Mira Bhayandar Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Building Permit No - 235270 Permit No. : MBMC/B/2024/APL/00197

Proposal Code : MBMC-23-105656 Date : 28/03/2024

Building Name :	BUILDING NO 1(Mixed)	Floors :	GROUND FLOOR,1st to 3rd PODIUM,1st 3rd to 6th 8th to 11th 13th to 16th 18th to 21st 23rd to 26th and 28th FLOOR PLAN,2nd 7th 12th 17th 22nd and 27th FLOOR PLAN,29th FLOOR PLAN

To,

i)Pramanik Homes Llp,

S.NO. 272 (OLD) 84 (NEW) H.NO. 3PT. , 4 OF VILLAGE - NAVGHAR, TAL. AND DIST. - THANE.

ii) Dinesh Patel (Engineer)

Sir/Madam,

With reference to your application No **MBMC202400002**, dated **03-01-2024** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949** , to carry out development work / Building on Plot No **S.NO. 272 (OLD) 84 (NEW) H.NO. 3PT., 4 OF VILLAGE - NAVGHAR, TAL. AND DIST. - THANE.**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S.NO. 272 (OLD) 84 (NEW) H.NO. 3PT., 4 OF VILLAGE - NAVGHAR, TAL. AND DIST. - THANE.**, Final Plot No. **S.NO. 272 (OLD) 84 (NEW) H.NO. 3PT., 4 OF VILLAGE - NAVGHAR, TAL. AND DIST. - THANE.**, Sector No. , Mouje **NAVGHAR** situated at Road / Street **30.00 MT. D.P.ROAD**, Society **---** . 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 UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights 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 prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
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

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13. Authority will not supply water for construction.
14. 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.
15. 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)
16. i. 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. ii. 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 iii. 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 iv. 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. v. 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. vi. 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. vii. The construction of the septic tank in the space shown in the drawings shall be as per IS-2470. viii. 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. ix. 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. x. It will be mandatory to submit the final occupancy certificate after fulfilling the conditions of the provisional occupancy certificate from the fire department. xi. Under Section 263 of the Maharashtra Municipal Corporation Act, 1949, it will be mandatory for us to obtain an occupancy certificate. xii. 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. xiii. 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. xiv. 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. xv. 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. xvi. 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. xvii. It will be the responsibility of the developer to obtain the necessary permits and approval certificates for the said site as per government directives. xviii. 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. xix. Prior to the Occupancy Certificate, Government Notification No. As per TPS1218/2710/Pro.No.117/18, Navi-12, dated October 6, 2018, it will be mandatory to construct and implement a sewage treatment and reuse project of the required capacity in the said place. xx. 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. xxi. Right of way must be insisted from Main road to the said premises. xxii. Sprinkler System must be installed in the said premises. xxiii. It is necessary to set up a system for cleaning the tires of the vehicles coming and going in the said proposed area. xxiv. In this proposal as per MMRDA letter dated 13/04/2023 or as per Government further order it is binding to developer to pay 100% additional development charges against metro line no. 09. xxv. As per UDCPR Clause no 9.20.2 mechanical ventilation system shall be installed.

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17. 1. In the said proposal as per an affidavit submitted dated 18th December 2023 regarding the ownership of the land if any title problem arise in future developer will be sole responsible for the said property and if any consistency is found in this the permission given will be cancelled. 2. The owner / developer is liable to transfer the area of 1380.00 Sq.Mt. under Sports Complex Reservation No. 326B and area of 1345.00 Sq.Mt. under 30.00 Mt and 15.00 Mt. Wide D.P. Road before the intimation of plinth in favour of MBMC free of cost. 3. The construction of plinth level should as per PED department of MBMC.

Signature valid

Digitally signed by PURUSHOTTAM MANOHARRAO SHINDE
Date: 2024.03.28 19:[illegible]:48 IST
Reason: Approved Certificate
Location: Mira Bhayandar Municipal Corporation
Project Code : MBMC-23-105656
Application Number : MBMC[illegible]2400002
Proposal Number : 235270
Certificate Number : MBMC/B/2024/APL/00197

Assistant Director Town Planning,
Mira Bhayandar Municipal Corporation,

Scan QR code for verification of authenticity.