

CHALISGAON MUNICIPAL COUNCIL

Approval No:- 346

Date :- 10/02/2021

APPENDIX-D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

SADU ANITA VILAS AHIRRAO,
DHULE ROAD, CHALISGAON

Sir,

With reference to your application No. 9915 18/12/21 dated 18/12/21 for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section (*) 40315/11210 Act to carry out development work /Building on Plot No. 06. Revenue S.No. / Gat No. / Khasara No. / City Survey No. / Final Plot No. Mauje - CHALISGAON situated at Road /Street DHULE ROAD Society, the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue unless the work is not commenced within the valid period.
4. This permission does not entitle you to develop the land which does not vest in you.
5. All safety measures & precaution shall be taken on site during construction with necessary signage/display board on site.
6. Temporary drainage connection shall be taken before start of work by taking permission from Appropriate Authority (Drainage).
7. The Building Permission is granted on the Strength of '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.
8. 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.
9. 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.
10. 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.
11. Chalisgaon Municipal Council shall not supply water for construction purpose.
12. 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
13. Environment Friendly Construction Materials, Fly ash bricks, fly ash based and related materials shall be used in the construction of buildings.
14. 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.
15. Drinking water & adequate sanitation facility including toilets shall be provided for staff & labour engaged at construction site by owner/Developer at his own cost.

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16. 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.
17. Septic tank & soak pit shall be constructed as per the guidelines of sewerage department of Municipal Council.
18. 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.
19. 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.
20. 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
21. 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 center of the soak pit. Layers of stone boulders, stone metals and pebbles should be properly laid.
22. Trees should be planted around the building in the open space of the plots as provided under section 19 of the reservation of Tree Act, 1975.
23. The balconies, ottas & verandas should not be enclosed and merged into adjoining room or rooms unless prior permission accordingly to the conditions 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.
24. Building permission is granted on the strength of affidavit & Documents submitted. In case a statement made in affidavit & Documents submitted found Incorrect or false the permission shall stand cancelled.
25. 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.
26. 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.
27. This permission does not entitle you to develop the land which does not vest in you.
28. 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.
29. The land vacated in consequence of enforcement of the set back rule shall form part of Public Street
30. 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
31. Permission is given under the condition that, it will not interfere with private rights of another person.
32. Applicant will be considered completely responsible for any land ownership dispute that may arise.
33. Open space left for road widening under any rules will be considered as public road.
34. Any construction which is not according to the sanctioned plan will be considered unauthorized and strict action will be taken according to clause 52 to 56 of Maharashtra Regional and Town Planning Act, 1966
35. If drainage system is not available, the soak pit should be provided
36. Supervision by the qualified Architect / Engineer / Supervisor is essential
37. According to the standardized Building bye laws UDCPR 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

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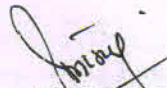
Date :-

was based

38. The N.A Permission Should be obtained from the competent Authority before construction
39. Provision for roof top water harvesting mast be done in construction
40. As per the plan approved by the plant till completion and should be done as per the given conditions
41. If any of the construction is not done without prior permission, the permission will be deemed to have been canceled.
42. 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.
43. The building should not be used in light-cast material, grass pasta etc.
44. The Construction should be completed as per commencement certificate & Approved Plan.
45. Use of built land should be done for commerce only with resident / commercial / Industrial / residential residents as per approved map
46. 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
47. 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.
48. The place where the building plan has been sanctioned. Do not make cattle siege in it.
49. 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.
50. 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.
51. 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.

Office Stamp




Chief Officer

Authority or an officer appointed by it (*)

Name of the Act of the Planning Authority, if any, be mentioned or concerned sentence be deleted. (Specimen of Stamp of Approval to be marked on Layout plan)

** Name of the Municipal Corporation / Council / Nagar Panchayat / Collector shall be mentioned.