Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Building Permit No - 204096 Permit No. : BNMC/B/2024/APL/00189

Proposal Code : BNMC-23-60176 Date : 18/04/2024

Building Name :	BUILDING 1(Residential)	Floors :	GROUND FLOOR,TYPICAL 1ST TO 6TH AND 8TH FLOOR PLAN,REFUGE 7TH 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 **BNMC202300097**, dated **04-08-2023** 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 **-**, 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 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
13. Authority will not supply water for construction.

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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. 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 along with change in name on record of rights shall be executed in the name of authority within 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 13. Authority will not supply water for construction.
17. 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. (A) The present case is of (Building No.1) - Ground floor 154.50 SMT (Partly parking, partly society office and drivers room) + 1ST floor to 6th and 8th floor 630.06 SMT each (Residential) + 7th floor 602.43 SMT (Residential) and Total built up area is 5167.35 SMT, (Building No. 2) – Ground floor 24.61 SMT (Parking) + 1st and 2nd floor 208.02 SMT each (Residential) and Total built up area is 440.65 SMT (A1) In the present proposal it is necessary to submit provisional fire NOC before start of work. (A2) In present case it is necessary to handover the area affected under 36 meter wide draft DP road (323.18 SMT) to BNCMC through register transfer deed and 7/12 abstract to be submitted before start of work (B) The present construction permission is granted on the basis of the documents submitted by the applicant along with the proposal. Therefore, if any errors are found in the said document in future or if their legality is terminated, or if the judicial stay/order is concern, the permission will be terminated, (C) In case of any dispute regarding ownership of the premises as well as compensation for rehabilitation of the tenants, the applicant will be solely responsible for the same and the permission holder will be responsible for making alternate accommodation for the existing tenants, (D) The applicant should use the planned building as per the approval and if any other use is made on this extra space then this permission will be considered cancelled. Also, the developer, architect, consultant engineer, structural engineer and construction supervisor will be responsible for the quality of construction materials as per the plan of the proposed construction, the construction of the proposed building according to the structural design and the stability and life expectancy of the building, (E) As per the sanctioned construction permission, the applicant is required to plan the development of roads, internal roads, open spaces, reservations in the development plan and the building in the proposed plan by demarcation and such calculation, (F)The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (G)Construction materials should be kept in own premises and not on public roads, (H) It is mandatory for the applicant to prepare the plan and design of the earthquake resistant structure of the building from a licensed and qualified structural engineer before the completion of construction of plinth and construct the building accordingly, (I) It is necessary to inform the Municipal Corporation as per Appendix-F after the completion of the plinth, and only after that it will be mandatory to carry out the construction above the plinth. (J) Fly ash bricks and materials based on it should be used in the proposed construction, (K) Considering the water supply capacity of the municipal corporation and the growing population of the city, if the municipal corporation is not able to supply water to the construction, then the applicant should construct a borehole/tube at his own expense and the affidavit given accordingly will remain binding, (L) It will be mandatory for us to act as per the Maharashtra Pollution Control Board (Construction & Demolition Waste Management) Rules 2016 and accordingly submit the no-objection certificate from the Corporation's Health Department before the Occupancy Certificate, (M) Before starting the construction, the applicant should take a trial pit at the site and check the load bearing capacity (the structure of the building should be designed accordingly), (N) If the proposed construction work commence without notice of commencement of construction and use of the building without obtaining a Occupancy certificate, then it will be treated as unauthorized and action will be taken, (0) By placing protective mesh around the building for protection during construction work, (P) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Gaun Khanij required for excavation of the foundation of the building., (Q) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (R) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200

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construction workers in your construction project, a Facilitation Centre should be set up at the construction site and the plans to be implemented for the workers, application and other necessary information for the same, as well as necessary procedures for registration of qualified construction workers, registration renewal process , opening bank account of construction workers etc. Also arrange temporary toilet with septic tank at the construction site (premises) for the construction workers/employees working at the project site, (S) It will be mandatory to install CCTV system at the construction site for filming inside the new buildings as well as the road in front of the building. (T) After compliance of the necessary terms and conditions for starting the construction, it will be mandatory to submit the notice of starting the construction to the Municipal Corporation, (U) as per guidelines from Environment and Climatic change department via D.O.No.CAP-2023/CR-170/TC-2 dtd.27/10/2023 it is mandatory to follow guidelines for air pollution mitigation at construction site. (V) As per Suo Motu public interest litigation no.3 of 2023 interim order did. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. (W) In present case it is mandatory to deposit labor cess amount as per present ASR rate within one year from issue date of permission. If any of the above mentioned terms and conditions are breached, this permission will be cancelled or suspended under Section 258 of MMC Act and such constructions will be considered as unauthorized and further action will be taken. Also please note that it will be eligible for criminal proceedings as per section 52, 53, 54 of MRTP Act 1966.

Signature valid

Digitally signed by Anil Ramdas Yamname
Date: 2024.04.18 04:07:56 EDT
Reason: Approved Certificate
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-23-60176
Application Number : BNMC202300097
Proposal Number : 204096
Certificate Number : BNMC/B/2024/APL/00189

Assistant Director Town Planning,

Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.