Aurangabad Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Approval No.: DDMCB/B/2020/APL/01018
Date:30/01/2020

To,

NEST INFRASTRUCTURE THROUGH ITS PARTNERS MR RAJENDRA SHRIRAM MALU AND MR SUBODH FULCHAND TANDALE AND MR SAGAR SUBHASH NAYAK,

PLOT NO. 24, GUT NO.44, KANCHANWADI, AURANGABAD

Sir/Madam,

With reference to your application No **DDMCB201901992**, dated **18-12-2019** 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 BPMC Act, 1949 to carry out development work / Building on PlotNo **24**, Revenue Survey No **GUT NO.44**, City Survey No --, mauja **KANCHANWADI** , situated at Road / Street **AURANGABAD**, Society **AURANGABAD** the Commencement Certificate / Building Permit is granted under Section 45 of the said Act, subject to the following conditions :

1) 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

2) Material should not be given on public street or place without written permission of the municipality. If found, legal action will be taken.

3) The Construction should be completed as per commencement certificate

4) 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.

5) If any of the construction is not done without prior permission, the permission will be deemed to have been canceled.

6) This permission is valid for one year and may be renewed from time to time (with maximum three years).

7) This building permission is given in accordance with the development control and promotion rules for Aurangabad Municipal Corporation. In case of any dispute arises about ownership or ownership rights or any other interest in the future, then they should be resolved through court of law. Aurangabad Municipal Corporation will not be responsible to any dispute regarding ownership, easement rights or any other ownership matters.

8) Construction should be carried out in such way that it should not violate any right of neighboring plot owners.

9) Before starting the construction it is mandatory for the owner and his consultant (Architect/Engineer/Supervisor) to get his plot demarcated by competent authority (Land Record Department).

10) Building material should not be dumped on public street. Affidavit given in this regard is obligatory to the owner.

11) The owner should produce all documents regarding construction, whenever officers from Aurangabad Municipal Corporation visit the site or ask him to produce the same.

12) After completion of work up to plinth level, the owner through his licensed Architect/Engineer/Supervisor should inform Aurangabad Municipal Corporation and obtain Plinth Completion Certificate.

13) If any violation of sanction plan or conditions of this permission is noticed, action as per clause no.43 with 52, 53 and 54 of MRTP act 1966 will be taken.

14) As per provision of clause no.263 of Maharashtra Municipal Corporation Act 1949, the owner should obtain Occupancy Certificate from this purpose, only then he can use the building. If this provision is violated action under clause no.53 of MRTP Act 1966 will be taken.

15) Drainage connections should be certified by the licensed plumber of Aurangabad Municipal Corporation before Occupancy.

16) Provision for Rain Water Harvesting should be done under supervision of Architect/Engineer/Supervisor and certificate in this regard should be produced.

17) Before cutting any tree, permission should be obtain from competent authority.

18) If any electric line is passing through this plot, the owner should get it removed by respective department before starting construction.

19) Before Occupancy/Plinth Certificate the owner should submit separate / amalgamated, PR Card and City Survey Map.

20) It is not possible for Aurangabad Municipal Corporation to supply water at present. Water supply will be made only after adequate water will be available.

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21) The construction carried out by owner shall be according to the sanctioned plans.

22) 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.

23) The Construction should be completed as per commencement certificate.

24) If any of the construction is not done without prior permission, the permission will have been canceled.

25) It is mandatory to laminate the sanctioned building permission plan and order on the face of the construction site.

26) Charges Paid : (a) Deposit = 25,000/- (b) City Development Charges = 1,05,670/- (c) Paid FSI = 2,61,700/- (d) Betterment Charges = 3,82,450/-.

27) Area of construction sanction : 541.03 sqm.

28) Before starting the construction,submit measurement sheet (Mojani Map) of land record.

29) Proposal is approved as per proposed.

Signature Not Verified

Digitally signed by SANJAY M KOMBDE
Date: 2020.02.03 15:49:44 IST
Reason:
Location:

Yours faithfully,
Town Planner,
Aurangabad Municipal Corporation