



Ballarpur Municipal Council

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Approval No.: CBCEM/B/2019/APL/00054

Date: 12/09/2019

To,

SHRI ANKALESH NATHHUJI KHAIRE,

GUPTA LAYOUT OPPOSITE TO GURUNANAK COLLEGE, BALLARPUR, BAMANI
HIGHWAY BALLARPUR,

Sir/Madam,

With reference to your application No **CBCEM201900054**, dated **23-07-2019** for the grant of sanction of Commencement Certificate under Section 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 Survey No **175/2 J**, City Survey No **175/2 J**, mauja **BALLARPUR**, situated at Road / Street **CHANDRAPUR ALLAPALI**, Society **GUPTA LAYOUT** 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 depth 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 / 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) 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) The construction carried out by owner shall be according to the sanctioned plans.
- 15) The place where the building plan has been sanctioned. Do not make cattle siege in it.
- 16) If the construction is not completed in given time frame. Then take the extension from the concerned Authority. If the extension is not Approved then the permission has been cancelled.
- 17) Use of building should be as per sanctioned plan only i.e. Commercial / Residential / Industrial .
- 18) The construction carried out by you shall conform to the sanctioned plans.
- 19) The plinth of the building shall be so located with respect to surrounding ground level that adequitr drainage of the site is assured but hight shall not be less than 0.45 mtr above the surrouding ground level, In case of stilt/parking floor height should not be less than 0.15 mtr above the surrouding ground level .
- 20) The Commencement Certificate/ Building permission shall remain valid for a period of one year from its date of issue.
- 21) The Construction should be completed as per commencement certificate.
- 22) If any of the construction is not done without prior permission, the permission will be deemed to have been cancelled.
- 23) As per the plan approved by the Planning Authority till completion and should be done as per the given conditions.
- 24) The specifications of solar water heating system laid down by ministry of non-conventional energy sources be followed



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scrupulously .

- 25) Questions arises about ownership, tenancy rights be sloved by courts only and it will not remain the responsibility of the Municipal Council at all.
- 26) It is mandatory to use building as per sanctioned plan if any changes in occupancy of building disciplinary and legal action will be taken as per rule 52, 53, 54 of MRTP Act 1966, the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965.
- 27) The proposed constructions of building to be done as shown in sanctioned plan in Red line.
- 28) It is mandatory to obtained necessary approval from Department of Labour with reference to Town Planning G.R. T.P.B-4312/URR-259/TP-11 Dated 10 January 2012.
- 29) It is mandatory to take necessary safety measures and submit certificate as per rule 3(3) rule 4(1) of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006.
- 30) The Construction of superstructure should be carried out after getting the plinth checking certificate by the Municipal Council.
- 31) The proposed Construction should be earthquake resistant. Municipal Council is not responsible for any such damages caused due to it.
- 32) At the time of construction, it is the responsibility of the owner not to give injury to the adjacent building. The Municipal Council may not remain responsible for it.
- 33) A display board mentioning name of the Ownar, Name & Architect/Structural engineer permit No, and Date etc. Should be erected on site except for small plot holders
- 34) The Rules made under Maharashtra (Urban Area) conservation of tree act 1975(mah-1975&54) are binding on you.
- 35) Structural design of building must be done from approved Structural Engineer before execution and copy of design should submitted Municipal Council.
- 36) No any Objection are to be raised for the common services such as water supply, drainage network, sewer lines. In Fact full co-operation with the Municipal Council is Mandatory.
- 37) The owner through his licensed Surveyor/Engineer/Structural Engineer/Supervisor or his Architect who has supervised the construction shall furnish a building completion certificate to the Chief Officer along with plans of completed development within a period of 1 month from the date and completion of building and get the occupancy certificate for the completed development as stated in rule no-7-6&7-7 & the D.C.P.R.
- 38) It is compulsory to plant at least four tree in your premises
- 39) Development Work/Construction Work should be carried out strictly in accordance with the sanction drawings & is to be utilized accordingly.
- 40) It is the responsibility of owner to take precaution to not to enter the water in to the basement/lower ground floor of the construction. It not remain the responsibility of Municipal Council. It is essential to make provision for drainage of any such water on all floor to prevent or to minimize water damage of the construction.
- 41) If it is found that the permission is obtained by giving false statement or any misrepresentation of material fact in the application, then the permission granted be treated as cancelled.
- 42) No encroachment be done on any easement right or any other right.
- 43) It should be mandatory to do Rainwater Harvesting.
- 44) This Certificate valid up to one year from the date of issuing certificate
- 45) Do not do any modification building construction without any permission. If still done any construction without notify council in that case building permission going to cancel.



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46) After the construction of a approved map, in addition to the construction of additional construction or any change, the action will be taken according to the provisions of the Maharashtra Regional and Town Planning Act, 1966 and Maharashtra Municipality Rules, 1965.

47) After completion of the construction, the building should not be used without taking "Occupancy Certificate" from the council. If found then action will be taken in accordance with the provisions of the Maharashtra Regional and Town Planning Act, 1966 and Maharashtra Municipality Rules, 1965.

48) The permission for this permission will be deemed to have been canceled and no construction will be done without permission when any of the above conditions have been violated.

Signature valid

Digitally signed by VIN SURESH
MUDDHA

Date: 2019.10.17 14:06:39 IST

Reason:

Location:

Yours faithfully,

Chief Officer,

Ballarpur Municipal Council

(Specimen of Stamp of Approval to be marked on building plan)

Office of the Ballarpur Municipal Council

Building Permit No - 36353

Date - 12/09/2019

SANCTIONED.

