Jalgaon Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

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

Approval No.: DDMCJ/B/2020/APL/01145
Date:28/10/2020

To,
VASTU BUILDERS,
DIST-JALGAON.

Sir/Madam,

With reference to your application No **DDMCJ202000406**, dated **08-05-2020** 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 **14/15**, Revenue Survey No -, City Survey No **459/2B**, mauja **MEHRUN** , situated at Road / Street **12.00 MT**, Society **RAISONY 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) The land vacated in consequence of enforcement of set-back rule shall from part of public street and other construction other than as allowed in bye-laws is not permissible in marginal spaces.
14) 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.
15) 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.
16) This Permission does not entitles you to developed the land which does not vest in you.
17) 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
18) 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.)
19) 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.

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20) All sanitary requirement shall be completed as stipulated in Development Control Rules.
21) 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
22) Necessary arrangement for rain water harvesting shall be done.
23) The Construction work should be strictly carried out in accordance-with the sanctioned plan enclosed here with.
24) 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.
25) 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.
26) 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.
27) 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.
28) There is no objection to obtain electricity connection for construction purpose from M.S.E.B.
29) 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.
30) 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.
31) 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.
32) 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.
33) Before commencing the work. plot/land u/r should be demarcated from Appropriate Authority.
34) Attested copy of city survey map as per site should be submitted with the application form of completion certificate.
35) 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.
36) The construction work should be carried out under the supervision of Licensed Structural Engineer.
37) The owner should provide, the parking facility within his own premises.
38) J.C.M.C. should not be responsible for any ownership dispute arised in future.
39) 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.

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40) 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.
41) Rainwater harvesting is compulsory near well and boring if it is not provided penalty should be acquired 1000 Rs per year
42) Necessary arrangement for rain water harvesting should be done.
43) The construction carried out by owner shall be according to the sanctioned plans.
44) The place where the building plan has been sanctioned. Do not make cattle siege in it.
45) 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.
46) 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.
47) The employer shall provide, free of charges and within the work site or as as may be possible, temporary living accommodation to all near to it building workers employed by him for such period as the building or other construction work is in progress.
48) The temporary accommodation provided under sub-section (1) shall have separate cooking place, bathing, washing and lavatory facilities.
49) As soon as may be, after the building or other construction work is over, the of the employer shall, at his own cost, cause removal or demolition temporary structures erected by him for purpose of providing living accommodation cooking place or other facilities to the building workers as required under sub-section (1) and restore the ground in good level and clean condition.
50) In case an employer is given any land by a Municipal Board or any other local authority for the purposes of providing temporary accommodation for the building workers under this section, he shall, as soon as may be after the construction work is over, return the possession of such land in the same condition in wvhich he received the same.
51) No promoter shall advertise,market,book,sell or offer for sale,or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act
52) Due to the current pandemic situation in the country, as per Government guidelines all the preparatory arrangements with regards to standard operating procedures for social distancing, use of sanitizers, use of mask, in-situ construction activities and other guidelines timely prescribed by the Government should be strictly followed by the applicant during the construction period.
53) TDR sale deed did not uploaded
54) In Premium statement, Proposed premium area did not mentioned.
55) Balcony projections not permissible in marginal distances

Signature valid
Digitally signed by [illegible]am chandrakant ranganath
Date: 2020.11.01 19:55:07 IST
Reason:
Location:

Yours faithfully,
Assistant Director Town Planning,
Jalgaon Municipal Corporation