Malegaon Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Approval No.: DDMMC/B/2020/APL/00611
Date:24/08/2020

To,
NAVKAR DEVELOPERS TARFE DAXA MAGRAJ GOLCHHA,
FINAL PLOT NO 78/A/10 IN PLOT NO.10 AT SANGAMESHWAR WARD,MALEGAON

Sir/Madam,

With reference to your application No **DDMMC201900625**, dated **27-08-2019** 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 **10**, Revenue Survey No **78/A/10**, City Survey No **78/A/10**, mauja **SANGAMESHWAR WARD** , situated at Road / Street **SATANA ROAD**, Society **WALLFORT** 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) The commencement/building permission certificate shall remain valid for one year from date of its issue, If the work is not completed within the valid period, Application for the renewal can be made for three consecutive year. The application for the renewal shall be made before expiry date.
14) It is mandatory to intimate the planning authority about completion of work up to plinth level and take approval of work up to plinth level, It should be taken before execution of superstructure.
15) No new building or part thereof shall be occupied or used or permitted to be used by any person until occupancy permission has been granted.
16) 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.
17) The construction should be completed as per terms and conditions of commencement certificate and sanctioned plan.
18) If during construction of building any departure of a substantial nature from the sanctioned plan is initiated by way of internal or external additions, Sanctions of the planning authority is necessary, Any work done in contravention of the sanctioned plan, Without prior approval of the planning authority shall be deemed as unauthorized and legal action will be taken in accordance with the provision of Maharashtra Regional and Town Planning Act 1966.
19) Occupancy Certificate should be obtained from the planning authority before occupying the said structure.
20) The post box arrangement at ground floor for each tenement is compulsory for multistoried building.
21) The parking space should always vacant and always used for parking, no any other use is permitted in parking area.

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Date:24/08/2020

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22) Owner, Structural Engineer and Architect/Engineer/Supervisor are fully responsible for structural stability of proposed and existing building.
23) The Authorized Officers of Planning Authority should be permitted to enter the building/premises for which the permission has been granted at any time for the purpose of ensuring the building control regulation and conditions of the certificate.
24) As per notification dated 14 September 1999 and amendment on 27 August 2003, issued by Ministry of Environment and Forest Govt. of India and as per circular issued by Urban Development Dept. Govt. of Maharashtra vide no FAR/102004/160 P.no 27/UD-20.dated 27/02/2004 for all building whenever If applicable .
25) Sufficient and necessary precaution should be taken while construction is in progress with activities going on at the respective site during execution of proposed building and safety of adjacent building wherever applicable.
26) Disputes regarding ownership, tenancy rights to be solved by courts only and it is not responsibility of the Planning authority.
27) The proposed Construction should be earthquake resistant. Municipal Council is not responsible for any such damages caused due to it.
28) The Rules made under Maharashtra (Urban Area) conservation of tree act 1975(mah-1975&54) are binding on you.
29) Rain water harvesting and solar system is compulsory, without which occupancy certificate shall not be issued.
30) It is mandatory to grow 5 trees in setback Area.
31) For construction of building it is mandatory to use fly ash bricks.
32) Apart From all given Conditions it is binding on the owner to follow the regulations of D.C.P.R. prevailing.
33) This permission is granted on the basis of measurement plan supplied by the applicant. Hence if any discrepancy is observed about boundary & F.S.I. then it remains the responsibility of owner and architect or developer concerned.
34) Any mistake in showing carpet area in plan or mathematical calculations applicant/licensed technical person will be responsible. (As per resolution of Govt. Town planning department No.TPV-4308/4102/p.No.359/08/NV-11 dated 19/11/2008)
35) As per central and state governmentâ€™s order construction activity should be surrounded by vertical fabric and G.I. sheet.
36) As demolishing existing work or to be carrying out new construction work , small particles of cement,stone,sand,dust etc shouldnâ€™t be spread in air , it is compulsory to take care of it.
37) After receiving the completion certificate within time, for deposit money to claim return application should be filed, then only deposit money (book noâ€¦page no. â€¦ Date. â€¦ â€¦ â€¦) will be given.
38) If the construction is not done as per sanctioned building plan then owner shall be punished tow times home tax as per Maharashtra Mumbai Corporation Act 1949.
39) The construction carried out by owner shall be according to the sanctioned plans.
40) The place where the building plan has been sanctioned. Do not make cattle siege in it.
41) 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.
42) The above submitted drawing is techincally corrected, the previous plan for such is sanctioned vide letter no.178 dated-06.09.2013 for stilted ground,first and second floor for residential purpose.Now the proposal is submitted for third floor with primium.The calculation for primium and its FSI is on separate sheet.So, proposal is recommended for aproval with primium.
43) The proposal is submitted for third floor with premium. The calculation for premium and its FSI is on separate sheet. So, proposal is recommended for approval with premium as per remarks by building inspector.
44) In this case the premium FSI for this is 632.94 sq.m is expected so the premium for this area should be charged
45) Ok

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Signature valid
Digitally signed By Ganesh Pandurang Giri
Date: 2023.01.25 10:38:21 IST
Reason: Approved Certificate
Location: Malegaon Municipal Corporation

Approval No.: DDMMC/B/2020/A/[illegible]/0611 **Date: [illegible]/08/2020**

To,
NAVKAR DEVELOPERS TARFE DAXA MAGRAJ GOLCHHA,
FINAL PLOT NO 78/A/10 IN PLOT NO.10 AT SANGAMESHWAR WARD,MALEGAON

Yours faithfully,

Assistant Commissioner / Deputy Commissioner,
Malegaon Municipal Corporation