Motihari Municipal Corporation

Building Permission

Approval Lottor - Building Pormit

Letter No: 4756 Letter Date: 17/11/25

Approval No: 019/25-26..... Approval Date: 06/11/25

Hejal Homes (Opc) Pvt. Ltd, C/O- Manish Kumar Soni

S/O- Sri Surendra Prasad Saraf, Moh.- Jamla, Motihari

for Construction of Residential Building in respect of Ward- 06, Khesra No- 17, Khata No- 27, Holding No- 88 & 91, GPS Coordinates (.....) of Motihari Municipal Corporation subject to following conditions/restrictions.

a) The Building shall be used exclusively for Residential purpose and the uses shall not be changed to any other use without prior approval of this Authority. If it is found that the building is used for any other purpose than the mentioned will lead to automatic cancellation of the approval and liable for penal & legal actions against the owner.

b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement. Deviations during construction against the approved plan will lead to violation of Bihar Building Bye Laws & necessary legal actions will be taken by the authority against the owner.

c) Front Setback- 6.50(m), Rear Setback- 4.50 (m), Left Side Setback- 4.50 (m), Right Side Setback 4.50 (m).

d) Parking space, measuring- 3026.85 Sqm as shown in the approved plan shall be kept open and no part of it will be built upon.

e) Height of the Building 17.95 m as shown in the approved plan shall be kept open and no part of it will be built upon. If Construction is extended above 15 meters it needs fire NOC from respective department as per Bihar Building Bye Laws, violation of which will automatically lead to cancellation of Building Approval from Nagar Nigam, Motihari.

f) The land over which construction is proposed is accessible by an approved means of access of 9.15 m.width.

g) The land in question must be in lawful ownership and peaceful possession of the applicant.

h) The permission is valid for period of three years with effect from the date of issue.

i) Permission accorded under the provision cannot be construed as evidence in respect of right title interest of the plot over which the plan is approved.

j) Any dispute arising out of land record or in respect of right/ title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.

k) Any other conditions.

- The permission is valid for period of three years with effect from the date of issue. Permission
- accorded under the provision cannot be construed as evidence
- Any dispute arising out of land record or in respect of right/ title/ interest after this approval the plan shall be treated automatically cancelled during the period of dispute.

Copy along with 2 copies of the approved plans to Mr. Hejal Homes (Opc) Pvt. Ltd,

C/O- Manish Kumar Soni

By Order
Authorised Officer/
Authority