Chopada Municipal Council

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Approval No.: CBJJM/B/2019/APL/00418
Date:09/07/2019

To,
SHRI RAJENDRA SHANKARLAL JAISWAL,

PLOT NO.05 PART+07+08+09+10, GAT NO. 1105+1106, CHOPDA.

Sir/Madam,

With reference to your application No **CBJJM201900143**, dated **31-05-2019** 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 **05(PART)+07+08+09+10**, Revenue Survey No **/ GAT NO 1105-1106**, City Survey No **/ GAT NO 1105+1106**, mauja **CHOPDA** , situated at Road / Street **YAWAL ROAD**, Society **-** 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 / 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) 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.

14) The place where the building plan has been sanctioned. Do not make cattle siege in it

15) If any Questions arises about ownership, tenency rights be solved by courts only and it will not remain the the responsibility of followed scrupulously.

16) It is mandatory to obtained necessary approval from Department of Labour with reference to Town Planning G.R. T.P.B-4312/URR-259/TP-11 Dated 10 January 2012.

17) The proposed constructions of building to be done as per sanctioned plan.

18) It is mandatory to use building as per sanctioned plan if any changes in occupancy of building disciplinary Legal action will be taken as per rule 52, 53, 54 of MRTP Act 1966, the Maharashtra Municipal Corporation Act, 1949.

19) It is mandatory to take necessary safety measures and submit certificate as per rule 3(3) rule 4(1) of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006.

20) It is the responsibility of the Owner/Developer to construct gutter ,storm water drains ,water supply line etc& get it connected with the Municipal Infrastructure Works if available with prior permission of Chief Officer.

21) The Construction of superstructure should be carried out after getting the plinth checking certificate by the Municipal Council.

22) The proposed Construction should be earthquake resistant. Municipal Council is not responsible for any such damages

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caused due to it.

23) At the time of construction,it is the responsibility of the owner not to give injury to the adjacent building.The Municipal Council shall not remain responsible for it.

24) The Rules made under maharashtra (Urban Area) conservation of tree act 1975(mah-1975&54)are binding on you.

25) Structural design of building must be done from approved licensed Structural Engineer before execution. it is the responsibility of the Owner/Developer to carry out the work as per the structural design under supervision of structural engineer. Owner/ Developer shall furnish a structural stability certificate from the licensed structural engineer who has supervised the construction. if necessary copy of design should be submitted to the Municipal Council.

26) The owner through his licensed Surveyor/Engineer/Structural Engineer/Supervisor or his Architect who has supervised the construction shall furnish a building completion certificate to the Chief Officer along with plans of completed development within a period of 1 month from the date of completion of building and get the occupancy certificate for the completed development no building or part thereof without obtaining occupancy certificate. .

27) The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.

28) This building permission is not granted to, for the Plot Fronting on Highway, The control line & Building line Should be got approved from Highway / State Highway, authorities,before starting the construction.This is responsibility of applicant. This office is not responsible in matter of control line & Building line.

29) The building should not be used in light-cast material, grass pasta etc.

30) If any Questions arises about ownership, tendency rights be solved by courts only and it will not remain the the responsibility of followed scrupulously.

Signature Not Verified
Digitally signed by AVINASH VISHNU GANGODE
Date: 2019.11.28 17:35:03 IST
Reason:
Location:

Yours faithfully,
Chief Officer,
Chopada Municipal Council

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

Office of the Chopada Municipal Council
Building Permit No - 30956
Date - 09/07/2019
SANCTIONED.