बिहार सरकार

Motihari Municipal Corporation

Building Permission

Approval Letter - Building Permit

Letter No: 3600 Letter Date: 28/10/2024

Approval No: 12/24-25 Approval Date: 18/10/24

The Technoculture Building Center Pvt.

Mr. Uma Shankar Pandey , S/O- Sri Ramayan Dutt Pandey, Address: Moh. - Kishunpur, Motihari, East Champaran for Construction of Residential Building in respect of Khasra No- 814,822,823,824 , Khata No- 18,112 & 58, 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.

b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.

c) Front Setback- 4.5 (M), Rear Setback- 5.6 (M), Left Side Setback- 2.1 (M),Right Side Setback.- 2.1 (M)

d) Parking space, measuring- 290.75 Sq.m as shown in the approved plan shall be kept open and no part of it will be built upon.

e) Plantation 10 % (48.46 sqm) as shown in the approved plan shall be kept open and no part of it will be built upon.

f) Height of the Building 11.95 m as shown in the approved plan shall be kept open and no part of it will be built upon.

g) The land over which construction is proposed is accessible by an approved means of access of 6.09 m. width.

h) The Proposed building plan is subjected to conditions and clearance from the competent authority in respect of buildings identified in Bihar Building Byelaws 2014 before starting the work. Failure in getting the clearance will lead to cancellation of approval of project by the Map Sanctioning Authority (Nagar Nigam, Motihari.)

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

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

k) 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.

l) 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.

m) 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 The Technoculture Building Center Pvt.

Mr. Uma Shankar Pandey , S/O- Sri Ramayan Dutt Pandey

18/10/24

By Order
Authorised Officer/
Authority

FORM –VIII A

FORM OF APPROVAL OF BUILDING PERMIT

BYE LAWS NO.-8(4)

With respect to your Application dated ..... permission is hereby granted in favour of; **(Technocaltnre Building Centre Pvt. Ltd.) Presented By Mr. Umashankar Pandey S/o.:- Ramayan Dutt Pandey** for Construction of (i) Jayanti Bungalow (G+1) - 21 (ii)Yamuna Bungalow (G+1) -4, (iii)Yamuna (SL) Bungalow-(G+1)-01, (iv)Godawari Bungalow – 09, (v) Kaveri Bungalow- 01, (vi) Row Houses Bungalow (G+2) – 07, (vii) Ambika Bungalow (G+2) – 01, (viii) New Jayanti Bungalow – 01, (ix) 2Bhk Flat (Apartment) - **Residential Building** in respect of Plot No (CS) 814,822,823 & 824 Khata No. 18, 112 & 58 Thana No 182 Mauza- **KISUNPUR** of Motihari Planning Area subject to the following conditions/ restrictions

a) The land/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.
b) The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
c) Parking space measuring **2145.94 sq. mt.** as shown in the approved plan shall be kept open and no part of it will be built upon.
d) The land over which construction is proposed is accessible by an approved means of access of **7.62 & 6 m** width.
e) The land in question must be in lawful ownership and peaceful possession of the applicant.
f) The applicant shall free gift **0** metre wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
g) The permission is valid for period of **Five** years with effect from the date of issue.
h) Permission accorded under the provision cannot be constructed as evidence in respect of right title interest of the plot over which the plan is approved.
i) 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.
j) Any other conditions.

नगर निगम मोतिहारी पूर्वी चम्पारण

Authorized Officer