



Akola Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Approval No.: DDMCO/B/2020/APL/00738

Date: 29/12/2020

To,

MAHAJAN BUILDER AND DEVELOPERS THROUGH SHRI MANOJ PRABHAKAR MAHAJAN,
NITYANAND NAGAR, GORAKSHAN ROAD, MALKAPUR, AKOLA.

Sir/Madam,

With reference to your application No **DDMCO202000138**, dated **25-02-2020** for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 253 of the BMC Act, 1949 to carry out development work / Building on Plot No **5**, Revenue Survey No **10/2**, City Survey No **10/2**, mauja **MALKAPUR**, situated at Road / Street **ROUND ROAD**, Society **AKOLA CO.OP.HOUSING COLONY** 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) It is mandatory to intimate the planning authority about completion of work upto plinth level and take permission to proceed with the rest of the work.
- 14) Due to this permission in conforming with the intent and spirit of these regulations, as well as the proposals of the development plan, the unauthorised erections / structure shall be removed by the municipal corporation and claim of compensation shall not be granted and payment of security deposit will be forfeited.
- 15) Any work done in contravention of the sanctioned plan, without prior approval of the commissioner shall be deemed as unauthorized and building permission will be cancelled
- 16) Every person who erects a building which in any way encroaches up on, diminishes the area set apart as means of access.
- 17) The plot shall have means of access in this said regulations
- 18) This permission does not entitle you, to develop the land, which does not vest in you.
- 19) The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street.
- 20) Display board mentioning name of the owner, name of the architect, name of the structural engineer, details as per approved plan, except for small individual plot holder
- 21) It is binding on the owner to follow the regulations of prevailing D.C.P.R.
- 22) The Construction should be completed as per Sanctioned plan.
- 23) Material should not be dumped Public Street or place without written permission of the Municipal Corporation. If found, legal action will be taken.



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- 24) No new building or part there of shall be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 25) The construction carried out does confirm to the sanctioned plans.
- 26) If during construction of a building any deviation of a substantial nature from the sectioned plan is intended by way of internal or external addition sanction of the planning authority shall be necessary.
- 27) If it is found that Gunthewari permission is false one and if Gunthewari permission is cancelled then Building permission shall automatically stands cancelled.
- 28) For construction of building it is mandatory to use fly ash bricks
- 29) If it is noticed that the documents submitted are false one, then the permission stand cancelled
- 30) It is mandatory to grow 5 trees in setback Area.
- 31) You should not make any kind of encroachment on others plot and on easement Right.
- 32) Rain water Harvesting is compulsory, without which occupancy certificate shall not be issued
- 33) It is mandatory to measure the plot before construction by DILR.
- 34) The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue. The Application for renewal shall be made before expiry of 1 year in the work is not already commenced, such renewal can be done for the three consecutive term of one year after which proposal shall have to be submitted to obtained development permission afresh.
- 35) It is mandatory to intimate the planning authority about completion of work up to plinth level and take permission to proceed with the rest of the work.
- 36) Use of built land should be done for commencement only with residential as per approved map.
- 37) At the time of map sanctioning pure water sump is made compulsory.
- 38) For sump capacity, feedback should be taken from water supply Department
- 39) At the time of flat scheme approval, personal tap connection will not be allowed. On the basis of total flat, size of tap connection will be decided and one common tap connection will be given to flat scheme.
- 40) The construction carried out by owner shall be according to the sanctioned plans.
- 41) The place where the building plan has been sanctioned. Do not make cattle siege in it.
- 42) 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.
- 43) 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.
- 44) APPROVED
- 45) AS PROPOSED BY ADTP..

Signature valid

Digitally signed by GHANSHYAM
WASUDEORAO WAGHADE
Date: 2021.01.07 17:02:34 IST
Reason:
Location:

Yours faithfully,
Municipal Commissioner,
Akola Municipal Corporation