

Ranchi Municipal Corporation

FOR APPROVAL OF BUILDING PERMIT

With respect to your Application No. **BP/W02/0162/17** Date **15/05/2024 3:37:08 PM** permission is hereby granted in favor of,

Smt / Shri **1.VIBGYOR ESTATES PVT.LTD.2.HIGH STREET ENTERPRISES (P) LTD**

For :

- Construction of a **Revalidation** building
- Reconstruction of **Revalidation** building
- Alteration of **Revalidation** building
- Alteration or additions in the existing building
- Institution of change of the use of building **Residential** (Specify)

In respect of Plot No. (CS) **R.S.1133** Plot No. (MSP) **R.S.1133** Khata No. **360** Holding No. Village **MISIR GONDA** of Municipal Corporations / Municipal Council / Nagar Panchayats/ Metropolitan area/ Planning Area under Planning Authority/ Gram Panchayat areas covered under Development Plan/ Planning Authorities/ or any Planning Scheme notified under Jharkhand Urban Planning and Development Act 2012 within the Development plan/ Area Development Scheme of Subject to the following conditions / restrictions.

- 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.
- The development shall be undertaken strictly according to plans enclosed with necessary permission endorsement.
- Parking space measuring **11085.59** sq. m. as shown in the approved plan shall be kept open and no part of it will be built upon.
- The land over which construction is proposed is accessible by an approved means of access of **22** m. width.
- The land in question must be in lawful ownership and peaceful possession of the applicant.
- The applicant shall free gift **506.93** m. wide strip of land of the road in the name of the authority for the purposes as mentioned in these Byelaws.
- The permission is valid for period of **06/05/2026** with effect from the date of issue.
- 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.
- 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.
- Any other conditions.

Memo No. **RMC/BP/0158/W01/2017**, Date **11/06/2024 05:25:07 PM**

Copy along with 3 copies of the approved plans to

Smt / Shri **1.VIBGYOR ESTATES PVT.LTD.2.HIGH STREET ENTERPRISES (P) LTD**

Document certified by
ARUN KUMAR
<arun.kr436@gmail.com>.

Name : ARUN KUMAR
Designation : Municipal
Commissioner Main
Organization :
Governed Office / Authority

Copy with a copy approved plan forwarded to the **Ranchi Municipal Corporation** for information.



RANCHI MUNICIPAL CORPORATION

FORM FOR SANCTION OF BUILDING DEVELOPMENT PERMIT

APPENDIX – 'E' /BYELAW NO 7.1

Sanction Number : BP/RMC/0212/2018

Sanction Date : 18 June, 2018

From:

The Municipal Commissioner
Ranchi Municipal Corporation,
Ranchi.

To,

1.VIBGYOR ESTATES PVT.LTD.2.HIGH STREET ENTERPRISES
(P) LTD
403.COMMERCE HOUSE,SARDA BABU STREET,LINE TANK
ROAD,RANCHI, 834001

Sir / Madam,

With reference to your application BP/W02/0162/17 dated 25 May, 2017 for grant of license for the Building Development Permit in Khesra No.: 1133 on RS Plot no.: R.S.1133 Block No.: SAHAR Situated in Colony/Street: Mohalla/Bazar/Road: KANKE ROAD.

I have to inform you that sanction has been granted by the RMC on the following grounds.

Building Permission Conditions :

1. Sanction of plan does not establish the ownership of the plot.
2. If any balance amount then it is to be deposited in Ranchi Municipal Corporation.
3. 1% of total project cost is to be deposited as labour cess.
4. Applicant has to submit an affidavit for:
 - a. Tree Plantation.
 - b. Provision of Lightening Arrester.
 - c. Construction of Rain Water harvesting Pits.
 - d. Compliance of provisions in Building bye laws 2016 & Apartment act 2011.
 - e. To inform RMC for checking of construction at plinth level.
 - f. To Authorize RMC for constructing drain on applicant's land as per natural slope of terrain.
5. To submit registered development Agreement/Affidavit for self construction.
6. To submit Hydrological report.
7. Registered gift deed is to be submitted for required area of land for road widening applicant has to be construct his boundary wall after leaving the road widening area and he will fix a board on the land mentioning that this is the property of RMC & will hand over the land to the concerned Junior Engineer with signature of 3 local residents.
8. Clause no. 1 to 7 has to be compiled within 3 months of issue of this sanctioned order otherwise the sanction will be cancelled without prior notice.
9. Approval of plans and acceptance of any statement or document pertaining to such plan shall not exempt the owner or person or persons under whose supervision the building is constructed from the responsibilities imposed under these bye laws, or under any other law for the time being in force.
10. Approval of plan would mean granting of permission to construct under these byelaws only and shall not mean among other things:
 - a. The title over the land or building.
 - b. Easement rights.

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- c. Variation in area form recorded area of a plot or a building.
 - d. Quality of building services and amenities in the construction of the building.
 - e. The site/area liable to flooding as a result of not taking proper drainage arrangement as per the natural lay of the land etc.
 - f. Other requirements or licenses or clearances required for the site/premises or activity under various other laws.
11. The approval or permission shall not bind or render the Authority liable in any way with regard to the matter specified in sub-Bye laws 10 &11 above.
12. After sanction of building plan of it is found that applicant has got the sanction with misrepresentation of the facts, fraudulent statement or with any adverse report on the ownership of the land. Building plan will be cancelled as per clause no. 17.1 of the Building bye laws 2016.

Digitally signed by Uday Shankar Sahay, DN: cn=Uday Shankar Sahay, o=GOVERNMENT OF JHARKHAND, email=usahay@jshn.gov.in, c=IN

Name : Uday Shankar Sahay
Designation : Town Planner
Organization : GOVERNMENT
OF JHARKHAND
Date : 18-Jun-2018 17: 38:38

Signature of the Authority

Name, Designation

Address of the Authority