Shegaon Municipal Council

Appendix D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Phone: 07265-252015 **Email: co.shegaon@gmail.com**

O.N/BUILDING PERMISSION/ COMM CERTIFICATE/TP/MCS/ 647/2022 *DATE: 23 / 3 /2022*

To,
Nitin Chaganlal Ganatra,
Bhanumati Chaganlal Ganatra.
R/O Shegaon,
District Buldhana .

नगर परिषद कार्यालय नगररचना विभाग शेगांव

Refrence – 1) commencement certificate on/Building Permission commcertificate/TP/MCS/331/2021 Date 18/10/2021.
2) Applicant Request Letter 18/02/2022.

Sir,

With reference to your application no.1846 dated 10/02/2022 for grant of sanction of Revised commencement certificate under section 44 of 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. 13 and 14 revenue surve no.299/1 mauja Shegaon part 2 situated at Shegaon. The commencement certificate/building permit is granted for mix use under section 45 of the said act subject to following conditions.

1. Commencement Certificate ON/Building Permission/Comm Certificate/TP/MCS/331/2021 Date 18/10/2021 Stand Cancel by this order.
2. In the case of revocation of permission, no compensation shall be paid.
3. The owner through his Licensed Surveyor, Engineer, Structural Engineer, or Supervisor or his Architect, as the case may be, shall give notice to the planning authority on completion of work upto plinth level.
4. The Construction work or the use should be as per given sanctioned plan.
5. The Plinth or any part of a building or out house shall be so located with respect to surrounding ground level that height shall not be less than 45 CM above the surrounding ground level. In areas subject to flooding the height of the plinth shall be at least 60 CM above the high flood level.
6. The Commencement Certificate/ Building Permit shall remain valid for a period of one year commencing from the date of its issue
7. work is not commenced within the period of valid permission, then application for renewal shall be made.
8. Any work done in contravention of the sanctioned plans, without prior of the Planning authority shall be deemed as unauthorised.
9. Neither the grant of permission nor approval of the drawing nor inspection by Planning Authority during erection of the building, shall in any way relieve the owner/ developer from full responsibility for carrying out the work in accordance with the regulations and safety norms as prescribed by the Bureau of Indian Standards.
10. During the construction and for such period thereafter as required by Planning Authority, Records of Material Testing, Copy of Building Permission, Copy of the approved drawings on the site for which the permit was issued, shall be kept
11. The Planning Authority shall have the power to carry out inspection of the work under the provisions of the Act at various stages.

12. If plinth construction is not as per given sanctioned plan then provisions of CHAPTER IV of Maharashtra Regional and Town Planning act 1966 will be applicable. Plinth checking certificate should be taken after plinth completion for further construction
13. 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.
14. 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.
15. The place where the building plan has been sanctioned. Do not make cattle siege in it.
16. The construction carried out by owner shall be according to the sanctioned plans.
17. As per the plan approved by the plant till completion and should be done as per the given conditions
18. If any of the construction is not done without prior permission, the permission will be deemed to have been canceled.
19. 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.
20. The Construction should be completed as per commencement certificate
21. Material should not be given on public street or place without written permission of the municipality. If found, legal action will be taken.
22. Use of built land should be done for commerce only with resident / commercial / Industrial / residential residents as per approved map
23. under this certificate is carried out or the use there of is in accordance with the sanction plans.
24. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue.
25. 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
26. 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 cancel.
27. The construction carried out by me does conform to the sanctioned plans.
28. 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.

Chief officer
Shegaon municipal council

Copy to
1.Bank manager
2.Assistanat tax inspector municipal council Shegaon.