Mira Bhayandar Municipal Corporation

APPENDIX 'D-1'

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Building Name : B (BLDG) **Building Use :** Residential Building

Name of PWork : B-1 (BLDG)

Floor Name: BASEMENT FLOOR,FIRST PODIUM FLOOR,GROUND FLOOR,SECOND PODIUM PARKING FLOOR,PODIUM 3 FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,TERRACE FLOOR

Building Name : 3 (BLDG) **Building Use :** Mercantile Building

Name of PWork : 3-1 (BLDG)

Floor Name: GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR

Building Name : A (BUILDING) **Building Use :** Residential Building

Name of PWork : A-1 (BUILDING)

Floor Name: BASEMENT FLOOR,GROUND FLOOR,PODIUM1 PARKING FLOOR,PODIUM2 PARKING FLOOR,PODIUM3 PARKING FLOOR,FOURTH PUDIUM PARKING FLOOR,PODIUM 5 FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,FOURTEENTH FLOOR,FIFTEENTH FLOOR,SIXTEENTH FLOOR,SEVENTEENTH FLOOR,EIGHTEENTH FLOOR,NINETEENTH FLOOR,TWENTIETH FLOOR,TWENTYFIRST FLOOR,TWENTYSECOND FLOOR,TWENTYTHIRD FLOOR,TWENTYFOURTH FLOOR,TWENTYFIFTH FLOOR,TWENTYSIXTH FLOOR,TWENTYSEVENTH FLOOR,TWENTYEIGHTH FLOOR,TWENTYNINTH FLOOR,THIRTIETH FLOOR,THIRTYFIRST FLOOR,THIRTYSECOND FLOOR,THIRTYTHIRD FLOOR,THIRTYFOURTH FLOOR,THIRTYFIFTH FLOOR,THIRTYSIXTH FLOOR,THIRTYSEVENTH FLOOR,THIRTYEIGHTH FLOOR,THIRTYNINTH FLOOR,TERRACE FLOOR

1. Road Width : 60.00 Mt. **2. Premium Area :** 4345.47 Sq Mt. **3. Ancillary Area :** 14723.53 Sq Mt.

4. TDR Area : 10487.63 Sq Mt. **5. Gross Plot Area :** 8690.93 Sq Mt. **6. Existing built-up area:** 0.00 Sq Mt.

7. Proposed built-up area : 39019.07 Sq Mt. **8. Total built-up Area :** 39019.07 Sq Mt.

To,

M/S Shree Salasar Sahakar Mr. Sarju B. Thakkar (Owner)

A/204, Western Edge-II, Off. Western Express Highway, Borivali (E) Mumbai-400066

Tushar Somnath Sali (Lic:CA/98/23525) Architect

201-202, Sun Shine, Near Shimpoli Mtro Station, Damodar Mali Marg, off. Link Road, Chikoowadi, Borivali (W) Mumbai-400092

Sir,

With reference to your application No. **MBMCB/7008/2023/0088/AutoDCR/1 (Revised) (V.P.No.MBMCB/7008/2025/APL/0012/AutoDCR)**, dated **26 December, 2024** for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, **Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporation Act,1949** to carry out development work / Building on **Village:Mahajanwadi (Mira), CTS No, :3019, 3256, 3464pt., 3466/A pt, 3537, 3538, 3587, 3588/A pt, 3592, 3598pt, 3599/A pt, 3657 TO 3664, 3667pt TO 3670pt, 3671 TO 3675, 3750 TO 3756**, ,the Commencement Certificate/Building

Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : V.P.No.MBMCB/7008/2025/APL/0012/AutoDCR

Date : 23 April, 2025

Office Stamp. :

OFFICE OF THE **Mira Bhayandar Municipal Corporation**

Building Permit No.: **MBMCB/7008/2025/APL/0012/AutoDCR**

Date: **23 April, 2025**

SANCTIONED

Scan QR code for verification of authenticity.

Yours faithfully,

Assistant Director Town Planning

Digitally signed by PURUSHOTTAM MANOHARRAO SHINDE
Date: 23 Apr 2025 15:55:38
Organization :Mira Bhayandar Municipal Corporation
Designation :Assistant Director Town Planning

Signature of the Authority

Terms and Condition :

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.
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. Authority will not supply water for construction.
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. 14 It shall be mandatory for the applicant or developer to complete the roads, drainage, sewers, and open space (RG) in the approved drawings as per the rules of the Municipal Corporation and keep the facility open for public use permanently. 15 The validity of this approval will last up to four years. However, if the work is not started within one year, the responsibility of the developer to renew the permission as per regulation 2.71 of the Consolidated Development Control Promotion Rules remains. Otherwise, the said approval shall be legally void automatically. 16 It shall be the responsibility of the developer/ sub developer, licensee, construction supervisor, architect/ consulting engineer , structural engineer, site supervisor to comply with the roles and responsibilities as mentioned in APPENDIX – C of UDCPR 2020 17 An affidavit given by the developer regarding the ownership of the said premises and that there is no claim pending in court. If any inconsistency is found in this, the permission given will be revoked. 18 Regarding the ownership of the said place and the boundaries of the place, the developer will be fully responsible for the court claim and access road, and the Municipal Corporation will not be responsible for the same. Also, if any kind of inconsistency is found in this regard, the said permission will be considered cancelled. 19 It will be mandatory to arrange rainwater harvesting on site, to keep the system in operation with a separate over-tank and plumbing line, and to submit a certificate from the water supply department in this regard. 20 The construction of the septic tank in the space shown in the drawings shall be as per IS-2470. 21 Solar Water Heating System (Solar Water Heating System) of 100 liter capacity per flat or UDCPR Regulation No. before the occupancy certificate for the proposed building As per 13.2, it will be mandatory for us to install and operate a rooftop Photovoltaic (RTPV) System and submit the no-failure certificate from the Public Works Department. 22 As advised by the tree authority before issuing an occupancy certificate Per 100 sq. m., there will be two trees, as well as R.G., in the plot of 100 sq. m. It will be mandatory to plant five trees and submit an approval certificate from the tree authority department. 23 It will be mandatory to submit the final occupancy certificate after fulfilling the conditions of the provisional occupancy certificate from the fire department. 24 Under Section 263 of the Maharashtra Municipal Corporation Act, 1949, it will be mandatory for us to obtain an occupancy certificate. 25 A completion certificate and Occupancy Certificate will not be issued after the completion of the building unless the terms and conditions specified in the building permit are complied with. If the conditions are not fulfilled, a case will be registered against the developer under the Maharashtra Regional and Town Planning Act 1966 and the Maharashtra Municipal Corporation Act 1949, and further action will be taken. 26 While starting the construction of the building on the said site, it will be the sole responsibility of the developer, architect, structural engineer, and site supervisor to ensure that the surrounding buildings, constructions, and residents will not be disturbed due to the ancillary work of the construction or that there will be no loss of life or money, and the Municipal Corporation will not be responsible for the same. 27 It will be our obligation to set up and implement a bio-fertilizer production project of the required capacity for the residents of the said housing complex. 28 It will be mandatory for the developer of the proposal to install electric charging points for electric vehicles from a recognized organization in the proposed parking lot as shown in the drawings and to submit the certificate for the same before the occupancy certificate of the building. 29 It shall be mandatory to obtain permission from the concerned revenue authority and pay the necessary fee for earth filling or excavation in the said place. 30 It will be the responsibility of the developer to obtain the necessary permits and approval certificates for the said site as per government directives. 31 Payment of Vacancy Tax will be mandatory for you in every financial year until the date of receipt of the Occupancy Certificate. Failure to pay tax will result in further legal action being taken against you. 32 Prior to the Occupancy Certificate, As per the UDCPR it will be mandatory to construct and implement a sewage treatment and reuse project of the required capacity in the said place. 33 It is essential and mandatory to cover the construction area with a green net from the bottom to the height of the construction during the period from the commencement of the construction to the completion of the construction in the proposed area. 34 Sprinkler System must be installed in the said premises. 35 It is necessary to set up a system for cleaning the tires of the vehicles coming and going in the said proposed area. 36 The construction of plinth level should as per PWD department of MBMC. 37 The height at plinth shall not be less than 30cm above the surrounding ground level. In flooding area plinth shall be at least 45cm at HFL. 38 If basement is proposed in building adequate mechanical ventilation in the form of blowers, exhaust fans and air conditioning system must be provided and all other requirements full fill as per UDCPR clause no 9.11.2 . 39 If ramp are provided in building slope not more than 1:8. 40 If stilt are proposed in

building at least two sides at the stilt shall be open and open stilt parking shall not be used for any purpose other than vehicle parking. 41 To maintained the light and ventilation as per clause 9.20.1 of UDCPR. 42 Additional mechanical ventilation shall be provided as per UDCPR 2020 in the proposed buildings. 43 Parapet walls shall not be less than 1.0 m and not more than 1.2 m. 44 Every building or group of building together shall be connected to a Drainage system. 45 If Building height more than 70m and above the fire escape chutes or controlled levelling device for evacuation provided as per clause no. 9.29.9(ii) of UDCPR. 46 To construct the stairways as per regulation no. 9.29.3 and 9.29.4 of UDCPR. 47 Fire lift constructed as per norms of UDCPR and NBC and fire protection requirements as per norms of fire Act-2006. 48 To establish a dedicated solid waste management system to treat 100% wet waste being generated in society buildings. 49 The structural engineer shall be responsible for the adequancy of the structural design and stability Geo-technical and other aspects as per the provisions of UDCPR and plans as approved by MBMC. 50 The developer is paying the payment of Ancillary and Premium by Payment mode Option 2 as per UDCPR Clause no 2.2.14 B). They paid the 20% payment at the time of the building permission and remaining 80% amount at the time of Occupancy certificate with rate of interest 8.5% per annum. 51 In the said proposal if regarding the ownership of the land or title any dispute arise in future, developer will be sole responsible for the said property and if any inconsistency is found in this, the permission given will be cancelled. 52 It is mandatory for the owner/developer to provide R.G. as per approved layout, as per sanctioned plan Wide MBMC/O/7008/0003/2024/AutoDCR-18/03/2024 and it is open to all tenants in the sanctioned layout. 53 Provide plinth level of proposed building as per benchmark fixed by PWD of MBMC , benchmark No.30(TBM) RL-16.649m, reservation No.370, Sanghavi ECO-CITY , Mahajan Wadi Mira Road (E). 54 It shall be mandatory to land owner to give access from the sanctioned layout to the other land owner (Existing Building)