



Bhadgaon Municipal Council

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Approval No.: CCBPG/B/2021/APL/00515

Date: 09/02/2021

To,
RAJANI DINKAR PATIL,
PLOT NO.01 G.NO.575/2/A/2/2 BHADGAON
Sir/Madam,

With reference to your application No CCBPG202000164, dated 25-01-2021 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 Plot No 01, Revenue Survey No 572/2/A/2/2, City Survey No G.No.572/2/A/2/2, mauja Bhadgaon, situated at Road / Street Chalisgaon Road, Society Swami Samarth 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 construction carried out by owner shall be according to the sanctioned plans.
- 14) The place where the building plan has been sanctioned. Do not make cattle siege in it.
- 15) 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.
- 16) 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.
- 17) As per the plan approved by the Planning Authority till completion and should be done as per the given conditions.
- 18) The plinth of the building shall be so located with respect to surrounding ground level that adequate drainage of the site is assured but height shall not be less than 0.60 mtr above the surrounding ground level, In case of stilt/parking floor height should not be less than 0.15 mtr above the surrounding ground level .
- 19) The construction carried out by owner shall be according to the sanctioned plans.
- 20) AS PER UDCPR TABLE NUMBER 6G FSI CONSUME IS 1.21 OUT OF 1.1 IS BASIC FSI AND 0.12 IS PAID FSI
- 21) IF ANY COURT MATTER HAPPEN IN LAND HOLDING THEN OWNER WILL BE RESPONSIBLE FOR THAT



Bhadgaon Municipal Council

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Signature Not Verified

Approval No: CCBPG/T-21/00515
Digitally signed by naitale vikas
ramesh
Date: 2021.02.15 15:09:22 IST
Reason:
Location:

To,
RAJANI DINKAR PATIL,
PLOT NO.01 G.NO.575/2/A/2/2 BHADGAON

Yours faithfully,
Chief Officer,

Bhadgaon Municipal Council

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

Office of the Bhadgaon Municipal Council
Building Permit No - 83651
Date - 09/02/2021
SANCTIONED.

RAJANI DINKAR PATIL

Add- Plot No. 28, Moti Baug, Deopur, Dhule- 424001

Mob- 9850261332

Date : 01/12/2022

To,

Maharashtra Real Estate Regulatory Authority

6th & 7th Floor, Housefin Bhavan,

Plot No. C - 21, E - Block,

Bandra Kurla Complex, Bandra (E), Mumbai 400051

Reference: Not complied. CC issued on 09.02.2021. Upload Mandatory documents- 1) Revalidated CC / plinth completion certificate issued by competent authority. (As it is more than one-year-old and work is not started).

Dear Sir,

This is with reference to above mentioned RERA Registration Query of “**SHRI GAJANAN COMPLEX**”. The project is located at Plot no 1, Sr No 572/2/A/2/2, Tal- Bhadgaon- 424105 [Dist- Jalgaon] Maharashtra, India.

Please note that in the year 2021

- Covid lockdown
- Non availability of manpower and labour
- shortage of building material
- Price hiked of material

Because of this situation we were late to start this project. Now we are going to start our project and will finish construction by 31/12/2025.

Please acknowledge the same and proceed further as soon as possible.

For Rajani Dinkar Patil

Proprietor