



Chalisgaon Municipal Council
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 152946

Proposal Code : CBJCM-22-42574

Permit No. : CBJCM/B/2023/APL/01412

Date : 27/03/2023

Building Name : RESIDENCIAL
BUILDING
(Residential)

Floors :

PROPOSED GROUND FLOOR PLAN, PROPOSED FIRST FLOOR
PLAN, PROPOSED SECOND FLOOR PLAN, PROPOSED THIRD FLOOR
PLAN, PROPOSED FOURTH FLOOR PLAN, PROPOSED FIFTH FLOOR
PLAN, PROPOSED SIX FLOOR PLAN

To,

- i) PRAVIN BALKRISHNA BHOKARE, POPATRAO BHIKANRAO PATIL, AJAY ANANDRAO SOMVANSHI,
PLOT NO.19, S.NO.389/2A/2/1,387/2,387/4, BEHIND PUNSHI PETROL PUMP ,DHULE ROAD ,CHALISGAON 424 101 TAL-
CHALISGAON DIST- JALGAON (M.S.)
ii) PRASHANT DESHMUKH (Architect)

Sir/Madam,

With reference to your application No **CBJCM202200358**, dated **23-11-2022** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965**, to carry out development work / Building on Plot No **19**, Revenue S.No. / Khasra no. / Gut no **389/2A/2/1/387/2/387/4**, City Survey No **NO**, Mouje **CHALISGAON** situated at Road / Street **DHULE ROAD**, Society **PUNSHI PETROL PUMP**. 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 line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. Authority will not supply water for construction.
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)

Signature valid

Digitally signed by PRASHANT
NAGNATH THOMBRE
Date: 2023.03.27 15:35 IST
Reason: Approved Certificate
Location: Chalisgaon Municipal Council



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Chief Officer,
Chalisgaon Municipal Council,

Scan QR code for verification of authenticity.



Chalisgaon Municipal Council
Receipt
Financial Year : 2023-2024

Receipt No : 27
Date : 20/04/2023

Service Name : Building permission (Post - Payment)
Proposal Number : 152946 Proposal Code : CBJCM-22-42574
Application Number : CBJCM202200358 Ward No : 0
Owner Name : Pravin Balkrishna Bhokare, POPATRAO BHIKANRAO PATIL, AJAY ANANDRAO SOMVANSHI
Owner Address : 1
Owner Site Address : PLOT NO.19, S.NO.389/2A/2/1,387/2,387/4, BEHIND PUNSHI PETROL PUMP ,DHULE ROAD ,CHALISGAON 424 101 TAL- CHALISGAON DIST- JALGAON (M.S.)
Mode of Payment : RTGS Total Amount : 807887.00
Built Up Area : 1827.41 Sq. mt. Plot Area : 607.3 Sq. mt.

Bank Name	Account No.	UTR/Cheque No.	Total Amount.
Kotak Mahindra Bank	1012069672	KKBKR52023032900857823	807887

Charges Details

Sr No	Charges Type	Demand	Paid Amount
1	Premium Charge(RESIDENTIAL)	165784.00	165784.00
2	ANCILLARY AREA PREMIUM CHARGES(RESIDENTIAL)	168969.00	168969.00
3	Labour Cess(RESIDENTIAL)	378109.00	378109.00
4	Development Charges(RESIDENTIAL)	95025.00	95025.00
Sub Total			807887
Total Paid Amount(Rs):			807887

Total Paid Amount(In Words): Eight Lakh Seven Thousand Eight Hundred And Eighty Seven Rupees
Note/Terms/Conditions: If any: This is computer generated receipt signature not required.

Receiver Signature