identified in Regulation no.6.2.6.1., the building schemes shall also be cleared by the Fire Officer, Fire Brigade Authority.

52) The Building Permission is granted on the Strength of â€˜LABOUR Code on occupational Safety, Health and working Conditions,2018 Therefore all the Conditions mentioned therein are applicable to this Commencement and shall be followed strictly. Chalisgaon Municipal Council shall be not be responsible for breach of any Conditions mentioned therein.

53) Temporary drainage connection shall be taken before start of work by taking permission from Appropriate Authority (Drainage).

54) All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.

55) As per solid waste management Rule â€“ 2016 segregation of dry & wet waste is compulsory.

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56) Construction site should be covered with Green Net/Shed Net & in addition necessary precautions should be taken to reduce air pollution & to assure public safety

Signature valid
Digitally signed by shankar baban gore
Date: 2020.11.07 16:00:29 IST
Reason:
Location:

Yours faithfully,
Chief Officer,
Chalisgaon Municipal Council

(Specimen of Stamp of Approval to be marked on building plan)

Office of the Chalisgaon Municipal Council
Building Permit No - 69577
Date - 24/10/2020
SANCTIONED.

CHALISGAON MUNICIPAL COUNCIL
Chalisgaon Dist. Jalgaon