



नगर परिषद गंगापूर

ता. गंगापूर, जिल्हा औरंगाबाद- ४३११०९

ई मेल:- mcgangapur@rediffmail.com

फोन नं.: ०२४३३ २२१३४९

जो.क्र.न.पा.वै./कावि/नगर रचना/२०२२/

दिनांक :

APPENDIX D-1

FORM FOR SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

To,

1. Shri Kamlakar Kashinath Sabne

2. Shri Sudhakar Kashinath Sabne

3. Shri Prabhakar Kashinath Sabne

4. Shri Madhukar Kashinath Sabne

Resident - Mouje Gangapur Tal Gangapur

Dist Aurangabad

Sir,

With reference to your application for building permission dated 07/07/2022 for the grant of sanction of **Building Permission** Commencement Certificate under the section 18/44 of the Maharashtra Regional and Town Planning Act, 1966 read with section * 2.2 of unified Development Control and Promotion Regulations 2020, to carry out development work / Building on Plot No/ Revenue S. No/ **Gat No 307/3/A / Khasara No./City Survey No/ Final layout sanctioned for Group Housing Scheme Mauje Gangapur** situated at Road/Street **Gangapur-Vaijapur Road**, Society/ the commencement Certificate / Building Permit is granted under the section 18/45 of the said Act, subjected to following conditions: -

1. The land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future. The said land shall be left open to sky and no building part or projection shall be done.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy certificate is granted.
3. The Commencement Certificate/ Building permit shall remain valid for a period of one year commencing from the date of its issue (1) if the work is not commenced within the valid period. Construction work commenced after expiry of period for which commencement certificate is granted will be treated as unauthorized development and action as per provision laid down in the Maharashtra Regional and Town Planning Act 1966 and under the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act 1965 will be taken against such defaulters which should be clearly noted. Regarding the violation of built-up area, carpet area and development control and promotion regulation the architect and the applicant will be completely responsible for that.
4. This permission does not entitle you to develop the open space in layout or the land which does not vest in you.
5. Existing permanent structure should be totally demolished before commencement of construction work and demolition report has to be submitted to Planning Authority.
6. Building material and other wastage should not be dumped on public street or open place without written permission of the Planning Authority, if found guilty, legal action will be taken.

7. If there are any further findings about additional unauthorized construction other than that approved in sanctioned plan, legal proceedings will be taken in accordance with the provision(s) of Maharashtra Regional and Town Planning Act 1966 and Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act 1965. If any of the construction is not done without prior permission, the permission will be deemed to have been cancelled.
8. Road Widening for DP road as shown in sanctioned Layout shall be only used communication purpose and will be considered as public road. Such Open space shall not be used as parking space by owner.
9. Applicant/Owner will be completely responsible for any land ownership and any dispute that may arise will be sole responsibility of owner/owners and Planning Authority will not be held responsible for any ownership.
10. After obtaining any NOCs from respective departments, that are applicable in case of said proposal, then the building permission will be considered granted. Developer or owner will be responsible for structural, electrical, fire etc. accidents on site and in building.
11. It shall be mandatory for Group Housing Schemes where roads in the adjoining layouts/ Development Plan roads / Regional Plan roads are to be coordinated and/or made available to open space / amenity space/s as shown in approved layout. In case of land subdivision / group housing schemes, it shall be the responsibility of the owner / developer to construct all infrastructure including roads with storm water drains, sewer lines, water supply lines, development of recreational open spaces etc.
12. Internal roads and infrastructure in the group housing scheme shall be maintained by the owner / society.
13. The Commercial entity proposed to be developed by the Owner as shown in proposed building plan shall be developed as Convenience Shops or Petty Shops and not as shopping complexes.
14. Owner(s) will have the responsibility of making water availability to each tenement before occupancy, Planning Authority will provide only drinking water as availability.
15. Proper demarcation of internal roads/Pathways and Open Spaces(s) shall be done by owner and approach road to open space shall be made available to occupants.

OFFICE STAMP:

Date:

[Signature]
[Signature] (अति)
[Signature]

Yours Faithfully

[Signature]
Chief Officer

Municipal Council Gangapur

मुख्याधिकारी

नगर परिषद, गंगापूर

श्री. बाळरावराव

OFFICE OF MUNICIPAL COUNCIL

GANGAPUR

Letter No..... Date 07/11/2022

BUILDING PERMIT GRANTED

Approved