(भारत प्रिंटर्स २०२२)

MUNICIPAL CORPORATION OF THE CITY OF, JALGAON

Sardar Vallabhai Patel Tower, Administrative Building

Phone : 2222261, 62, 63, 64, 65, Fax : 2222260, Email: jcmcjalgaon@gmail.com

SANCTION OF BUILDING PERMIT & COMMENCEMENT CERTIFICATE

No.: T.P./B.P./931 —

Date : 25/01/2023

To,

Jain Intra. & Other - Developers.

Shri. Suresh Mansing Patil. Jalgaon.

Subject :- Sanction of Building Permit & Commencement Certificate in Plot No. 16+17 — of ~~C.T.S. No./~~G.No./~~S.No.~~ 77 — of Pimprala. Shivar.

Refrence :- YourApplication & Plan Inward No. T.P./0892 — Dated 01/09/2021

Sanction of Building Permit & Commencement Certificate is hereby granted under section 45 & 69 of the Maharashtra Regional and Town Planing Act. 1966 (Mah. of 1966) of carry out development work and building permits under section 253 of the Bombay Provinicial Municipal Corporation Act, 1949 (Bombay Act. LIX of 1949) to erect Building of Bop. Basment Parking + G.F. + Parking + 1st + 2nd + 3rd + 4th + 5th + 6th + 7th Floor. Comm. + Residential purpose. Total Builtup Area Commercial (155.96 m²) + Residention (2711.56 m²) = Total 2867.52 m² as per plan duly amended in ~~green~~. subject to following conditions.

CONDITIONS:

1) The land vacated in consequence of enforcement of set-back rule shall form part of public street and other construction otherthan as allowed in bye-laws is not permissible in marginal spaces.
2) No new building or part there 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 Provinical Municipal Corporation Act. 1949 is duly granted.
3) Commencement Certificate and Building Permit 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 afted expiry of period for which commencement certificate will be treated as unauthorized development & action as-per provision laid down in Maharashtra Regional & Town Planning Act. 1966 and under Bombay Provinical Municipal Corporation Act. 1949 will be taken against such defaulter which should please be clearly noted.
4) This permission dose not entitles you to develope the land which dose not vest in you.
5) 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 a notice by
6) Permission required under the provision of any othe Act, for the time being in force shall be obtained from the concerned authorities befor commencement of work. [viz under appropriate sections of Maharashtra land revenue Code 1965 Bombay HighwayAct. 1955.]
7) After completion of plinth, certificate of planning authority to the effect that the plinth is constructed as per sanctioned plan should be taken befor commencement of further construction work.
8) All sanitiary requirement shall be completed as stipulated in Development Control Rules.
9) 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
10) Necessary arrangement for rain water harvesting shall be done.
11) The Construction work should be strictly carried out in accordance-wilh the sanctioned plan enclosed here with.
12) Copy of approved plan should be kept on site so as to facilitate the inspection of the site by Municipal Corporation's staff from time to time and necessary information in respect of construction work should be furnished whenever required by the undersigned.
13) Stacking of building material debris on public road is stritly 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.
14) All the condition should be strictly observed and breach of any of the condition will be dealt within accordance with the provision of Maharashtra Regional & Town Planning Act. 1966 Bombay Provincial Municipal Corporation Act. 1949

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15) Jalgaon City Municipal Corporation will not supply water, electricity, road etc. which will be provided by the applicant colony I society etc. on their own accord as per the specifications of J.C.M.C. Applicant should make necessary arrangment for water supply Similarly street light will not be provided by Municipal Corporation till Electric supply mains of M.S.E.B, is available at site.

16) There is no objection to obtain electricity connection for construction purpose from M.S. E.B.

17) a) N.A. Ordar No. S.R./26/65— Dated: 13/08/66 submitted with the application.

b) N.A Order for Residential I Commercial / Industrial / Education Purpose is essential and submitted one copy to J.C.M.C. before commencing the work.

18) 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.

19) a) Rs. 300111+34561+10087— is paid for development charges elt & water line charges w.r.to the proposed Construction on Plot No. 16+17— to Pimprala · Shivarvide ~~C.T.S.No./G.No./S.No~~ 77—
Receipt No. 14684— dated 05/09/2012 ·

b) Rs. —— is paid for development charges w.r. to the proposed land development vide R.No./B.No. —— Dated: / /

20) Septic tank & soak pit shall be constructed as per the guidelines of Health officer of J.C.M.C. & NOC shall be produced before occupation certificate.

21) 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 Enginner and contractor.

ii) Survery No. / Gat No./City Survery Number/Ward No. of land under reference along with desexiption 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.

22) Proper arrangement in consultation with Telecome Dept. and M.S.E.B. should be done for telephone and electric facilities to be provided in the proposed construction.

23) Before commencing the work.Plot/Land u/r should be demarcated from Appropriate Authority.

24) Attested copy of city survery map as per site should be submitted with the application from of compleation certificate.

25) The owner/Licensed Architect/Engineer/Supervisor-1/Supervisor-II will be held personally responsible, if any incorrect, wrong, misleanding date! information is produced & the action will taken against him as per presctibed Act. and building permission will be assumed cancelled! revoked.

26) The construction work should be carried out under the supervision of Licensed Structural Engineer.

27) The owner should provide, the, parking facility within his own permises.

28) J.C.M .C. should not be responsible for any ownership dispute arised in future.

29) As per circular No. F.A.R. 102004 160!L.No./New-20 Dt. 27/02/2004, fly ash genereted from Tharmal power station used in construction material like bricks, blacks, tiles etc. should be used in construction.

30) As per maharashtra State Govt. order No. DCRII 094!2829/UD-1 I Mantralaya, Mumbai Dated - 18 11/2004, Solar Presitest water Heating system As per I .S. specification confirming to I .S. 12933 shall be installed on building.

टिप:- जमीनीचा वापर मुरमे कामी शोधखड्डा उपयोग बंधनकारक आहे.

24/01/23

Assistant Director of Town Planing / ~~Commissioner~~
Jalgaon City Municipal Corporation, Jalgaon

तहसिलदार तथा तालुका दंडाधिकारी कार्यालय, जळगाव

फोन नं.0257-2229634 email-tahasildarjalgaon@gmail.com

क्रं.जमिन-1/कावि/ ११ /2021 दि. ~~/05/2021~~ 23/07/2021

प्रति,

तलाठी निमखेडी

विषय :- प्रारुप वा अंतिम विकास आराखडयामध्ये जमिनीच्या दर्शविलेल्या भुवापरानुसार जमिनीच्या वापरात बदल करण्यासाठी बिनशेती परवानगी आवश्यक नसलेबाबत.

संदर्भ :- 1. महसुल व वनविभाग यांचेकडील शासन निर्णय क्र.एनपी-2016/प्र.क्र.7/टी-1 दिनांक 22.01.2016

2. म.जिल्हाधिकारी जळगांव यांचेकडील पत्र क्र.जमिन/1/कावि/2017/33/16/2276 दिनांक 15/07/2017.

3. श्री. सुरेश मानसिंग पाटील रा.जळगांव, यांचा दिनांक 17/06/2021 रोजीचा अर्ज.

उपरोक्त संदर्भिय विषयान्वये, प्रारुप विकास योजना अथवा अंतिम विकास योजनेत निश्चित केलेल्या वापरानुसार जमिनीच्या वापरात बदल करण्यासाठी कलम 42 अन्वये अकृषिक परवानगी घेण्याची आवश्यकता असणार नाही. अशी तरतुद सदरहु कलम 42 अ अन्वये करण्यांत आली आहे.

या अनुषंगाने गट नं./स.नं. अकृषिक करावयाचा असल्यास जमिनीच्या अकृषिक वापराच्या संदर्भात महाराष्ट्र जमिन महसुल संहिता 1966 मधील कलम 47 अ खाली रुपांतरण कर आणि अकृषिक आकार रक्कमेचा भरणा केल्यास त्या चलनाचे आधारे 7/12 उताऱ्यावर बिनशेतीची नोंद घेण्यात येईल. तदनंतर अर्जदार हे नगररचना विभागाकडुन ले-आऊट मंजुर करुन घेणे व विकासाची परवानगी नगरपालिकेकडुन घेणे इ.बाबत त्या-त्या कार्यालयाकडून करु शकतात. असे सुचित केलेले आहे.

मौजे **पिंप्राळा** ता.जि.जळगाव येथील **गट नं./स.नं.77/प्लॉट/16/17, चे क्षेत्र 6.7241 आर.चौ.मी.** हा अंतिम विकास आराखडयामध्ये रहिवास प्रयोजन मध्ये समाविष्ट आहे. अर्जदाराने स्टेट बँक ऑफ इंडिया शाखा जळगाव येथे **दिनांक 18.06.2021 रोजी चलन क्र.** MH002395971202122M अन्वये आकार र.रु900/- व रुपांतरीत कर र.रु.4500/- एकुण रक्कम **रु.5400/-** चा भरणा सहकारी खजिन्यात केलेला आहे. यास्तव उक्त गटावर इतर अधिकारात **कलम 42ब नुसार रहिवास प्रयोजनार्थ बिनशेती परवानगी मिळणेस पात्र.** असा शेरा घेण्यात यावा तसेच म.सहाय्यक संचालक, नगर रचना जळगांव यांचेकडील मंजुर अभिन्यास प्राप्त झालेशिवाय प्लॉटनिहाय स्वतंत्र 7/12 करणेत येवु नये व अहवाल सादर करावा.

स्वाक्षरीत/-

तहसिलदार जळगांव

प्रत :- श्री. सुरेश मानसिंग पाटील रा.पिंप्राळा, ता.जि.जळगाव

2/- नगर रचना विभागाकडून ले-आऊट मंजुर करुन घेणे व विकासाची परवानगी मनपा कडुन घेणे इ. याबाबत त्या-त्या कार्यालयाकडून कार्यवाही करुन सदरची कागदपत्रे /परवानगी साहर केलेनंतर आपणांस सनद पुरविण्यात येईल.

प्रत :- सहायक संचालक नगररचना जळगांव यांना माहिती व आवश्यक त्या कार्यवाहीसाठी.

प्रत :- म.आयुक्त, जळगांव शहर महानगरपालिका जळगांव यांना माहिती व आवश्यक त्या कार्यवाहीसाठी.

23.7.2021

तहसिलदार जळगांव