Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Revised Building Permit No - 1596374 | Permit No. : BNMC/RB/2026/APL/00058

Proposal Code : BNMC-23-60176 | Date : 24/03/2026

Reference:- Building Permission No. : BNMC/B/2024/APL/00189

Approval date : 18/04/2024

Building Name :	BUILDING 1(Residential)	Floors :	GROUND FLOOR,TYPICAL 1ST TO 6TH 8TH TO 11TH 13TH TO 16TH AND 18TH TO 21ST FLOOR PLAN FLOOR PLAN,REFUGE 7TH 12TH 17TH AND 22ND FLOOR PLAN
Building Name :	BUILDING 2(Residential)	Floors :	STILT FLOOR ,FIRST AND SECOND FLOOR

To,

i)Shetrunjay Realty Llp, Jiten Nathalal Shah, Shailesh Nathalal Shah,

S.NO. 164 H.NO.11 AT VILLAGE:-KATAMTGHAR, TAL:-BHIWANDI DIST:-THANE

ii) Shraddha Paranjpe (Architect)

Sir/Madam,

With reference to your application No **RBNMC202600009**, dated **16-03-2026** for the grant of Revised Building Permission & 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 **-**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S.NO. 164 H.NO.11** , Final Plot No. , Sector No. , Mouje **KATAMTGHAR** situated at Road / Street **-**, 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 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.

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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 valid

Digitally signed by AJAY HANUMANT [illegible]ABLE
Date: 2026.03.24 18:59:08 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-23-60176
Application Number : RBNMC02600009
Proposal Number : 1596374
Certificate Number : BNMC/RB/2026/APL/00058

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.