Pachora Municipal Council

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Approval No.: CBJPC/B/2020/APL/00278
Date:12/02/2020

To,

SAU MAYURI MUKUND BILDIKAR ,

PLOT NO. 58 , OF S. NO. 81 / 1A / 1 + 81 / 1B / 2 , AT PACHORA , TAL :- PACHORA , DIST. :- JALGAON .

Sir/Madam,

With reference to your application No **CBJPC201900176**, dated **01-08-2019** for the grant of sanction of Commencement Certificate under Section 44 of The Maharashtra Regional and Town Planning Act, 1966 read with Section 189 of the Maharashtra Municipal Councils, Nagar Panchayats and Industrial Townships Act, 1965 to carry out development work / Building on PlotNo **58**, Revenue Survey No **81-1A-1 81-1B-2**, City Survey No **----------**, mauja **PACHORA** , situated at Road / Street **18.00M WIDE PUNGAON ROAD**, Society **PACHORA** 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 / 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 construction carried out by owner shall be according to the sanctioned plans.

14) The place where the building plan has been sanctioned. Do not make cattle siege in it.

15) 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.

16) 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.

17) Open space left for road widening under any rules will be considered as public road.

18) Construction can only be done on land owned by applicant.

19) Applicant will be considered completely responsible for any land ownership dispute that may arise.

20) Permission is given under the condition that, it will not interfere with private rights of another person.

21) For mathematical mistakes in building plan or any extra construction apart from sanctioned plan will be considered as complete responsibility of concerned architect or engineer.

22) As shown in sanctioned plan, front, side and back margins should be on concerned place and place coming under said margins should be kept as open space. Keeping it as open space will be the complete responsibility of architect.

23) If any change is to be made in construction or change of use is to be made then permission from the planning authority should be taken.

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24) Scrutiny of building permission maps submitted with the proposal is done based on documents submitted along with proposal. Assurance about authenticity of documents or about updated registration should be done through Revenue department for that this office wonâ€™t be responsible in any situation.

25) Regarding the proposal, violation of built up area, carpet area and development control and promotion regulation, the architect and the applicant will be completely responsible for that.

26) After the start of the construction, plinth completion certificate should be taken. As well as, after the completion of construction, occupancy certificate should be taken. Or else according to rules appropriate action will be taken.

27) Documents or any information submitted by applicant if found false or misleading, then given permission will be considered null and void

Signature Not Verified

Digitally signed by SHOBHA BHAGWAN BAVISKAR
Date: 2020.02.18 11:52:05 IST
Reason:
Location:

Yours faithfully,
Chief Officer,
Pachora Municipal Council

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

Office of the Pachora Municipal Council
Building Permit No - 37169
Date - 12/02/2020
SANCTIONED.

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