

MUNICIPAL COUNCIL, CHALISGAON

Approval No. 941

Date: 28/02/2023

COMMENCEMENT CERTIFICATE

To,

SHRI PRASHANT VASUDEO JIYANI & OTHERS

For JAYNARAYAN DEVELOPERS, CHALISGAON.

With reference to your application No. 9536 dated 17.12.2021, for the grant of sanction under Section 18/44 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 Revenue No F.P.No.286/1(part), at Mouje Chaligaon situated at Station Road CHALISGAON,

BUILDING PERMISSION IS GRANTED UNDER SEC. 45 (READ WITH SEC 53) OF THE SAID ACT SUBJECT TO 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. This permission does not entitle you to develop the land which does not vest in you.
3. All safety measures & precautions shall be taken on site during construction with necessary signage/display board on site
4. Buildings shall be 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.
5. This permission is given on the basis of conditions mentioned in Hon. Labour Commissioner Letter No. Vide letter No: Nahapra-112010/pe. No 212/kam-2 Date: 30/12/2010 from Ministry of Labour Dept. & the Conditions mentioned should be strictly observed.
6. Provision of rain water harvesting shall be made at site as per Regulation no.13.3 of UDCPR. NOC shall be produced from Rain water harvesting cell in plot area more than 500 sqm



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7. Environment Friendly Construction Materials, Fly ash bricks, fly ash based and related materials shall be used in the construction of buildings .
8. Applicant should Keep 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.
9. 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.
10. 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.
11. The commencement certificate/development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue. The application for renewal shall be made before expiry of one year, if the work is not already Commenced. Such renewal can be done for three consecutive terms of one year after which new proposal shall have to be submitted to obtain development permission afresh . In any case, commencement certificate would not be renewed beyond 4 years from the date of this commencement certificate/development permission.
12. The land vacated in consequence of enforcement of the set back rule shall form part of Public Street ., Open space left for road widening under any rules will be considered as public road.
13. For mathematical mistakes in building plan or any extra construction apart from sanctioned plan will be considered as complete responsibility of owner & concerned architect or engineer.
- 14 Applicant will be considered completely responsible for any land ownership dispute that may arise.
15. If during construction of building any deviation of a substantial nature from the sanctioned plans is intended by way of internal or external additions, sanction of the Authority shall be necessary. A revised plan showing the deviation shall be submitted and the procedure laid down for the original plans shall apply to all such amended plans. Any work done in contravention of the sanctioned plans, without prior approval of the Authority shall be deemed as un-authorized and strict action will be taken according to clause 52 to 56 of Maharashtra Regional and Town Planning Act.1966.
16. Supervision by the Licensed Architect/ Engineer/Supervisor (appointed for supervision by owner with this application) is essential.
17. 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 miss representation of any material fact in the application on which the permit was based.
18. Use of built land should be done for commerce only with resident/commercial/Industrial, residential



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use as per approved map.

19. The place for which the building plan has been sanctioned. Do not make cattle siege in it.
20. Material should not be stacked on Public Street or private/public place without written permission of planning authority. If it is found , legal action will be taken.
21. 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.
22. 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
23. Neither granting of the development permission nor the approval of the drawings and specifications, nor the inspections, made by the Authority during erection of the building shall, in any way relieve the Owner/ Developer /Architect/Town Planner/Engineer/ Structural Engineer / Supervisor or any licensed technical person, of such building development from full responsibility for carrying out the work in accordance with the requirements of UDCPR regulations and safety norms as prescribed by the bureau of Indian standards.
24. 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.
25. Owner & structural engineer will be solely responsible for maintaining quality of construction & construction material.
26. As mentioned on plan, existing structure, If any, on the site should be demolished first before commencement of the work and it will be the responsibility of the owner/developer to demolish the building safely without causing any issue to the neighboring structures.
27. This permission under accommodation Reservation principle is continued to stay valid as given earlier by this office letter No. ME/01 OF 2003/ 2004 dated 19.04.2003 till the completion of construction.
28. It shall be the responsibility of the owner to get rid of the encroachment.
29. The owner is bound to all the things mentioned in the agreement.



CHIEF OFFICER

MUNICIPAL COUNCIL, CHALISGAON

Copy to, for information:

Asst. Director of Town Planning, Jalgaon.