Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Revised Building Permit No - 1556734 Permit No. : BNMC/RB/2025/APL/00042

Proposal Code : BNMC-24-ENTRY-39836 Date : 17/10/2025

Reference:- Building Permission No. : 1858

Approval date : 09/10/2013

Building Name :	BUILDING TYPE 01 WING A(Mixed)	Floors :	LOWER GROUND FLOOR,GROUND FLOOR,FIRST FLOOR,TYPICAL 2ND TO 3RD FLOOR
Building Name :	BUILDING TYPE 01 WING B B1 (Mixed)	Floors :	LOWER GROUND ,GROUND FLOOR,1ST TO 4TH TYPICAL FLOOR,5TH TO 7TH 9TH TO 12TH 14TH TO 15TH TYPICAL FLOOR,8TH AND 13TH REFUGE FLOOR

To,

i)Ms Sri Balaji Developer,sri Balaji Developer,vikram G Jain,nilesh K Shah,

(S. NO. 124/5 (PT), 124/6, 124/7, 124/9, 124/10, 125/8, 125/10 (PT), 159/6,161/5 (PT), (PLOT NO . 7, 9 & 10), 161/8 & 161/14. 160/5 (PT)) OLD. S.NO- 124/125/159/161 AT VILLAGE : KAMATGHAR , TALUKA BHIWANDI , DIST : THANE

ii) Shraddha Paranjpe (Architect)

Sir/Madam,

With reference to your application No **RBNMC202500149**, dated **16-10-2025** 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. **(S. NO. 124/5 (PT), 124/6, 124/7, 124/9, 124/10, 125/8, 125/10 (PT), 159/6,161/5 (PT), (PLOT NO . 7, 9 & 10), 161/8 & 161/14. 160/5 (PT)) OLD.S.NO- 124/125/159/161**, Final Plot No. **----**, Sector No. **-**, Mouje **Kamatghar** situated at Road / Street **18M & 60M D.P.Road**, Society **No** . 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.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.

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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. Authority will not supply water for construction.
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)

Signature Not Verified

Digitally signed by AJAY HANUMANT SABLE
Date: 2025.10.17 19:00:06 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-24-ENTRY-39836
Application Number : RBNMC202500149
Proposal Number : 1556734
Certificate Number : BNMC/RB/2025/APL/00042

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.