Chhatrapati Sambhaji Nagar Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Revised Building Permit No - 1538969 | Permit No. : DDMCB/RB/2026/APL/00430

Proposal Code : DDMCB-25-ENTRY-68122 | Date : 01/04/2026

Reference:- Building Permission No. : B.P.NO.146/2024-25

Approval date : 13/12/2024

Building Name :	MANGALKALASH CREATIONS LLP(Mixed)	Floors :	BASEMENT FLOOR,PARTLY GROUND AND PARTLY STILT PARKING FLOOR,TYPICAL 1ST AND 2ND FLOOR,SERVICE FLOOR,THIRD FLOOR,TYPICAL 4TH AND 5TH FLOOR,6TH FLOOR,7TH FLOOR,8TH FLOOR,TYPICAL 10TH AND 14TH FLOOR,TYPICAL 9TH 11TH AND 13TH FLOOR,TYPICAL 12TH AND 15TH FLOOR

To,

i)Mr Kishor Balwantrao Lovekar Mr Subhas Balwantrao Lovekar Through Their Developers And Gpa Holder Mr Rajesh Baliram Vargantwar Mr Bhaskar Shankarrao Choudhary Designated Partners Mangalkalash Creations Llp,

REVISED PLAN OF COMMERCIAL AND RESIDENTIAL BUILDING ON C.T.S. NO.14511/1, 14511/2, 14511/3, AT NEW USMANPURA, CHHATRAPATI SAMBHAJINAGAR

ii) Manish Kale (Architect)

Sir/Madam,

With reference to your application No **RDDMCB202500832**, dated **07-08-2025** for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **CTS NO. 14511/1,14511/2 AND 14511/3**, Final Plot No. **CTS NO. 14511/1,14511/2 AND 14511/3**, Sector No. -, Mouje **SITUATED AT NEW OSMANPURA** situated at Road / Street **15.0 , 9.0 AND 6.0 M.W. ROAD**, Society **CHHATRAPATI SAMBHAJINAGAR** . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
3. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of Incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.

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10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
15. Owner/License Holder is responsible to make all arrangement regarding Fire Safety as per Maharashtra Fire Preventions and Life safety measures Act 2006.
16. Proposal is approved as per recommendations of Hon.Commissioner Sir with relaxation in side margin.

Signature valid

Digitally signed by Manoj Harishchandra Garje
Date: 2026.04.01 12:01:50 IST
Reason: Approved Certificate
Designation : Deputy Director Of Town Planning
Location: Chhatrapati Sambhaji Nagar Municipal Corporation
Project Code : DDMCB-25-ENTRY-68122
Application Number : RDDMCB/2025008832
Proposal Number : 1538969
Certificate Number : DDMCB/RB/2026/APL/00430

Deputy Director Of Town Planning,

Chhatrapati Sambhaji Nagar Municipal Corporation,

Scan QR code for verification of authenticity.