

## **Guidelines - Issuance of Completion Certificate or Occupancy Certificate**

1. After filing of the application for building permit duly certified by the Technical Person as per Appendix 4, the applicant can commence the construction in accordance with the requirements of Zoning Regulations of Development Plan/ Master Plan, these Regulations or Planning and Development Directions and terms of lease deed.
2. In case any objections are found during scrutiny of the plans, the same shall be got rectified by the applicant and if any violations are found during or after the construction, the owner shall be required to rectify the same to the satisfaction of the Authority within a period of 30 days from the date such violations are intimated to the owner.
3. In case the owner fails to comply, the Authority shall ensure compliance and the expenditure incurred on doing so shall be recovered from the owner before issue of occupancy certificate.
4. If within sixty days of the receipt of the application, refusal or sanction is not granted, the application with its annexure shall be deemed to have been allowed and the permit sanctioned, provided such fact is immediately brought to the notice of the Chief Executive Officer in writing by the applicant within twenty days after the expiry of the period of sixty days but nothing herein shall be construed to authorize any person to do anything in contravention of the Master Plan, lease conditions, these Regulations and Planning and Development Directions issued under Section 8 of the Uttar Pradesh Industrial Area Development Act, 1976.
5. A layout plan or building plan permit sanctioned under these regulations shall remain valid for the period of only 5 years. In case part completion has been taken on the plot, then also validity of layout plan or building plan permit shall remain for 5 years. If there is any alteration/revision in the plan, fresh revised plan permit shall be required.
6. Validity of a building permit for a temporary structure shall be 5 years. Temporary structures shall be removed immediately after the construction of building is over.
7. After lapses of validity period the applicant shall be liable to remove all such structures and completion certificate shall not be granted without removal of such structures.