



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 221970
Proposal Code : BNMC-23-58222

Permit No: : BNMC/B/2023/APL/00159
Date : 15/02/2024



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



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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. (A) CTS Subdivision authentic measurement plan (Land record department) should be submitted before occupancy certificate, (A1) In present case the declaration/No objection/MOU submitted, regarding permission is binding on project developer. (B) In the present proposal 90.85 sq.m area under 18 m DP road should be handover to municipal corporation through register documents before the commencement of work & the revenue record property card showing the name of bhiwandi Municipal corporation should be submit before the completion of building, (C) 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, (D) 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, (E) 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, (F) 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, (G)The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (H)Construction materials should be kept in own premises and not on public roads, (I) 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, (J) 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.
17. (K) Fly ash bricks and materials based on it should be used in the proposed construction, (L) 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, (M) 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, (N) 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), (O) 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, (P) By placing protective mesh around the building for protection during construction work, (Q) 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., (R) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (S) According to the order Issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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, (T) 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. (U) 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, (V) In case of still/podium parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (W)Land under this case is proposed by Amalgamation 2 plots, so the combined C.T.S. abstract to be submitted prior to completion of the proposed construction (X) No dues certificate from the tax assessment department's will be required to be submitted before starting the construction (Y) As per guidelines from Environment and Climate 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(Z) As per Suo Motu public interest litigation No. 3 of 2023 interim order dt 6/11/2023 , it is mandatory to follow guidelines for air pollution mitigation at construction site 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 Anti Ramd...
Date: 2024.02.15 09:16:15
Reason: Approved certificate
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-23-58222
Application Number : BNMC/2023/00105
Proposal Number : 221970
Certificate Number : BNMC/B/2023/APL/00159



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 221970
Proposal Code : BNMC-23-58222

Permit No. : BNMC/B/2023/APL/00159
Date : 15/02/2024

Building Name :	BUILDING 1(Mixed) Floors :	GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,TYPICAL THIRD TO SEVENTH FLOOR
Building Name :	BUILDING 2(Mixed) Floors :	GROUND FLOOR,FIRST FLOOR

To,

i) Mohd Sharique Bashir Ansari,

PROPOSED PLAN OF COMM. CUM RESI. GROUND + 7STORY BUILDING ON LAND BEARING C.T.S. NO. 1193, S. NO. 95/1 AT VILLAGE NAGAON, TAL. BHIWANDI, DIST: THANE

ii) Shamsurrehman Shaikh (Engineer)

Sir/Madam,

With reference to your application No **BNMC202300105**, dated **31-10-2023** 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. **C.T.S. NO. 1193, S. NO. 95/1**, Final Plot No. -, Sector No. -, Mouje **Nagaon** situated at Road / Street **18**, 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 UDPR. 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 within 6 month from the commencement certificate.
8. All the provision mentioned in UDPR, 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.

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 within 6 months 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. (A), 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, (B) 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, (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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
15. (K) 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, (L) 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), (M) 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, (N) By placing protective mesh around the building for protection during construction work, (O) 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, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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, (R) 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, (S) 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, (T) In case of still/Tower parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) No Objection Certificate (147/2023) dated on 27/02/2023 from the fire department should be Revised NOC due to internal changes in the proposed plan therefore should be submitted before Occupancy Certificate. (V) As per the guidelines from Environment and Climate 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. 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.

OFFICE OF THE **Bhiwandi-Nizampur Municipal Corporation**

Building Permit No.: **BNCMCB/0001/2024/AutoDCR**

Date: **26 February, 2024**

SANCTIONED

Digitally signed by Anil Kumar Yemmani
Date: 27 Feb 2024 12:25:43
Organization: Bhiwandi-Nizampur
Municipal Corporation
Department: Planning
Planning

Signature of the Authority



Bhiwandi-Nizampur Municipal Corporation

APPENDIX 'D-1'

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Building Name : 1 (BUILDING)		Building Use : Mixed Use
Name of PWork : 1-1 (BUILDING)		
Floor Name: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, TERRACE FLOOR		
1. Road Width : 9.00 Mt.	2. Premium Area : 310.55 Sq Mt.	3. Ancillary Area : 855.88 Sq Mt.
4. TDR Area : 248.44 Sq Mt.	5. Gross Plot Area : 621.10 Sq Mt.	6. Existing built-up area: 0.00 Sq Mt.
7. Proposed built-up area : 2093.93 Sq Mt.	8. Total built-up Area : 2093.93 Sq Mt.	

To,

Usama Abdul Qadir Mulla & other 3 (Owner)

house no-52/301, 3rd floor, patel mohalla, 4th nizampur,
behind patel masjid, Bhiwandi, Thane, Maharashtra - 421302

Moin Sharfuddin Nakhuda (Lic:TP/ENGI/229) License Engineer

25, Saudagar Mohalla, Bhiwandi - 421302, District Thane

Sir,

With reference to your application No. **BNCMCB/442/2023/0016/AutoDCR (V.P.No.BNCMCB/0001/2024/AutoDCR)**, dated **31 August, 2023** for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 253 of the Mumbai Provincial Municipal Corporation Act, 1949 to carry out development work / Building on Plot No.:84, Village:Nizampur, CTS No. :732(PT), the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : BNCMCB/442/2023/0016/AutoDCR

Date : 27 February, 2024

Office Stamp. :

Yours faithfully,

Assistant Director Town Planning

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 within 6 months 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 effect 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. (A), 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 concerned, the permission will be terminated, (B) 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, (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (J) 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, (J) 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), (K) 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, (L) By placing protective mesh around the building for protection during construction work, (M) 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, (N) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (P) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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, (Q) 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, (R) 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, (S) In case of still/podium parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (T) The existing structure shown in the plan is to be demolished before start of work (U) As per the guidelines from Environment and Climate 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.

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.

OFFICE OF THE **Bhiwandi-Nizampur Municipal Corporation**

Building Permit No.: **BNCMCB/0002/2024/AutoDCR**

Date: **27 February, 2024**

SANCTIONED

Digitally signed by **Sanjay Kumar**
Date: 27 Feb 2024 12:38:48
Organization: **Bhiwandi-Nizampur**
Email: **Sanjay.Kumar@bncmc.org**
Distinguished Name: **Sanjay Kumar**
Country: **India**

Signature of the Authority



Bhiwandi-Nizampur Municipal Corporation

APPENDIX 'D-1'

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Building Name : 1 (BUILDING)		Building Use : Residential Building
Name of PWork : 1-1 (BUILDING)		
Floor Name: GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,TERRACE FLOOR		
1. Road Width : 4.50 Mt.	2. Premium Area : 0.00 Sq Mt.	3. Ancillary Area : 188.41 Sq Mt.
4. TDR Area : 0.00 Sq Mt.	5. Gross Plot Area : 214.90 Sq Mt.	6. Existing built-up area: 0.00 Sq Mt.
7. Proposed built-up area : 510.76 Sq Mt.	8. Total built-up Area : 510.76 Sq Mt.	

To,

Shadab Rais & others 5 (Owner)

S/O Nazir Rais 13 chandratara majjid handi raismil bhiwandi
nijampur bhiwandi shantinagar E.D bhiwandi thane
maharashtra 421302

Atif Kungle (Lic:TP/STRV.ENGR./260) License Engineer

S/O Abdul aleem kungle, house no 75, Near chand tara majjid
nizampura, bhiwandi, thane maharashtra-421302

Sir,

With reference to your application No. BNCMCB/442/2023/0037/AutoDCR (V.P.No.BNCMCB/0002/2024/AutoDCR), dated 16 October, 2023 for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 253 of the Mumbai Provincial Municipal Corporation Act, 1949 to carry out development work / Building on Plot No.:00, Village:Nizampur, CTS No. :223,224, Survey No.:00, the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : BNCMCB/442/2023/0037/AutoDCR

Date : 27 February, 2024

Office Stamp. :

Yours faithfully,
Assistant Director Town Planning



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1.

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 243937
Proposal Code : BNMC-24-01067

Permit No. : BNMC/B/2024/APL/00177
Date : 11/03/2024

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 Y. Mame
Date: 2024.03.11 03:12:24 EOT
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code: BNMC-24-01067
Application Number: BNMC/202400026
Proposal Number: 243937
Certificate Number: BNMC/B/2024/APL/00177



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 243937

Proposal Code : BNMC-24-01067

Permit No. : BNMC/B/2024/APL/00177

Date : 11/03/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a). Provision for recycling of Grey 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. b). 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. c) It will be mandatory for to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier (if applicable). d) Affidavits submitted along with proposal should be binding to applicant e) 6m Approach road for proposed site should be develop at own expense as per order letter dated 13.03.2014 by applicant. f) This permission is given for two Residential buildings having plot area 510 sqm and total built up area 860.28 sq.m on land bearing village chavindra s. n 72/3. g) If any of the above mentioned terms and conditions is breached, this permission will be cancelled or suspended under Section 258 of MMC Act and such



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1.

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 243937
Proposal Code : BNMC-24-01067

Permit No. : BNMC/B/2024/APL/00177
Date : 11/03/2024

Building Name :	BUILDING 1(Residential)	Floors :	GROUND FLOOR,FIRST FLOOR,SECOND FLOOR
Building Name :	BUILDING 2(Residential)	Floors :	GROUND FLOOR,TYPICAL 1ST 2ND 3RD 4TH FLOOR

To,

- i)Ansari Saeed Ahmad Abdul Hakim, Fahad Fayyaz Ahmad Momin, Ansari Raees Ahmad Abdul Hakim,
S. NO. 72/3 AT VILLAGE CHAVINDRA TAL. BHIWANDI, DIST. THANE- 421302.
ii) Waheed Ahmad Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400026**, dated **10-02-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S. No. 72/3 at Village Chavindra Tal. Bhiwandi, Dist. Thane- 421302.** , Final Plot No. -, Sector No. -, Mouje **Chavindra** situated at Road / Street **9M**, 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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 245881
Proposal Code : BNMC-23-ENTRY-109003

Permit No. : BNMC/RB/2024/APL/00002
Date : 15/03/2024

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 dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. 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 Y. Name
Date: 2024.03.15 08:13:04 GMT
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-23-ENTRY-109003
Application Number : BNMC/2024/00002
Proposal Number : 245881
Certificate Number : BNMC/RB/2024/APL/00002



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 245881

Permit No. : BNMC/RB/2024/APL/00002

Proposal Code : BNMC-23-ENTRY-109003

Date : 15/03/2024

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 alongwith 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. 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.
17. 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) 15. (A) In present case the proposed Revised Permission is about GROUND FLOOR (Stilt parking/ Residential=32.80 smt) + FIRST TO THIRD FLOOR TYPICAL (Residential=44.91 smt each), TOTAL=167.53 smt. (A1) The present permission is superseded on previous sanction permission no. 7800 dated 31/08/2020. (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, (O) 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 Khani 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 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



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 245881
Proposal Code : BNMC-23-ENTRY-109003

Permit No. : BNMC/RB/2024/APL/00002
Date : 15/03/2024

Reference:- Building Permission No. : 7800
Approval date : 31/08/2020

Building Name : PENKAR BUILDING(Residential)	Floors : GROUND FLOOR,FIRST SECOND THIRD FLOOR
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To,
i) Ajit Gajanan Penkar,
C.T.S. NO. 1517, WANI ALI, BHIWANDI DIST THANE
ii) Mandar Lele (Engineer)

Sir/Madam,

With reference to your application No **RBNMC202400029**, dated **26-02-2024** 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. **1517**, Final Plot No. -, Sector No. -, Mouje **Bhiwandi** situated at Road / Street **4.5**, 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 within 6 months 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. 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 244675

Proposal Code : BNMC-23-33637

Permit No. : BNMC/B/2024/APL/00192

Date : 15/03/2024

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.



Scan QR code for verification of authenticity.

Signature valid

Digitally signed by Anil Ramdas
Date: 2024.03.15 05:04:45 P
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-23-33637
Application Number : B/202400007
Proposal Number : 244675
Certificate Number : BNMC/B/2024/APL/00192

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 244675
Proposal Code : BNMC-23-33637

Permit No. : BNMC/B/2024/APL/00192
Date : 15/03/2024

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 Ground Floor 497.66 SMT (Commercial) + 1st floor to 4th floor 446.41 SMT each (Residential) and Total built up area is 2283.30 SMT (A1) In present case of said land owner a death certificate has been submitted stating that Mrs. Shama Arshad Siddique has passed away on 02/02/2015 therefore it is necessary to submit property card before start of work in which the name of respective owner has been removed. (A2) In present case it is necessary to Submit No Dues certificate regarding house tax from applicant 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, (O) 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 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



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 244675
Proposal Code : BNMC-23-33637

Permit No. : BNMC/B/2024/APL/00192

Date : 15/03/2024

Building Name :	SIDDIQUE HOUSE(Mixed)	Floors :	GROUND FLOOR,TYPICAL 1ST TO 4TH FLOOR
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To,

i)Arshad Ahmed Siddiqui, Sana Arshad Siddiqui,

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING ON LAND BEARING C.T.S.NOS 4583,4589 AND 4590 AT
VILLAGE: NAIGAON, TAL. BHIWANDI, DIST: THANE

ii) Moin Nakhuda (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400007**, dated **13-02-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **4583,4589,4590**, Final Plot No. -, Sector No. -, Mouje **BHIWANDI** situated at Road / Street **12**, 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 251320
Proposal Code : BNMC-24-ENTRY-11211

Permit No. : BNMC/RB/2024/APL/00004
Date : 22/03/2024

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, if applicable, 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, DN: cn=Anil Ramdas, o=Bhiwandi-nizampur Municipal Corporation
Date: 2024.03.22 04:14:59 PGT
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-ENTRY-11211
Application Number : RB/C202400050
Proposal Number : 251320
Certificate Number : BNMC/RB/2024/APL/00004



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 251320

Permit No. : BNMC/RB/2024/APL/00004

Proposal Code : BNMC-24-ENTRY-11211

Date : 22/03/2024

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 (Commercial) + 1st floor (Partly commercial + partly Residential) + 2nd floor to 9th floor) (Residential) 2494.72 SMT to be retained as per previous sanctioned and Proposed P – line area 362.71 SMT, Total Built up area is 2857.43 SMT (A1) In present case the permission holder has submitted third party consent dated 29/02/2024 and affidavit regarding sale of the remaining flats and shops, hence it is binding on permission holder the above affidavit as per RERA. (A2) In present if applicable it is necessary to submit NOC of LBT department before occupation certificate. (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, (O) 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 construction workers in your construction project, a Facilitation Centre should be set up at the



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 251320
Proposal Code : BNMC-24-ENTRY-11211

Permit No. : BNMC/RB/2024/APL/000004
Date : 22/03/2024

Reference:- Building Permission No. : 1349

Approval date : 04/04/2019

Building Name :	MIXED(Mixed)	Floors :	GROUND FLOOR,1ST FLOOR,2ND FLOOR,3RD 5TH AND 9TH FLOOR,4TH 6TH 7TH FLOOR ,8TH FLOOR
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To,

- i)Gayatri Builders,bhupat Magan Chawda,maganlal Maujee Velani ,sunil Mukund Kolungade ,dahyalal Ratanshi Limbani, S.NO.131/1(P), GAYATRI BUILDERS, KAMATGHAR, BHIWANDI, DIST. THANE 421 30
ii) Adeeb Khot (Engineer)

Sir/Madam,

With reference to your application No **RBNMC202400050**, dated **15-03-2024** 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. 131/1pt.(New S.No.131/1/2,131/1/3)**, Final Plot No. -, Sector No. -, Mouje **Kamatghar** situated at Road / Street -, 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 233976
Proposal Code : BNMC-23-55211

Permit No. : BNMC/B/2024/APL/00198
Date : 28/03/2024



Scan QR code for verification of authenticity.

Signature valid

Digitally signed by Anil Ramdas
Date: 2024.03.27 23:50:57
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-23-55211
Application Number : BNMC/202300155
Proposal Number : 233976
Certificate Number : BNMC/B/2024/APL/00198

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 233976

Proposal Code : BNMC-23-55211

Permit No. : BNMC/B/2024/APL/00198

Date : 28/03/2024

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 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. (B) 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. (C) 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. (D) 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. (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open. (F) Construction materials should be kept in own premises and not on public roads. (G) 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. (H) 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.
17. (I) Fly ash bricks and materials based on it should be used in the proposed construction. (J) 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. (K) 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. (L) 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). (M) 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. (N) By placing protective mesh around the building for protection during construction work. (O) 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. (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site. (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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. (R) 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. (S) 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. (T) In case of still/Tower parking shown in approved plan should be used for that purpose only and it cannot be enclosed (U) As per the guidelines from Environment and Climate 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. 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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 233976
Proposal Code : BNMC-23-55211

Permit No. : BNMC/B/2024/APL/00198
Date : 28/03/2024

Building Name : BUILDING 1(Mixed) Floors : GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR

To,

i) Poah Arif Abdul Samad Shaikh, Mr Mushtaq Ahmad Mukhtar Rangari, Mr Altaf Ahmad Mukhtar Rangari, Mr Ishtiyaq Ahmad Mukhtar Rangari, Mr Nabil Ahmad Mukhtar Rangari, Zubaida Akbar Rangari, Aabida Shafiq Rangari, Sajida Mohammad Nayeem Siddique, Lubna Anees Rangari, Saadiya Ateeq Ahmad Rangari, Musab Ateeq Ahmad Rangari, Ramsha Ateeq Ahmad Rangari, Saarim Ateeq Ahmad Rangari,

CTS NO. 4372, (S.NO. 49/1P, 130/0) PLOT NO. 7 AT VILLAGE-NIZAMPUR, TAL-BHIWANDI

ii) Taufiq Ahmad Momin (Architect)

Sir/Madam,

With reference to your application No BNMC202300155, dated 27-12-2023 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 7. City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. CTS NO. 4372, (S.NO. 49/1P, 130/0) PLOT NO. 7, Final Plot No. -, Sector No. , Mouje NIZAMPUR situated at Road / Street 24, 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 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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 235852
Proposal Code : BNMC-23-ENTRY-77776

Permit No. : BNMC/RB/2024/APL/00003
Date : 22/03/2024

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 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
Date: 2024.03.22 09:13:28
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-23-ENTRY-77776
Application Number : BNMC/2024/00004
Proposal Number : 235852
Certificate Number : BNMC/RB/2024/APL/00003



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 235852

Permit No. : BNMC/RB/2024/APL/00003

Proposal Code : BNMC-23-ENTRY-77776

Date : 22/03/2024

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. 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 Basement (Parking) + Ground Floor 806.81 SMT (Partly commercial, partly parking, partly drivers room) + First floor to Fourth floor 873.97 SMT each (Commercial) + Fifth floor 529.13 SMT (Partly community hall, partly society office) + 6th , 11th , 16th floor 444.59 SMT each (Residential) + 7th to 10th , 12th to 15th , 17th to 19th floor 486.41 SMT each (Residential) +20th floor part 324.85 SMT (Residential) and Total built up area is 11840.95 SMT. (A1) In the present proposal it is necessary to submit revise provisional fire NOC before Occupation Certificate. (A2) In present case it is necessary to submit No Dues certificate regarding house tax from applicant before plinth certificate. (A3) In present case if necessary the applicant has to submit NOC from LBT department before Occupation Certificate. (A4) In present case it is necessary to submit revised TILR of the proposed site and is to be submitted before plinth completion. (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, (O) By placing protective mesh around the building for protection during construction work, (P) It shall be compulsory to pay to the revenue



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 235852
Proposal Code : BNMC-23-ENTRY-77776

Permit No. : BNMC/RB/2024/APL/00003
Date : 22/03/2024

Reference:- Building Permission No. : 1734

Approval date : 15/11/2014

Building Name :	KT SKYLIGHT(Mixed)	Floors :	BASEMENT FLOOR ,GROUND FLOOR ,1ST TO 4TH TYPICAL FLOOR ,5TH FLOOR ,6TH 11TH 16TH FLOOR ,7 TO 10 12 TO 15 17 TO 19TH FLOOR,20TH FLOOR
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To,

- i)K T Construction Companyankit Trilokchand Jain,ashok Kumar Kundanmal Jain,
TEMGHAR S.NO. 157/16/4/2 ,BHIWANDI
ii) Mr Ravish Rehman (Engineer)

Sir/Madam,

With reference to your application No **RBNMC202400004**, dated **05-01-2024** 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. 157/16/4/2 (Old S. No. 157/16/4)**, Final Plot No. -, Sector No. -, Mouje **Temghar** situated at Road / Street **Temghar 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 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. 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

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 within 6 months 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 it 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. (A), 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, (B) 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, (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) 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, (L) 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), (M) 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, (N) By placing protective mesh around the building for protection during construction work
15. (O) 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. (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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, (R) 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. (S) 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, (T) In case of still/podium parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) No objection certificate from the fire department in respect of the fire lift before Occupancy certificate (V) No dues certificate from the tax assessment department's will be required to be submitted before starting the construction. (W) The existing structure shown in the plan is the demolish before start of work (X) As per the guidelines from Environment and Climate 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. 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.

OFFICE OF THE Bhiwandi-Nizampur Municipal Corporation

Building Permit No.: BNCMCB/0003/2024/AutoDCR

Date: 13 March, 2024

SANCTIONED

Digitally signed by Ashwini V. Patil
Date: 20 Mar 2024 10:24:45
Organization: Bhiwandi-Nizampur
Municipal Corporation
Bhiwandi, Mumbai District
Maharashtra

Signature of the Authority



Bhiwandi-Nizampur Municipal Corporation

APPENDIX 'D-1'

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Building Name : 1 (BUILDING)		Building Use : Residential Building
Name of PWork : 1-1 (BUILDING)		
Floor Name: GROUND PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, TERRACE FLOOR		
1. Road Width : 9.00 Mt.	2. Premium Area : 10.00 Sq Mt.	3. Ancillary Area : 149.65 Sq Mt.
4. TDR Area : 31.23 Sq Mt.	5. Gross Plot Area : 104.09 Sq Mt.	6. Existing built-up area: 0.00 Sq Mt.
7. Proposed built-up area : 398.40 Sq Mt.	8. Total built-up Area : 398.40 Sq Mt.	

To,

Mr. Durraj shamim kamankar
Mrs. Naziya durraj kamankar (Owner)
86, Bunder Road, Near Lal Bawdi Bunder Mohalla, Bhiwandi
Thane Maharashtra 421308
Durraj Shamim Kamankar (Lic:TP/ENGR/439) License Engineer
86, Bunder Road, Near Lal Bawdi Bunder Mohalla

Sir,

With reference to your application No. BNCMCB/442/2023/0012/AutoDCR (V.P.No.BNCMCB/0003/2024/AutoDCR), dated 06 September, 2023 for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 253 of the Mumbai Provincial Municipal Corporation Act, 1949 to carry out development work / Building on Plot No.:-, Village:Nizampur, CTS No. :242/D, Survey No.:-, the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : BNCMCB/442/2023/0012/AutoDCR

Date : 28 March, 2024

Office Stamp. :

Yours faithfully,
Assistant Director Town Planning



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 187711
Proposal Code : BNMC-23-31932

Permit No. : BNMC/B/2024/APL/00191
Date : 03/04/2024

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 dtd. 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 Yarmame
Date: 2024.04.03 02:46:06 PST
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-23-31932
Application Number : BNMC-202300043
Proposal Number : 187711
Certificate Number : BNMC/B/2024/APL/00191



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 187711

Proposal Code : BNMC-23-31932

Permit No. : BNMC/B/2024/APL/00191

Date : 03/04/2024

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 Basement floor (Parking) + Ground Floor 78.43 SMT (Partly parking, partly society office, partly drivers room) + 1st , 4th , 10th , 13th , 14th and Fourth floor 419.77 SMT each (Residential) + Fifth floor and Sixth floor 404.78 SMT each (Residential) + 7th floor 388.45 (Residential) + 2nd , 3rd , 8th , 9th , 11th floor 403.97 SMT each (Residential) + 12th floor 373.08 SMT (Residential) and Total built up area is 5768.22 SMT (A1) In the present proposal it is necessary to submit revise provisional fire NOC before Occupation Certificate. (A2) In present case it is necessary to have effect of name M/S Shakti Realty (Partners) on 7/12 abstract is to be submitted before start of work. (A3) In present case it is necessary to Submit No Dues certificate regarding house tax from applicant before plinth certificate. (A4) In present case it is necessary to handover the area affected under 24 meter wide DP road to BNMC through register transfer deed document to be submitted before start of work and thereafter it is necessary to submit BNMC name effect on 7/12 abstract of the above said area under road (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, (O) 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



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 187711
Proposal Code : BNMC-23-31932

Permit No. : BNMC/B/2024/APL/00191
Date : 03/04/2024

Building Name : SIYARA SIGNATURE(Residential)	Floors : BASEMENT FLOOR,GROUND FLOOR,TYPICAL 1ST 4TH 10TH 13TH 14TH FLOOR ,TYPICAL 2ND 3RD 8TH 9TH 11TH FLOOR,TYPICAL 5TH AND 6TH FLOOR,7TH FLOOR,12TH FLOOR
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To,

- i) Kapil Punjalal Patel, Ms Shakti Realy Through Mr Kapil Punjalal Patel,
S. NO. 121/5, AT VILLAGE KAMATGHAR, TAL. BHIWANDI, DIST. THANE.
ii) Abdul Māajid (Architect)

Sir/Madam,

With reference to your application No **BNMC202300043**, dated **11-05-2023** 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. 121/5**, Final Plot No. -, Sector No. **BHIWANDI**, Mouje **KAMATGHAR** 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 UD CPR. 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 UD CPR,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.
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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 248410
Proposal Code : BNMC-24-09829

Permit No. : BNMC/B/2024/APL/00197
Date : 04/04/2024

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
Date: 2024.04.04 05:44:40 PM
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-09829
Application Number : BNMC/202400033
Proposal Number : 248410
Certificate Number : BNMC/B/2024/APL/00197



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 248410
Proposal Code : BNMC-24-09829

Permit No. : BNMC/B/2024/APL/00197
Date : 04/04/2024

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 Ground Floor 78.09 SMT (Partly parking, partly society office and drivers room) + 1st floor to 3rd floor 625.10 SMT each (Residential), and Total built up area is 1953.39 SMT (A1) In present case it will be necessary to submit latest TILR from the land records department with respect to boundary of ownership before start of work. (A2) In present case applicant are required to register their ownership rights and submit separate property card of CTS no. 514 part before start of work. (A3)) In the present proposal it is necessary to submit fire NOC as per UDCPR regulation (1.3) (93) (XIV) (1NOTE) 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, (O) 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 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



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 248410
Proposal Code : BNMC-24-09829

Permit No. : BNMC/B/2024/APL/00197
Date : 04/04/2024

Building Name : RESIDENTIAL(Residential) Floors : GROUND FLOOR,FIRST SECOND AND THIRD FLOOR

To,

- i)Rehana Mehmud Aalam Siddiqui, Shabana Mohd Aleem Siddiqui,
S.NO.-75/2 PART CTS.NO. 514 PART AT VILLAGE: NAIGAON, TAL-BHIWANDI.DIST-THANE.
ii) Mifra Momin (Architect)

Sir/Madam,

With reference to your application No **BNMC202400033**, dated **06-03-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S.NO.-75/2PART, CTS.NO. 514PART**, Final Plot No. , Sector No. , Mouje **NAIGAON** 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.
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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



32

Building Permit No - 254522

Proposal Code : BNMC-24-14984

Permit No. : BNMC/B/2024/APL/00201

Date : 04/04/2024

Building Name :	MIXED (Mixed)	Floors :	BASEMENT FLOOR,GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR
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To,

- i) M/s Builders Shriram Constructions Through Partner Shri. Ajaykumar Kishanlal Kesarwani,
CTS.NO. 908PART AND 909PART FINAL P NO 13 AT VILLAGE: BHIWANDI TAL-BHIWANDI. DIST-THANE.
ii) Mifra Momin (Architect)

Sir/Madam,

With reference to your application No **BNMC202400055**, dated **27-03-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **CTS.NO. 908PART AND 909PART**, Final Plot No. **13**, Sector No. -, Mouje **BHIWANDI** 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 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.
1. 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. 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 191545
Proposal Code : BNMC-23-15021

Permit No. : BNMC/B/2024/APL/00202
Date : 12/04/2024

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 Yennam
Date: 2024.04.11 23:15:24 EDT
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-23-15021
Application Number : BNMC/202300030
Proposal Number : 191545
Certificate Number : BNMC/B/2024/APL/00202



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 191545

Proposal Code : BNMC-23-15021

Permit No. : BNMC/B/2024/APL/00202

Date : 12/04/2024

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 Ground Floor 135.66 SMT (Commercial) + 1st floor 276.34 SMT (Residential) +2nd floor to 7th floor 277.54 SMT each (Residential) and Total built up area is 2077.24 SMT. (A1) In the present case, it is necessary to submit the revise fire NOC from fire department before completion of plinth. (A2) In the present case, the affidavit dated 05/03/2024 has been submitted by the permission holder and the old structure on the subject premises has been demolished so it is responsibility of permission holder to rehabilitating the tenants or flat holders living in the said earlier existing structure. (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, (O) 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 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



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 191545
Proposal Code : BNMC-23-15021

Permit No. : BNMC/B/2024/APL/00202
Date : 12/04/2024

Building Name : VINAYAK INFRA BUILD(Mixed)	Floors : GROUND FLOOR,FIRST FLOOR,TYPICAL SECOND TO SEVENTH FLOOR
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To,

i) Vinayak Infrabuild,

S.NO. 230/9 (OLD SR.NO. 32/3 AND 4) (CTS. NO. 9111 PT.), NEAR GEETA MANDIR, PADMANAGAR AT. VILLAGE KAMATGHAR, TAL. BHIWANDI, DIST. THANE.

ii) Hiren Nargaria (Engineer)

Sir/Madam,

With reference to your application No **BNMC202300030**, dated **30-05-2023** 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. 230/9 (OLD SR.NO. 32/3 AND 4), (CTS. NO. 9111 PT.)**, Final Plot No., Sector No., Mouje **KAMATGHAR** situated at Road / Street **GEETA MANDIR 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 UDPR. 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 within 6 months from the commencement certificate.
8. All the provision mentioned in UDPR, 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 240319
Proposal Code : BNMC-23-111496

Permit No. : BNMC/B/2024/APL/00193
Date : 16/04/2024

17. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) 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, (L) 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), (M) 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, (N) By placing protective mesh around the building for protection during construction work, (O) 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, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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, (R) 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, (S) 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, (T) In case of stilt/Tower parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) Compliance of Conditions mention in fire department NOC dated 12/01/2024 is binding to applicant.

Signature valid

Digitally signed by Anil Ramdas
Date: 2024.04.16 02:09:59
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-23-111496
Application Number : BNMC/202400008
Proposal Number : 240319
Certificate Number : BNMC/B/2024/APL/00193



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 240319
Proposal Code : BNMC-23-111496

Permit No. : BNMC/B/2024/APL/00193
Date : 16/04/2024

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 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, (B) 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, (C) 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,(D) 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,(E)The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open,(F)Construction materials should be kept in own premises and not on public roads,(G) 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,(H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) 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, (L) 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),(M) 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,(N) By placing protective mesh around the building for protection during construction work,(O) 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..(P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site,(Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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, (R) 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.(S) 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,(T) In case of still/Tower parking shown in approved plan should be used for that purpose only and it cannot be enclosed,(U) Compliance of Conditions mention in fire department NOC dated 12/01/2024 is binding to applicant. 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, (B) 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, (C) 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,(D) 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,(E)The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open,(F)Construction materials should be kept in own premises and not on public roads,(G) 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,(H) 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 240319
Proposal Code : BNMC-23-111496

Permit No. : BNMC/B/2024/APL/00193
Date : 16/04/2024

Building Name :	Dream heights(Mixed)	Floors :	Basement,Ground ,1st,2nd to 7th
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To,

i) Dream Homes Builders And Developers, Shohrat Mustafa Bhoje, Moiz Wasiq Nakhuda, Rahil Ibrahim Ansari, Sarosh Shakeel Bobde, Asad Murtuza Fakih, Nooh Abdul Qayyum Kuwari, Mohammed Yusuf Mohammed Akbar Sendu,

LAND BEARING CTS NO. 4826, VILLAGE- NIZAMPUR, TALUKA- BHIWANDI, DIST-THANE.

ii) Wasiq Nakhuda (Architect)

Sir/Madam,

With reference to your application No **BNMC202400008**, dated **27-01-2024** 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 **NA**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **CTS.NO 4826**, Final Plot No. **NA**, Sector No. **NA**, Mouje **NIZAMPUR** situated at Road / Street **24 M**, Society **NIZAMPUR**. 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 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.
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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 204096

Proposal Code : BNMC-23-60176

Permit No. : BNMC/B/2024/APL/00189

Date : 18/04/2024

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
Date: 2024.04.18 04:07:56
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-23-60176
Application Number : BNMC-202300097
Proposal Number : 204096
Certificate Number : BNMC/B/2024/APL/00189



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 204096

Proposal Code : BNMC-23-60176

Permit No. : BNMC/B/2024/APL/00189

Date : 18/04/2024

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 BNMC 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, (O) 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



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 204096
Proposal Code : BNMC-23-60176

Permit No. : BNMC/B/2024/APL/00189
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 Lip, 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 239900
Proposal Code : BNMC-23-111371

Permit No. : BNMC/B/2024/APL/00203
Date : 18/04/2024



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

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Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 239900
Proposal Code : BNMC-23-111371

Permit No. : BNMC/B/2024/APL/00203
Date : 18/04/2024

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 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, (B) 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, (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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.
17. I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for us to act as per the Maharashtra Pollution Control Board (Construction & Demolition Waste Managem(ent) Rules 2016 and accordingly submit the no-objection certificate from the Corporation's Health Department before the Occupancy Certificate, (L) 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), (M) 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, (N) By placing protective mesh around the building for protection during construction work, (O) 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, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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, (R) 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, (S) 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, (T) In case of stilt/Tower parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) Compliance of Conditions mention in fire department NOC dated 08/02/2024 is binding to applicant. (V) Land possession shown as per the TILR measurement plan currently submitted by the applicant is being accepted on a condition that It is obligatory for the applicant to submit a subdivided measurement plan authenticated from Bhumi Abhilekh (TILR) as per the CTS record (Pot Hissa Mojini) before start of work. (w) As per the guidelines from Environment and Climate 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. 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
Date: 2024.04.18 03:48:53
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC/B/2024/APL/00203
Application Number : BNMC/B/2024/00006
Proposal Number : 239900
Certificate Number : BNMC/B/2024/APL/00203



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



लोकसेवा हक्क कायदा
Right to Public Service Act
आपली सेवा आपने करीय

136

Building Permit No - 239900
Proposal Code : BNMC-23-111371

Permit No. : BNMC/B/2024/APL/00203
Date : 18/04/2024

Building Name : DIWAN INDUSTRIES(Industrial) Floors : GROUND

To,

- i)Khan Saifullah Qutbullah,
PLOT NO. 1, 2 AND 3A, OLD SURVEY NO 65,106,109,149 NEW SURVEY NO. 181/2, 181/3 AND 181/3/A, C.T.S. NO. 4318,
4319 & 4162 AT VILLAGE NARPOLI, DIST. THANE- 421302.
ii) Waheed Ahmad Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400006**, dated **24-01-2024** 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 **Plot No. 1, 2 & 3A**, , City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **Plot No. 1, 2 & 3A, Survey No. 181/2, 181/3 & 181/3/A, C.T.S. NO. 4318, 4319 & 4162 at Village Narpoli, Dist. Thane- 421302.**, Final Plot No. **Plot No. 1, 2 & 3A**, , Sector No. -, Mouje **NARPOLI** situated at Road / Street **12M**, 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 corstruction.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 257766
Proposal Code : BNMC-24-25761

Permit No. : BNMC/B/2024/APL/00209
Date : 03/05/2024

plinth certificate whichever is earlier (if applicable). d) Affidavits submitted along with proposal should be binding to applicant e) It will be mandatory to submit land amalgamation certificate/document//Noc letter from competent authority before the plinth certificate of said proposal f) This permission is given for four Residential buildings having plot area 5015.70 sqm and total built up area 8259.69 sq.m on land bearing village chavindra s. n 63/1/2/3/92/3 (old s.n.63/1,2,3 & 92/3,plot no.1) and 63/4 (old s.n.63/1/2/3pt) g) If any of the above mentioned terms and conditions is 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
Date: 2024.05.02 22:38:11
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-25761
Application Number : BNMC/202400057
Proposal Number : 257766
Certificate Number : BNMC/B/2024/APL/00209



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 257766

Proposal Code : BNMC-24-25761

Permit No. : BNMC/B/2024/APL/00209

Date : 03/05/2024

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. 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) (A) 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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, (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority. a). Provision for recycling of Grey 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. b). 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. c) It will be mandatory for to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 257766

Proposal Code : BNMC-24-25761

Permit No. : BNMC/B/2024/APL/00209

Date : 03/05/2024

Building Name :	BUILDING NO 1(Residential)	Floors :	GROUND FLOOR,1ST TO 4TH FLOOR
Building Name :	BUILDING NO 2(Residential)	Floors :	GROUND FLOOR,1ST TO 4TH FLOOR
Building Name :	BUILDING NO 3(Residential)	Floors :	GROUND FLOOR,1ST TO 4TH FLOOR
Building Name :	BUILDING NO 4(Residential)	Floors :	GROUND FLOOR,1ST TO 2ND FLOOR

To,

- i)Humsaaz Homes Llp, Mohd Waseem Mohd Naseem Ansari, Shah nawaz Farooque Ahmed Momin,
NEW S. NO : 63 /1/ 2/ 3/ 92/3 AND 63/4 (OLD S.NO.63/1/ 2/ 3 /92/3P AND 63/1/2/3P) MAUJE CHAVINDRA BHIWANDI,
TALUKA- BHIWANDI DIST. THANE
- ii) Kiroja Shaikh (Structural Engineer)

Sir/Madam,

With reference to your application No **BNMC202400057**, dated **12-04-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **New S. NO : 63 /1/ 2/ 3/ 92/3 and 63/4 (OLD S.NO.63/1/ 2/ 3/92/3 and 63/1/2/3p)**, Final Plot No. -, Sèctor No. -, Mouje **CHAVINDRA** 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 UD CPR. 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 UD CPR,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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 263302
Proposal Code : BNMC-24-ENTRY-20501

Permit No. : BNMC/RB/2024/APL/00005
Date : 29/05/2024

17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a). Provision for recycling of Grey 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. b). 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. c) It will be mandatory for to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier (if applicable). d) Affidavits submitted along with proposal should be binding to applicant e) It will be mandatory to submit revised NOC (Environment clearance) from the State Environment Impact Assessment Authority (SEIAA), Maharashtra before the completion of plinth work of building no. 3 of said proposal. f) This permission is given for building no. 2 {3rd floor (commercial) = 414.43 sq.m} and building no. 3 {Lower ground floor (Parking) = 196.46 sq.m}, {Ground floor (partly commercial, partly Parking) = 381.85 sq.m}, {First floor (podium parking) = 167.21 sq.m}, {2nd to 3rd floor (Podium parking) = 102.88 sq.m} each, {4th floor (podium parking) = 102.88 sq.m}, {Fifth floor (commercial, society office, drivers room etc.) = 601.20 sq.m}, {Sixth floor (Residential) = 613.16 sq.m}, {Typical 7nd to 9th , 11th to 14th , 16th to 19th , 21st to 24th , 26th to 29th , 31st to 33rd floor (Residential) = 613.16 sq.m} each, {15th , 20th , 25th , 30th floor (residential) = 550.96 sq.m} each and {excess refuse area = 60.30 sq.m}, total built up area 18987.57 sq.m and having plot area 10162.08 sqm at village temghar. g) If any of the above mentioned terms and conditions is 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 Y. Name
Date: 2024.05.29 00:07:33 PST
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-ENTRY-20501
Application Number : BNMC/2024/000072
Proposal Number : 263302
Certificate Number : BNMC/RB/2024/APL/00005



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 263302
Proposal Code : BNMC-24-ENTRY-20501

Permit No. : BNMC/RB/2024/APL/00005
Date : 29/05/2024

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.
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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 263302
Proposal Code : BNMC-24-ENTRY-20501

Permit No. : BNMC/RB/2024/APL/00005
Date : 29/05/2024

Reference:- Building Permission No. : 2085

Approval date : 12/07/2023

Building Name :	BUILDING TYPE 3(Mixed)	Floors :	LOWER GROUND FLOOR,GROUND FLOOR,1ST FLOOR PODIUM PARKING,2ND AND 3RD FLOOR PODIUM PARKING,4TH FLOOR PODIUM PARKING,5TH FLOOR PLAN ,6TH FLOOR PLAN,TYP 7TH 8TH 9TH 11TH 12TH 13TH 14TH 16TH 17TH 18TH 19TH 21ST 22ND 23RD 24TH 26TH 27TH 28TH 29TH 31ST 32ND 33RD FLOOR,REFUGE LEVEL AT 10TH 15TH 20TH 25TH 30TH FLOOR
Building Name :	BUILDING TYPE 2(Mixed)	Floors :	GROUND FLOOR,1ST AND 2ND FLOOR,3RD FLOOR PLAN,4TH TO 7TH 9TH TO 12TH AND 14TH TO 16TH FLOOR,REFUGE FLOOR PLAN 8TH AND 13TH,17TH FLOOR,REFUGE LEVEL ON 18TH FLOOR,19TH TO 22ND ,25TH FLOOR,REFUGE LEVEL ON 23RD,24TH FLOOR

To,

i)M/s Padmadisha Paradise,krishna Rajaiah Gajengi,dileep Budhaji Dhumal,
TEMGHAR S.NO. 133/1,133/2/A/1,133/2/2,133/2/3,134/12,135/6/A,135/5/B,
ii) Alim Fouzi (Engineer)

Sir/Madam,

With reference to your application No **RBNMC202400072**, dated **09-05-2024** 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. 133/1,133/2/A/1,133/2/2,133/2/3,134/12,135/6/A,135/5/B**, Final Plot No. , Sector No. -, Mouje **Temghar** situated at Road / Street -, Society **PadmaDishaa Paradise** . 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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 262869

Proposal Code : BNMC-24-27260

Permit No. : BNMC/B/2024/APL/00213

Date : 31/05/2024

built up area 3934.85 sq.m on land bearing village Narpoli C.T.S. No 6596 part and S.no 95 part)If any of the above mentioned terms and conditions is 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
Date: 2024.05.31 05:36:05
Reason: Approved
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-27260
Application Number : BNMC-202400076
Proposal Number : 262869
Certificate Number : BNMC/B/2024/APL/00213



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Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 262869

Proposal Code : BNMC-24-27260

Permit No. : BNMC/B/2024/APL/00213

Date : 31/05/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of a parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UD CPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. e) It will be mandatory to submit measurement plan verification before the Start of work of said proposal. f) In present case it is necessary to handover the area affected under 24 meter wide sanctioned DP road (26.08 SMT) to BNMC through register transfer deed before start of work and reflection of BNMC name on property card to be submitted before plinth work completion. g) In present case it will be necessary to submit separate property card as per proposed area subdivision of C.T.S. no 6596 part of village narpoli before OC. h) In present case it will be necessary to submit Fire lift NOC before OC. j) In present case it will be necessary to submit to submit NOC from PWD department of BNMC in accordance with the existing sewer on the site before start of work. k) This permission is given for one Residential cum commercial building having plot area 1305.00 sqm and (Basement floor non-hazardous storage goods =237.14 sq.m), (Ground floor commercial =372.57 sq.m) (1st floor commercial = 331.02 sq.m), (Typical 2nd to 3rd floor commercial =498.66 sq.m), (Fourth floor part commercial and part residential =498.66 sq.m) (Typical 5nd to 7th floor residential =499.38 sq.m) each total



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 262869
Proposal Code : BNMC-24-27260

Permit No. : BNMC/B/2024/APL/00213
Date : 31/05/2024

Building Name :	MIXED(Mixed)	Floors :	GROUND FLOOR,FIRST FLOOR,2ND TO 3RD FLOOR,4TH FLOOR,5TH 6TH 7TH FLOOR,BASEMENT FLOOR
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To,

i) M/s. New Classic Construction, Vaseem Abul Kalam Shaikh, Arif Abul Kalam Shaikh, Mohd Saquib Abul Kalam Shaikh, C.T.S. NO : 6596 PART AT VILL-NARPOLI, TAL-BHIWANDI DIST-THANE.

ii) Jawwad Patel (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400076**, dated **07-05-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **C.T.S. NO 6596**, Final Plot No. , Sector No. , Mouje **NARPOLI** 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 UD CPR. 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 UD CPR, 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 264847
Proposal Code : BNMC-24-38457

Permit No. : BNMC/B/2024/APL/00215
Date : 31/05/2024



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

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Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 264847

Proposal Code : BNMC-24-38457

Permit No. : BNMC/B/2024/APL/00215

Date : 31/05/2024

16. (A) 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of a parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. c) It will be mandatory for to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier (if applicable). d) Affidavits submitted along with proposal should be binding to applicant e) In present case it will be necessary to submit measurement plan (T.I.L.R.) verification before the start of work. f) Since the existing structure in the proposed building proposal is to be demolish before start of construction work, In case of any future dispute regarding the said existing structure arises in the said proposal it will be entirely fully responsibility of the permission holder. g) This permission is given for Residential cum commercial building having plot area 576.22 sqm and (Ground floor (commercial + stilt parking) = 82.33 sq.m) (1st floor to 7th (residential) = 251.00 sq.m) each, total built up area 1839.33 sq.m on land bearing village Nizampur C.T.S. No 732 (part).

Signature valid

Digitally signed by Anil Ramdas
Date: 2024.05.31 02:54:54
Reason: Approved
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-38457
Application Number : BNMC/B/2024/00071
Proposal Number : 264847
Certificate Number : BNMC/B/2024/APL/00215



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 264847
Proposal Code : BNMC-24-38457

Permit No. : BNMC/B/2024/APL/00215
Date : 31/05/2024

Building Name : AL HASAN(Mixed) Floors : GROUND,1ST TO SEVENTH

To,

- i)Shad Mansoor Dhang, Shad Mansoor Dhang Aryan Construction Partner,
T.P. SCHEME FINAL PLOT NO.82 C.T.S-732 (PT)
ii) Faisal Ansari (Structural Engineer)

Sir/Madam,

With reference to your application No **BNMC202400071**, dated **15-05-2024** for the grant of sanction of 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 **82**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **C.T.S NO.732(PT)**, Final Plot No. **82**, Sector No. , Mouje **NIZAMPUR** 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.
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)



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 265108
Proposal Code : BNMC-24-ENTRY-12543

Permit No. : BNMC/RB/2024/APL/00007
Date : 11/06/2024



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 265108
Proposal Code : BNMC-24-ENTRY-12543

Permit No. : BNMC/RB/2024/APL/00007
Date : 11/06/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
7. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. c) It will be mandatory for to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier (if applicable). d) Affidavits submitted along with proposal should be binding to applicant f) This permission is given for one Residential cum commercial building having plot area 733.24 sqm and (Ground floor (commercial + stilt parking) = 73.28 sq.m) (1st floor to 7th (residential) = 332.49 sq.m) each, total built up area 2400.71 sq.m on land bearing village Nizampur, C.T.S. No 4378, S.No. 45. g) If any of the above mentioned terms and conditions is 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 Y. Name
Date: 2024.06.11 00:11:43 PDT
Reason: Approved Certificate
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-24-ENTRY-12543
Application Number : BNMC202400080
Proposal Number : 265108



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 265108
Proposal Code : BNMC-24-ENTRY-12543

Permit No. : BNMC/RB/2024/APL/00007
Date : 11/06/2024

Reference:- Building Permission No. : 1271
Approval date : 31/03/2023

Building Name :	MIXED(Mixed)	Floors :	GROUND FLOOR,1ST 2ND 3RD 4TH 5TH 6TH 7TH FLOOR
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To,

- i) Mr Salman Iqbal Ahmed Momin,
C.T.S. NO. 4378, S.NO. 45, PLOT NO. 2 AT VILLAGE NIZAMPUR, TALUKA BHIWANDI
ii) Shamsurrehman Shaikh (Engineer)

Sir/Madam,

With reference to your application No **RBNMC202400080**, dated **16-05-2024** 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 2, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **C.T.S. No. 4378, S.NO. 45**, Final Plot No. -, Sector No. -, Mouje **Nizampur** situated at Road / Street -, 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 within 6 months 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. 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. 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 262833
Proposal Code : BNMC-24-42352

Permit No. : BNMC/B/2024/APL/00216
Date : 06/06/2024



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 262833
Proposal Code : BNMC-24-42352

Permit No. : BNMC/B/2024/APL/00216
Date : 06/06/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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.
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a). Provision for recycling of Grey 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. b). 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. c) It will be mandatory for to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier (if applicable). d) Affidavits submitted along with proposal should be binding to applicant e) This permission is given for Residential purpose (Bungalow) having plot area 1123.11 sqm and total built up area 266.21 sq.m on land bearing village chavindra s. n 81/6/1 . f) If any of the above mentioned terms and conditions is 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
Date: 2024.06.06 00:24:05
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-42352
Application Number : BNMC/B/2024/00073
Proposal Number : 262833
Certificate Number : BNMC/B/2024/APL/00216



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 262833
Proposal Code : BNMC-24-42352

Permit No. : BNMC/B/2024/APL/00216
Date : 06/06/2024

Building Name :	Matru Pitru Niwas(Residential)	Floors :	GROUND FLOOR,FIRST FLOOR
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To,

- i)Sandeep Motiram Patil, Rajendra Motiram Patil,
S. NO. 81/6/1 AT VILLAGE CHAVINDRA, TALUKA-BHIWANDI, DISTRICT- THANE
ii) Aasim Khan (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400073**, dated **07-05-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S. no. 81/6/1** , Final Plot No. -, Sector No. -, Mouje **Chavindra** situated at Road / Street **6.00 meter**, 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.
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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 267066
Proposal Code : BNMC-24-27284

Permit No. : BNMC/B/2024/APL/00221
Date : 11/06/2024

above mentioned terms and conditions is 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
Date: 2024.06.11 02:16:34 PM
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-27284
Application Number : BNMC/202400077
Proposal Number : 267066
Certificate Number : BNMC/B/2024/APL/00221



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 267066
Proposal Code : BNMC-24-27284

Permit No. : BNMC/B/2024/APL/00221
Date : 11/06/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the 'Guan Khanij' required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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.
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a). Provision for recycling of Grey 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. b). 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. c) It will be mandatoryS to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier. d) In present case, Affidavits submitted along with proposal should be binding to applicant e) In present case, it will be mandatory to submit recent measurement plan (T.I.L.R.) and property card showing name of concern owner before start of work of said proposal. f) In present case, it will be mandatory that the existing structure to be demolished after the completion of (building A) as per the affidavit submitted. g) In present case, it will be mandatory to submit FIRE LIFT NOC (Building A) before Completion (O.C.) g) If any of the



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 267066
Proposal Code : BNMC-24-27284

Permit No. : BNMC/B/2024/APL/00221
Date : 11/06/2024

Building Name :	BUILDING A(Mixed) Floors :	GROUND FLOOR,1ST FLOOR,2ND TO 7TH FLOOR
Building Name :	BUILDING B(Mixed) Floors :	GROUND FLOOR,FIRST FLOOR

To,

i)Abul Qais Sharfuddin, Hameeda Abdul Rehman Ansari, Noman Abdul Rehman Ansari, Ansari Mohammad Rehan, Atiq Akhlaq Ansari, Sadiqa Hafiz Pathan, Salman Abdul Rehman Ansari,

S. NO : 66/P AND 82/P, PLOT NO. 20 & 21, TP SCHEME FINAL PLOT NO 69 AT VILL-NIZAMPURA, TAL-BHIWANDI DIST-THANE.

ii) Jawwad Patel (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400077**, dated **25-05-2024** 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 **20 AND 21**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S. NO 66/P AND 82/P CTS NO 732P AND 733P TP SCHEME FINAL PLOT NO 69**, Final Plot No. **69**, Sector No. , Mouje **NIZAMPURA** 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 269447
Proposal Code : BNMC-24-54234

Permit No. : BNMC/B/2024/APL/00220
Date : 12/06/2024

54 of MRTP Act 1966.

Signature valid

Digitally signed by Anil Ramdas
Date: 2024.06.12 05:28:02 PST
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-54234
Application Number : BNMC/202400087
Proposal Number : 269447
Certificate Number : BNMC/B/2024/APL/00220



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



महाराष्ट्र सहकार बोर्ड
Right to Public Service Act
आपकी सेवा हमारे जमाने

Building Permit No - 269447
Proposal Code : BNMC-24-54234

Permit No. : BNMC/B/2024/APL/00220
Date : 12/06/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a). Provision for recycling of Grey 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. b). 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. c) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier. d) In present case, Affidavits submitted along with proposal should be binding to applicant. e) In present case, it will be mandatory to submit LIFT FIRE NOC before O.C. f) In present case, it will be mandatory to submit revised measurement plan (T.I.L.R.) C.T.S. No. 1479 before completion of plinth work. f) In present case, it is necessary to handover the area affected under 9.00 meter wide sanctioned DP road (98.88 SMT) to BNMC through register transfer deed before start of work and reflection of the name of (BNMC) on property card to be submitted before completion of plinth work. g) If any of the above mentioned terms and conditions is 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,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 269447
Proposal Code : BNMC-24-54234

Permit No. : BNMC/B/2024/APL/00220
Date : 12/06/2024

Building Name :	MIXED(Mixed)	Floors :	GROUND FLOOR,1ST FLOOR,2ND FLOOR,3RD 4TH 5TH 6TH FLOOR,7TH FLOOR
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To,

- i)M/s Shagun Enterprises , Adil Nasir Hussain Momin And Others,
C.T.S.NO. 1477 AND 1479 AT VILLAGE BHIWANDI, TALUKA :BHIWANDI, DIST.-THANE
ii) Waheed Ahmad Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400087**, dated **04-06-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **C.T.S.NO. 1477 AND 1479** , Final Plot No. -, Sector No. , Mouje **BHIWANDI** situated at Road / Street **9.00 meter**, 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.
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.



Bhiwandi-nizampur Municipal Corporation.

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 269836
Proposal Code : BNMC-24-54173

Permit No. : BNMC/B/2024/APL/00223
Date : 12/06/2024

Ground Floor to 2nd Floor (Commercial Use) + 3rd Floor (Indoor Games for Society, Hall, Society Office etc.) + 4th Floor(Residential Use) + 5th Floor(Residential Use) + Partly Sixth Floor (Residential Use) of one building having plot area 3447 sqm and total built up area 6401.93 sq.m on land bearing village chavindra s. n 66/2,67/13,71/3 . f)If any of the above mentioned terms and conditions is 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 Y. Name
Date: 2024.06.12 05:34:20 PST
Reason: Approved Certificate
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-24-54173
Application Number : BNMC/202400088
Proposal Number : 269836
Certificate Number : BNMC/B/2024/APL/00223



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Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 269836
Proposal Code : BNMC-24-54173

Permit No. : BNMC/B/2024/APL/00223
Date : 12/06/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a). Provision for recycling of Grey 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. b). 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. c) It will be mandatory for to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier (if applicable). d) Affidavits submitted along with proposal should be binding to applicant e) The present case, aac.to draft DP plan there is a small natural flow of water passing through the site, and since it is proposed to relocate the said flow path next to the road, according to the norms and specifications of the PWD department of the Municipal Corporation. It will be necessary to submit NOC from PWD Dept. Of BNMC before starting the construction of project. f) For the proposed site at least 12 m wide access road will need to be developed before starting the construction of project g) For the proposed construction of project NOC from the Fire department of BNMC before starting the construction of project h) Revised opinion or revised measurement plan from Deputy Superintendent Land Records, Bhiwandi will be required to be obtained before commencement of construction. e) This permission is given for



Bhiwandi-nizampur Municipal Corporation.

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 269836
Proposal Code : BNMC-24-54173

Permit No. : BNMC/B/2024/APL/00223
Date : 12/06/2024

Building Name :	MIXED(Mixed)	Floors :	GROUND FLOOR,FIRST AND SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,SIXTH FLOOR,FIFTH FLOOR
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To,
i) Shaikh Rizwan Ikramuddin, Dilip Kashinath Patil,
S.NO. 66/2, 67/13, 71/3. AT VILLAGE CHAVINDRA, TALUKA-BHIWANDI, DIST-THANE.
ii) Waheed Ahmad Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400088**, dated **06-06-2024** for the grant of sanction of 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. 66/2, 67/13, 71/3.**, Final Plot No. , Sector No. , Mouje **CHAVINDRA** situated at Road / Street **18 mt, 30mt**, 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.
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.

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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a). Provision for recycling of Grey 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. b). 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. c). It will be mandatory for to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier (if applicable). d) Affidavits submitted along with proposal should be binding to applicant f) This permission is given for one Residential cum commercial building having plot area 733.24 sqm and (Ground floor (commercial + still parking) = 73.28 sq.m) (1st floor to 7th (residential) = 332.49 sq.m) each, total built up area 2400.71 sq.m on land bearing village Nizampur, C.T.S. No 4378, S.No. 45. g) If any of the above mentioned terms and conditions is 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.



Bhiwandi-Nizampur Municipal Corporation

APPENDIX 'D-1'

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Building Name : 1 (BUILDING NO. 01)		Building Use : Mixed Use
Name of PWork : 1-1 (BUILDING NO. 01)		
Floor Name: GROUND FLOOR		
Building Name : 2 (BUILDING NO. 02)		Building Use : Residential Building
Name of PWork : 2-1 (BUILDING NO. 02)		
Floor Name: GROUND FLOOR		
1. Road Width : 60.00 Mt.	2. Premium Area : 0.00 Sq Mt.	3. Ancillary Area : 0.00 Sq Mt.
4. TDR Area : 0.00 Sq Mt.	5. Gross Plot Area : 1493.73 Sq Mt.	6. Existing built-up area: 0.00 Sq Mt.
7. Proposed built-up area : 358.99 Sq Mt.	8. Total built-up Area : 358.99 Sq Mt.	

To,

Prabhakar Shankar Kamtam (Owner)

718, bLDG,-7, fLAT-205, Shri Ramdev Co.Op. SHG Soc. Thane
Road Behind Waghmare Hospital, Gauripada Bhiwandi, Thane,
Maharashtra 421305

ADEEB KHOT (Lic:BNMC/R/2024/APL/00085) License Engineer

House no 34/35,C 2nd floor,near bandar mohalla masjid,bandar
mohalla Bhiwandi 421308

Sir,

With reference to your application No. **BNCMCB/442/2023/0005/AutoDCR (V.P.No.BNCMCB/0004/2024/AutoDCR)**, dated **29 April, 2024** for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, **Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966**, to carry out development and building permission under **Section 253 of the Mumbai Provincial Municipal Corporation Act, 1949** to carry out development work / Building on Plot No.:68/1/2(PT), Village:Bhadvad, CTS No. :nill, Survey No.:68/1/2(pt), the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : BNCMCB/442/2023/0005/AutoDCR

Date : 27 June, 2024

Office Stamp. :

Yours faithfully,
Assistant Director Town Planning



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 269952
Proposal Code : BNMC-24-30759

Permit No. : BNMC/B/2024/APL/00224
Date : 27/06/2024

sanctioned of the said proposal. g) If any of the above mentioned terms and conditions is 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, DN: cn=Anil Ramdas, o=Bhiwandi-nizampur Municipal Corporation
Date: 2024.06.27 04:39:03 PST
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-30759
Application Number : BNMC-2024-00090
Proposal Number : 269952
Certificate Number : BNMC/B/2024/APL/00224



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 269952
Proposal Code : BNMC-24-30759

Permit No. : BNMC/B/2024/APL/00224
Date : 27/06/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. c) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier. d) In present case, Affidavits submitted along with proposal should be binding to applicant e) In present case, It will be mandatory to submit revise FIRE NOC within 2 months from the sanctioned of the said proposal. f) In present case, It is necessary to handover the area affected under 18.00 meter wide sanctioned DP road (498.20 SMT) to BNMC through register transfer deed within 1 month from the sanctioned of the said proposal and reflection of the name of (BNMC) on property card to be submitted within 3 months from the



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



59

Building Permit No - 269952
Proposal Code : BNMC-24-30759

Permit No. : BNMC/B/2024/APL/00224
Date : 27/06/2024

Building Name :	BUILDING A(Mixed) Floors :	GROUND FLOOR,TYPICAL 1ST TO 6TH 8TH TO 11TH 13TH TO 16TH 18TH TO 21ST 23RD TO 25TH FLOOR ,7TH 12TH 17TH AND 22ND FLOOR ,26 TH FLOOR
Building Name :	BUILDING B(Mixed) Floors :	GROUND FLOOR ,FIRST AND SECOND FLOOR

To,

i)Ms Infini Developers Through Mr. Kapil P Patel,

S. NO. 133/B/PLOT NO. / C, AT VILLAGE TEMGHAR, TAL. BHIWANDI, DIST. THANE.

ii) Abdul Maajid (Architect)

Sir/Madam,

With reference to your application No **BNMC202400080**, dated **06-06-2024** 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 **C**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S. NO. 133/B/PLOT NO. / C**, Final Plot No. , Sector No. , Mouje **TEMGHAR** situated at Road / Street **18.00**, 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 guidelnes 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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 270124
Proposal Code : BNMC-24-56235

Permit No. : BNMC/B/2024/APL/00225
Date : 27/06/2024

month from the sanctioned of the said proposal and reflection of the name of (BNMC) on property card to be submitted within 3 months from the sanctioned of the said proposal. I) if any of the above mentioned terms and conditions is 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
Date: 2024.06.27 05:58:36 EAT
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-56235
Application Number : BNMC/2024/00089
Proposal Number : 270124
Certificate Number : BNMC/B/2024/APL/00225



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 270124

Proposal Code : BNMC-24-56235

Permit No. : BNMC/B/2024/APL/00225

Date : 27/06/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of a parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority. a). Provision for recycling of Grey 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. b). 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. c) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier. d) In present case, Affidavits submitted along with proposal should be binding to applicant. e) In present case, it will be mandatory to demolish existing structure on the said plot before start of work of the said permission. f) In present case, in accordance with the existing structure on the site, as per the notarised undertaking submitted by the owner dated 07/06/2024, it is full responsibility of permission holder to rehabilitate the existing tenants/ tenement holders. And in future, if any dispute arises between tenants/ tenement holders and permission holder then it is the full responsibility of permission holder to resolve the dispute. g) In present case, it will be mandatory to submit NO DUES certificate from tax assessment department before completion of plinth work. h) In present case, it is necessary to handover the area affected under 6.00 meter wide road (5.56 SMT) to BNMC through register transfer deed within 1



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 270124
Proposal Code : BNMC-24-56235

Permit No. : BNMC/B/2024/APL/00225
Date : 27/06/2024

Building Name : Ayaz Fakhi Building(Residential)	Floors : Stilt Floor,First Second and Third Floor
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To,

i)Dokla Masjid Trust,

C.T.S.NO.2822, SAUDAGAR MOHALLA, BHIWANDI. DIST. THANE

ii) Ravish Pawle (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400089**, dated **07-06-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **C.T.S.No.2822**, Final Plot No. -, Sector No. -, Mouje **Bhiwandi** situated at Road / Street **Saudagar Mohalla**, 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 262230
Proposal Code : BNMC-23-ENTRY-24230

Permit No. : BNMC/RB/2024/APL/00006
Date : 05/07/2024

present case it will be necessary to submit measurement plan verification from Taluka inspector of land record (T.I.L.R.) before start of work of building B h) In present case it will be necessary to submit NOC from the tax assessment department of BNMC before start of work of building B. i) In present case it will be necessary to submit (fire lift) NOC from fire department of BNMC before O.C. of building A.

Signature valid

Digitally signed by Anil Ramdas
Date: 2024.07.05 00:04:02
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-23-ENTRY-24230
Application Number : RB/BNMC202400069
Proposal Number : 262230
Certificate Number : BNMC/RB/2024/APL/00006



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 262230

Proposal Code : BNMC-23-ENTRY-24230

Permit No. : BNMC/RB/2024/APL/00006

Date : 05/07/2024

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. (A) 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a). Provision for recycling of Grey 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. b). 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. c) It will be mandatory for to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier (if applicable). d) Affidavits submitted along with proposal should be binding to applicant e) In the present case, the remaining balance of labour cess along with interest in the pre-sanctioned permit shall be required to be paid before issuing the permission. f) It will be necessary to submit updated amalgamated 7/12 abstract according to the amalgamation of the plot under the proposal before O.C. g) In



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 262230
Proposal Code : BNMC-23-ENTRY-24230

Permit No. : BNMC/RB/2024/APL/00006
Date : 05/07/2024

Reference:- Building Permission No. : 2063

Approval date : 30/06/2022

Building Name :	BUILDING A(Mixed) Floors :	GROUND FLOOR ,1ST TO 5TH FLOOR,6TH FLOOR
Building Name :	BUILDING B(Mixed) Floors :	GROUND FLOOR,1ST FLOOR

To,

i) Ismail Ameen Bhati ,

(OLD S. NO. 10/1 AND 11/15) NEW S. NO. 10/4/B AND 84/8, AT VILL-GAURIPADA AND TAL-BHIWANDI DIST-THANE.

ii) Jawwad Patel (Engineer)

Sir/Madam,

With reference to your application No **RBNMC202400069**, dated **04-05-2024** 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. (**OLD S. NO. 10/1 AND 11/15**) **NEW S. NO. 10/4/B AND 84/8**, Final Plot No. , Sector No. , Mouje **GAURIPADA** situated at Road / Street **9**, 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.
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



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 271446
Proposal Code : BNMC-24-47106

Permit No. : BNMC/B/2024/APL/00229
Date : 05/07/2024



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 271446

Proposal Code : BNMC-24-47106

Permit No. : BNMC/B/2024/APL/00229

Date : 05/07/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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,
17. (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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, (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. c) It will be mandatory for to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier. d) Affidavits submitted along with proposal should be binding to applicant. e) In present case, It is mandatory to submit separate property card of C.T.S. No. 4265/2 (part) regarding owner area before Occupation Certificate. e) For the proposed construction of project it is mandatory to submit Fire (Lift) NOC from the Fire department of BNMC before completion of project. f) If any of the above mentioned terms and conditions is 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
Date: 2024.07.05 00:55:48
Reason: Approved
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-47106
Application Number : BNMC-202400086
Permit Number : 271446



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 271446
Proposal Code : BNMC-24-47106

Permit No. : BNMC/B/2024/APL/00229
Date : 05/07/2024

Building Name : MIXED(Mixed)	Floors :	GROUND FLOOR,TYPICAL FIRST SECOND THIRD FOURTH FIFTH SIXTH SEVENTH FLOOR
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To,

- i) Mohammad Shafique Mohammad Rafique Momin,
C.T.S. NO. 4365/2PART AT VILLAGE NIZAMPUR TALUKA BHIWANDI DIST. THANE
ii) Zamran Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400086**, dated **13-06-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **C.T.S. NO. 4365/2PART**, Final Plot No. , Sector No. , Mouje **NIZAMPUR** situated at Road / Street **9.00**, 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 264048
Proposal Code : BNMC-24-ENTRY-21056

Permit No. : BNMC/RB/2024/APL/00008
Date : 06/06/2024

17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate. (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a). Provision for recycling of Grey 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. b). 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. d) Affidavits submitted along with proposal should be binding to applicant e) In present case, it will be mandatory to submit revised FIRE NOC within 2 months from the issue of permission f) It will be mandatory to submit revised NOC (Environment clearance) from the State Environment Impact Assessment Authority (SEIAA), Maharashtra within 6 months from the issue of permission g) The sanctioned plan of previous permission dated on 10/12/2020 of Building no 8, Building no 9 and MLCP-2 dated 26/08/2022 will be supersede. h) As per UDCPR Reg. 8.2 table no. 8(B) premium for extra Parking (50%) is applicable in present case after review at the time of final OC. g) If any of the above mentioned terms and conditions is 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, DN: cn=Anil Ramdas, o=Bhiwandi-nizampur Municipal Corporation
Date: 2024.06.06 06:02:23 EAT
Reason: Approved Certificate
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-ENTRY-21056
Application Number : RB/2024/000070
Proposal Number : 264048
Certificate Number : BNMC/RB/2024/APL/00008



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 264048
Proposal Code : BNMC-24-ENTRY-21056

Permit No. : BNMC/RB/2024/APL/00008
Date : 06/06/2024

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 within 6 months 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. 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. 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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued In Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 264048
Proposal Code : BNMC-24-ENTRY-21056

Permit No. : BNMC/RB/2024/APL/00008
Date : 06/06/2024

Reference:- Building Permission No. : BP NO/56/2022-2023

Approval date : 26/08/2022

Building Name :	BUILDING TYPE 8(Mixed)	Floors :	STILT FLOOR,EXISTING 1ST FLOOR,EXISTING TYPICAL 2ND TO 7TH 9TH TO 12TH 14TH TO 17TH 19TH TO 22ND 24TH TO 27TH 29TH TO 31ST FLOOR,EXISTING REFUGE 8TH 13TH 18TH 23RD 28TH FLOOR,PROPOSED 32ND FLOOR
Building Name :	BUILDING TYPE 9(Mixed)	Floors :	STILT FLOOR,EXISTING FIRST FLOOR,EXISTING TYPICAL 2ND TO 7TH 9TH TO 12TH 14TH TO 17TH 19TH TO 22ND 24TH TO 27TH 29TH TO 31ST FLOOR,EXISTING REFUGE 8TH 13TH 18TH 23RD 28TH FLOOR,PROPOSED 32ND FLOOR
Building Name :	MLCP BUILDING TYPE 2(Mixed)	Floors :	GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,CLUB HOUSE LEVEL 1,CLUB HOUSE LEVEL 2

To,

i)Prakhyat Dwellings Lip,

S.NO. 40/1/2, 40/2, 40/3, 40/4, 40/5, 40/6, 40/7, 40/8, 40/9, 40/10, 40/11, 40/12, 40/13/1A, 40/13/2, 42,43/1, 43/2, 43/3, 44/1/1, 44/1/2, 44/2/1, 44/2/2, 44/2/3, 44/3/1, 44/3/2, 44/4, 44/5, 44/6, 45/1, 45/2/1, 45/2/2, 45/3/1, 45/3/2, 45/4, 45/5, 45/6, 45/7, 45/8, 45/9, 45/12, 58/6, 58/7/1, 58/7/2, 58/8, 58/9, 58/11, 58/12, 58/13, 58/14, 58/16, 58/17, 58/18, 58/19, 58/20/1, 58/20/2, 58/21, 58/22, 83/3, 83/4, 83/6, 83/7, 83/9 & 84 OF VILLAGE - BHADVAD & S.NO. ,128/3/1/2, 128/3/2, 128/3/4, 128/3/5, 129/1 & 181 OF VILLAGE - TEMGHAR, TALUKA - BHIWANDI, DIST - THANE.

ii) Alim Fouzi (Engineer)

Sir/Madam,

With reference to your application No **RBNMC202400070**, dated **13-05-2024** 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. 40/1/2, 40/2, 40/3, 40/4, 40/5, 40/6, 40/7, 40/8, 40/9, 40/10, 40/11, 40/12, 40/13/1A, 40/13/2, 42,43/1, 43/2, 43/3, 44/1/1, 44/1/2, 44/2/1, 44/2/2, 44/2/3, 44/3/1, 44/3/2, 44/4, 44/5, 44/6, 45/1, 45/2/1, 45/2/2, 45/3/1, 45/3/2, 45/4, 45/5, 45/6, 45/7, 45/8, 45/9, 45/12, 58/6, 58/7/1, 58/7/2, 58/8, 58/9, 58/11, 58/12, 58/13, 58/14, 58/16, 58/17, 58/18, 58/19, 58/20/1, 58/20/2, 58/21, 58/22, 83/3, 83/4, 83/6, 83/7, 83/9 & 84 OF VILLAGE - BHADVAD & S.NO. ,128/3/1/2, 128/3/2, 128/3/4, 128/3/5, 129/1 & 181 OF VILLAGE - TEMGHAR, TALUKA - BHIWANDI, DIST - THANE.**, Final Plot No. -, Sector No. -, Mouje **BHADVAD** situated at Road / Street -, Society **NA** . 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 228954

Proposal Code : BNMC-23-99371

Permit No. : BNMC/B/2024/APL/00194

Date : 13/08/2024

be taken, (O) 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 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 AJAY HANUMANI KADAM
Date: 2024.08.13 15:43:10 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-23-99371
Application Number : BNMC/2300143
Proposal Number : 228954
Certificate Number : BNMC/B/2024/APL/00194



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 228954
Proposal Code : BNMC-23-99371

Permit No. : BNMC/B/2024/APL/00194
Date : 13/08/2024

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 Ground Floor 205.48 SMT (Partly parking, partly commercial) + 1st floor 391.76 SMT (commercial), 2nd and 3rd floor 390.43 SMT each (Residential), 4th floor 298.68 (Residential) and Total built up area is 1676.78 SMT (A1) In present case it will be necessary to submit latest TILR from the land records department with respect to boundary of ownership before start of work. (A2) In present case, the existing construction on the site has been demolished by BNMC as it is unauthorized, however in future if dispute arises in connection with the tenants/ tenement holders/ shop purchaser in the existing building then the applicant will be fully responsible for the same (A3) In present case it is necessary to Submit No Dues certificate regarding house tax from applicant before plinth certificate. (A4) In the present proposal it is necessary to submit provisional fire lift NOC before Occupation Certificate. (A5) In present case the applicant has filed suit in high court case no. 23810/2023 hence, it is necessary to withdraw the suit before start of work. (A6) In present case it is necessary to submit separate property card of CTS no. 2041 part and enter the name of land owner in above said property card before start of work. (A7) In present case it is necessary to handover to BNMC the area affected under 12 meter wide sanctioned DP road i.e., 62.75 SMT (used as in situ FSI) through register transfer deed document to be submitted before start of work and thereafter it is necessary to submit BNMC name effect on CTS abstract of the above said area under road before plinth certificate. (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



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 228954
Proposal Code : BNMC-23-99371

Permit No. : BNMC/B/2024/APL/00194
Date : 13/08/2024

Building Name :	MIXED(Mixed)	Floors :	GROUND FLOOR,FIRST FLOOR,SECOND AND THIRD FLOOR,FOURTH FLOOR
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To,

- i) A.a. Developers. , Ms A A Builders Developer Through Prop Mr Mohd Azam Mohd Aslam Ansari,
PROPOSED RESIDENTIAL CUM COMMERCIAL BUILDING ON LAND BEARING C.T.S. NO. 1938,1940,2041 PART. AND
S.NO. 63/1/62/2/5, 63/1/62/2/6, 63/1/62/2/7. AT VILLAGE : NAGAON, TALUKA : BHIWANDI, DIST : THANE.
- ii) Inzamam Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202300143**, dated **06-12-2023** for the grant of sanction of 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. **C.T.S. NO. 1938, 1940, 2041 PART. S.NO. 63/1/62/2/5, 63/1/62/2/6, 63/1/62/2/7**, Final Plot No. , Sector No. , Mouje **NAGAON** situated at Road / Street **18** , 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 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.
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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 282645

Proposal Code : BNMC-24-42280

Permit No. : BNMC/B/2024/APL/00244

Date : 26/08/2024



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.



Bhivandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 282645

Proposal Code : BNMC-24-42280

Permit No. : BNMC/B/2024/APL/00244

Date : 26/08/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building. (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of a parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. c) The present case is about (Ground Floor (Residential + Parking) + First Floor to Third Floor (Residential) building having total built-up area 506.80 SMT on land bearing C.T.S. No. 2626/B/2, 2627/B, 2629/A, 2635/B Village- Bhivandi. c) In present case, it will be mandatory to demolished existing structure (if any) before start of construction work. d) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier. (If applicable) e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It shall be binding on project proponent to accommodate tenements holder/ tenants originally residing in existing structure g) If any of the above mentioned terms and conditions is 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 AJAY HANUMANI
Date: 2024.08.26 10:08:16 IST
Reason: Approved Certificate
Designation: Assistant Engineer in Planning
Location: Bhivandi-Nizampur Municipal Corporation
Project Code : BNMC-24-42280
Application Number : BNMC/B/2400117



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 282645
Proposal Code : BNMC-24-42280

Permit No. : BNMC/B/2024/APL/00244
Date : 26/08/2024

Building Name : JAGANNATH HEIGHT(Residential)	Floors : GROUND FLOOR,1ST FLOOR,2ND FLOOR,3RD FLOOR
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To,

i) Jagannath Ganpat Murkute,

PROPOSED DEVELOPMENT PERMISSION FOR RESIDENTIAL BUILDING ON LAND BEARING C.TS. SURVEY NO.: 2626/B/2, 2627/B, 2629/A VILLAGE : BHIWANDI TAL. BHIWANDI DIST. THANE

ii) Mifra Momin (Architect)

Sir/Madam,

With reference to your application No **BNMC202400117**, dated **03-08-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **CTS NO. 2626/B/2, 2627/B, 2629/A, 2635/B**, Final Plot No. -, Sector No. -, Mouje **Bhiwandi** 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 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 270025
Proposal Code : BNMC-24-19181

Permit No. : BNMC/B/2024/APL/00236
Date : 28/08/2024

that it will be eligible for criminal proceedings as per section 52, 53, 54 of MRTP Act 1966

Signature valid

Digitally signed by AJAY HANUMANI
Date: 2024.08.28 19:40:30 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-19181
Application Number : BNMC-2400034
Proposal Number : 270025
Certificate Number : BNMC/B/2024/APL/00236



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 270025

Proposal Code : BNMC-24-19181

Permit No. : BNMC/B/2024/APL/00236

Date : 28/08/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (V) 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. (W) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (X) 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. Information Board to be displayed at site till Occupation Certificate. (Y) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. c) In the present case, It will be mandatory for project developer to deposit the amount of labour cess to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier d) Affidavits submitted along with proposal should be binding to applicant e) In present case it will be necessary to submit (fire lift) NOC from concern department of BNMC before O.C. f) In the present case, it will be necessary to register the name of BNMC and submit the register transfer deed of the affected area of 9 meter wide road of 4.53 SMT to the BNMC and submit its reflection of name of BNMC on Property Card before completion of plinth. g) In present case it is the responsibility of the project proponent to rehab/ settle the tenants/ tenement holder which were residing (If any) in demolished structure. h) This permission is given for residential building of still floor of 24.29 SMT, first floor to fourth floor of 133.66 SMT each, fifth floor and sixth floor of 155.03 SMT each and total built up area of 944.02 SMT on land bearing CTS no 2834/A of village Bhiwandi. j) If any of the above mentioned terms and conditions is 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



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 270025
Proposal Code : BNMC-24-19181

Permit No. : BNMC/B/2024/APL/00236
Date : 28/08/2024

Building Name :	Minal Hieght(Residential)	Floors :	Stilt Floor,First Second Third and Fourth Floor,Fifth Sixth and Seventh Floor
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To,

i) Taqui Khalil Dhuru,

59, SAUDAGAR MOHALLA, TALUAKA BHIWANDI, DIST. THANE.

ii) Ravish Pawle (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400034**, dated **07-06-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **2834/A**, Final Plot No. -, Sector No. -, Mouje **Bhiwandi** situated at Road / Street **9.00**, 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 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.
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.



Bhiwandi-Nizampur Municipal Corporation
APPENDIX D-1 (b)
FORM FOR SANCTION OF DEVELOPMENT
UNDERTAKEN ON BEHALF OF GOVERNMENT
COMMENCEMENT CERTIFICATE
(As per Regulation No. 2.1.3 of UDCPR)



Building Proposal Number - 267637
Proposal Code : BNMC-24-15034

Permit No. : BNMC/B/2024/APL/00230

Date : 08/07/2024



Assistant Director Town Planning,
Bhiwandi-Nizampur Municipal Corporation,

Scan QR code for verification of authenticity.



Bhiwandi-Nizampur Municipal Corporation

APPENDIX D-1 (b)

FORM FOR SANCTION OF DEVELOPMENT
UNDERTAKEN ON BEHALF OF GOVERNMENT
COMMENCEMENT CERTIFICATE

(As per Regulation No. 2.1.3 of UDPR)



Building Proposal Number - 267637

Proposal Code : BNMC-24-15034

Permit No. : BNMC/B/2024/APL/00230

Date : 08/07/2024

Building Name : HOSPITAL(Institutional) Floors :

GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD
FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH
FLOOR

To,

i) Dr. Kailash Baburao Pawar (lease Holder) Civil Surgeon, district General Hospital, Thane,
TP SCHEME FINAL PLOT NO 118 CTS. NO. 723 , 724 , 692 ,AT VILLAGE NIZAMPUR IGM HOSPITAL CAMPUS
NIZAMPUR BHIWANDI

ii) Sushil Deshmukh (Architect)

Sir/Madam,

With reference to your application No BNMC202400074, dated 28-05-2024 for the grant of sanction of Building Permission/Commencement Certificate under Section 18/44/58 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No 118, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. CTS. NO. 723,724,692, Final Plot No. , Mouje BHIWANDI 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 UDPR. 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 within 6 month from the commencement certificate.
8. All the provision mentioned in UDPR, 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.
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. The Commencement Certificate/ Building permit shall remain valid for the period up to Completion of main structure of building or occupancy certificate.

Signature valid

Digitally signed by Anil Ramdas
Date: 2024.07.09 07:48:47
Reason: Approved
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-24-15034
Application Number : BNMC202400074
Proposal Number : 267637
Certificate Number : BNMC/B/2024/APL/00230



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 278375
Proposal Code : BNMC-24-47117

Permit No. : BNMC/B/2024/APL/00247
Date : 12/09/2024



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 278375
Proposal Code : BNMC-24-47117

Permit No. : BNMC/B/2024/APL/00247
Date : 12/09/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building. (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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.
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. c) In present case, it will be mandatory to demolished existing structure (if any) before start of construction work. d) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier. (If applicable) e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) If any of the above mentioned terms and conditions is 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 AJAY HANUMANTH
Date: 2024.09.12 17:03:10 IST
Reason: Approved Certificate
Designation: Assistant Municipal Corporation
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-24-47117
Application Number : BNMC-2400091
Proposal Number : 278375
Certificate Number : BNMC/B/2024/APL/00247



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 278375
Proposal Code : BNMC-24-47117

Permit No. : BNMC/B/2024/APL/00247
Date : 12/09/2024

Building Name : RESIDENTIAL(Residential) Floors : GROUND FLOOR,FIRST SECOND THIRD FLOOR,FOURTH FLOOR

To,
i) Mohd Akram Gulam Mohammad Ansari,
.SURVEY. NO.77/1 PART (OLD S.NO. 11/14, 9/5) AT VILLAGE-GAURIPADA, TALUKA-BHIWANDI, DISTRICT- THANE
ii) Aasim Khan (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400091**, dated **16-07-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **Survey. No.77/1 Part(Old S.No. 11/14, 9/5)**, Final Plot No. , Sector No. -, Mouje **Gauripada** 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 277874
Proposal Code : BNMC-24-67546

Permit No. : BNMC/B/2024/APL/00256
Date : 27/09/2024

commencement certificate or plinth certificate whichever is earlier. f) In present case, Affidavits submitted along with proposal should be binding to applicant. g) It shall be binding on the applicant to submit measurement plan verified from (T.I.L.R.) taluka inspector of land records before start of work. h) In the present case, as the proposal has been submitted by amalgamation of Plot No. 2, 3 and 4, so it will be mandatory to submit amalgamation permission from the competent revenue authority before completion of plinth. i) This permission is given for Building no. 1 (Ground/stilt + 1st Floor) Residential, and Building no. 2 (Ground +3rd Floor) Residential of total built-up area 3144.04 SMT. on land bearing S.No. 63/1/2/3/92/3/2, 63/1/2/3/92/3/3, 63/1/2/3/92/3/4 at village Chavindra, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANT NABLE
Date: 2024.09.27 14:18:23 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-24-67546
Application Number : BNMC/24-400104
Proposal Number : 277874
Certificate Number : BNMC/B/2024/APL/00256



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 277874

Permit No. : BNMC/B/2024/APL/00256

Proposal Code : BNMC-24-67546

Date : 27/09/2024

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. (A)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, (B) 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 (if applicable) (C) 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, (D) 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, (E)The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F)Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building. (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V)The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X)This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y)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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 277874
Proposal Code : BNMC-24-67546

Permit No. : BNMC/B/2024/APL/00256
Date : 27/09/2024

Building Name :	BUILDING 01(Residential)	Floors :	GROUND FLOOR,1ST FLOOR
Building Name :	BUILDING 02(Residential)	Floors :	GROUND FLOOR,1ST FLOOR,TYPICAL 2ND AND 3RD FLOOR

To,

i)Kalim Salim Ansari, Manzoor Haji Ahmed Kazi,

ON LAND BEARING S.NO.63/1/2/3/92/3/2 , S.NO.63/1/2/3/92/3/3 , S.NO.63/1/2/3/92/3/4 AT VILLAGE CHAVINDRA TAL.
BHIWANDI DIST - THANE.

ii) Arshadahmed Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400104**, dated **13-07-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S.NO.63/1/2/3/92/3/2 , S.NO.63/1/2/3/92/3/3 , S.NO.63/1/2/3/92/3/4**, Final Plot No. -, Sector No. -, Mouje **CHAVINDRA** 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



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 288000

Proposal Code : BNMC-23-ENTRY-90684

Permit No. : BNMC/RB/2024/APL/00010

Date : 03/10/2024

17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of still parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckonor rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable) g) In present case, it shall be binding on permission holder to rehabilitate the existing tenements as per the affidavit submitted by the permission holder dated on 26/08/2024. h) In present case, Affidavits submitted along with proposal regarding existing well should be binding to applicant. i) In present case, terms and conditions mentioned in Environment Clearance certificate dated 30/05/2023 shall be binding on permission holder. j) In present case, terms and conditions mentioned in Provisional Fire NOC dated 06/06/2022 shall be binding to applicant. k) In present case, this permission supersedes previous permission No. 3008, dated 29/10/2021 issued by BNMC. l) In present case this permission is for Residential Building No. 2 (Ground/ stilt +19th Floor), Building No. 3 (Ground/ stilt +19th Floor), Building No.4 (Ground/ stilt +1st Floor), Building No. 5 (Ground +3rd Floor) and total built up area of 25548.52 SMT (Pre. Approved 10716.42 + Now Prop. 14832.10 SMT). on land bearing S.NO. 89/2, 90/3, 90/4, 107/2, 110/1/6, 110/1/7, 110/2 at Village. Temghar, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANI TABLE
Date: 2024.10.03 19:09:45 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-23-ENTRY-90684
Application Number : RBNM/2024/000058
Proposal Number : 288000
Certificate Number : BNMC/RB/2024/APL/00010



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 288000
Proposal Code : BNMC-23-ENTRY-90684

Permit No. : BNMC/RB/2024/APL/00010
Date : 03/10/2024

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. 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. 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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building. (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 288000
Proposal Code : BNMC-23-ENTRY-90684

Permit No. : BNMC/RB/2024/APL/00010
Date : 03/10/2024

Reference:- Building Permission No. : 3008
Approval date : 29/10/2021

Building Name :	BLDG NO 3(Residential)	Floors :	STILT FLOOR,1ST TO 7TH 9TH TO 12TH 14TH TO 17TH 19TH FLOOR,8TH 13TH 18TH REFUGE FLOOR
Building Name :	BLDG NO 4(Residential)	Floors :	STILT FLOOR,1ST FLOOR
Building Name :	BLDG NO 5(Residential)	Floors :	GROUND FLOOR,1S TO 3RD FLOOR
Building Name :	BLDG NO 2(Residential)	Floors :	STILT FLOOR,1ST TO 7TH 9TH T 12TH 14TH TO 17TH 19TH FLOOR,8TH 13TH 18TH REFUGE FLOOR

To,

i)Giriraj Realtors Through Partner Mansukh Velji Shah , Giriraj Realtors Through Partner Piyush M Shah, Giriraj Realtors Through Partner Girish D Bheda, Giriraj Realtors Through Partner Deepak Parasmal Jain,
S. NO. 107/2,S.NO.110/1/6, S.NO.110 /1/7,S.NO.110/2,S.NO.90/3,S.NO.89/2, S.NO.90/4,S.NO.107/1 OF VIL.TEMGHAR, TAL. BHIWAND,THANE.
ii) Shraddha Paranjpe (Architect)

Sir/Madam,

With reference to your application No **RBNMC202400068**, dated **29-08-2024** 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. 107/2,S.NO.110/1/6, S.NO.110 /1/7,S.NO.110/2,S.NO.90/3,S.NO.89/2,S.NO.90/4,S.NO.107/1**, Final Plot No. -, Sector No. -, Mouje **TEMGHAR, TALUKA BHIWANDI , DIST THANE** situated at Road / Street **18 METER ROAD**, Society **SARVODAY GREENS** . 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 206158

Proposal Code : BNMC-23-33258

Permit No. : BNMC/B/2023/APL/00122

Date : 05/09/2024

17. (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) 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. (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable) f) It will be necessary to submit the latest 7/12 abstract of S.no. 84/10/2 of village Pogaon with the name of Heirs of Mr. Jafir Ahemad mohammad Iliyas as Mr. Tauhid ahemad jafir ahmed sheikh and other 3 before start of the work. g) It will be necessary to submit the latest 7/12 abstract of S.no. 86/7/A/1 of village Pogaon with the name of permission holder before start of the work. h) In present case, it will be necessary to construct 12 meter wide road before completion of plinth. i) In present case this permission is for storage of non-hazardous goods of M/S AARREE WAREHOUSE PVT LTD (ground floor) area 43406.95 SMT, (Driver Room) area 116.82 SMT, (Electrical Room) area 129.28 SMT, (Security Cabin) area 25.00 SMT and total built up area of 43678.05 SMT If any of the above mentioned terms and conditions is 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 AJAY HANUMANI, DN: cn=AJAY HANUMANI, o=BNMC, ou=BNMC, email=ajay.hanumani@bnmc.gov.in, c=IN
Date: 2024.09.05 18:20:08 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-23-33258
Application Number : BNMC/B/2023/APL/00122
Proposal Number : 206158
Certificate Number : BNMC/B/2023/APL/00122



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

**SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE**



Building Permit No - 206158
Proposal Code : BNMC-23-33258

Permit No. : BNMC/B/2023/APL/00122
Date : 05/09/2024

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 occupancy 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. 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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building. (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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, (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of a parking shown in approved plan should be used for that purpose only and it cannot be enclosed,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 206158
Proposal Code : BNMC-23-33258

Permit No. : BNMC/B/2023/APL/00122
Date : 05/09/2024

Building Name :	MS AARREE	Floors :	GROUND FLOOR
	WAREHOUSE PVT LTD(Hazardous)		
Building Name :	DRIVER	Floors :	GROUND FLOOR
	ROOM(Hazardous)		
Building Name :	ELECTRICAL	Floors :	GROUND FLOOR
	ROOM(Hazardous)		
Building Name :	SECURITY	Floors :	GROUND FLOOR
	CABIN(Hazardous)		

To,

i)M/s Aarree Warehouse Pvt Ltd',

S. NO. 84/10/1, 84/10/2, 84/10/4, 84/10/5, 84/10/6, 84/11, 84/12, 84/6, 51/1, 106/1/A/2, 106/1/A/3, 86/6/1/2, 86/6/2/2, 86/9, 86/11, 86/10/A/1, 86/7/A/1, 86/7/A/2, 86/7/B/2 & 84/13, AT VILLAGE POGAON, TAL BHIWANDI, DIST.- THANE 421302.

ii) Waheed Ahmad Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202300100**, dated **14-08-2023** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Land Revenue Code, 1966** , to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S. No. 84/10/1, 84/10/2, 84/10/4, 84/10/5, 84/10/6, 84/11, 84/12, 84/6, 51/1, 106/1/A/2, 106/1/A/3, 86/6/1/2, 86/6/2/2, 86/9, 86/11, 86/10/A/1, 86/7/A/1, 86/7/A/2, 86/7/B/2 & 84/13** , Final Plot No. -, Sector No. -, Mouje **POGAON** situated at Road / Street **30**, 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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 273957
Proposal Code : BNMC-23-32987

Permit No. : BNMC/B/2024/APL/00264
Date : 05/10/2024

work on site and reflection of the name of (BNCMC) on property card to be submit before completion of plinth work on site, as per the affidavit submitted by the applicant dated 13/09/2024. j) In present case, no kind of obstacle will be created in future in accordance with the cleaning of the said natural drain as per the affidavit submitted by the applicant dated on 13/09/2024. k) In present case, it will be necessary to obtain no objection certificate from PWD department of BNCMC as per the affidavit dated 13/09/2024 submitted by the applicant. l) In present case, it will be mandatory to submit revised (latest) measurement plan (T.I.L.R.) before completion of plinth work on site as per the affidavit submitted by the applicant dated 13/09/2024. m) In present case, it shall be binding on applicant to clear the remarks regarding debt of Maharera mentioned in the other right column of current 7/12 extract submitted to BNCMC and accordingly submit latest 7/12 extract as per affidavit dated 13/09/2024. n) In present case, this permission is for Mix Use (Residential + Commercial) Building (Ground/ stilt + Parking Floor + 1ST Floor Parking Floor + 2ND + 9TH Floor), building height of 36.40 meter and total built up area of 6519.32 SMT). on land bearing S.NO. 115/2/A at Village. Temghar, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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.



Scan QR code for verification of authenticity.

Signature valid

Digitally signed by AJAY HANUMANI, DN: cn=AJAY HANUMANI, o=BNMC, ou=BNMC, email=ajay.hanumani@bnmc.gov.in, c=IN
Date: 2024.10.05 15:36:37 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code: BNMC-23-32987
Application Number: BNMC-2400094
Proposal Number: 273957
Certificate Number: BNMC/B/2024/APL/00264

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 273957

Proposal Code : BNMC-23-32987

Permit No. : BNMC/B/2024/APL/00264

Date : 05/10/2024

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 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. (B) 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 (if applicable) (C) 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. (D) 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. (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open. (F) Construction materials should be kept in own premises and not on public roads. (G) 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. (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction. (J) 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. (K) It will be mandatory for 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. (L) 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). (M) 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. (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building. (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site. (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building.
17. (S) 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. (T) In case of still parking shown in approved plan should be used for that purpose only and it cannot be enclosed. (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate. (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCTPR. (Y) 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. Information Board to be displayed at site till Occupancy Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 Interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable) g) In present case, terms and conditions mentioned in Provisional Fire NOC dated 13/06/2023 shall be binding to applicant. h) In present case, it will be necessary to submit No dues certificate from tax assessment department of BNMC before completion of plinth on site. i) In present case, it is necessary to handover the area affected under 18.00 meter wide road (390.75 SMT) to BNMC through register transfer deed before start of



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 273957
Proposal Code : BNMC-23-32987

Permit No. : BNMC/B/2024/APL/00264
Date : 05/10/2024

Building Name :	PROPOSED BUILDING (Mixed)	Floors :	GROUND FLOOR PT AND STILT FLOOR PT ,PARKING FLOOR ,1ST FLOOR PARKING,TYPICAL FLOOR 2ND TO 6TH 8TH AND 9TH FLOORS,REFUGE 7TH FLOOR
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To,

- i)Roshni Builders And Developers, Maqbool Ahmed Shaikh, Mushtaq Ahmed Shaikh,
S. NO. 115, H. NO. 2/A, TEMGHAR, BHIWANDI, THANE
ii) Asha Dere (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400094**, dated **26-06-2024** 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 **SURVEY NO. 115, HISSA NO. 2/A**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **SURVEY NO. 115, HISSA NO. 2/A**, Final Plot No. —, Sector No. —, Mouje **TEMGHAR** situated at Road / Street **18.00**, 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1462681
Proposal Code : BNMC-24-40240

Permit No. : BNMC/B/2024/APL/00263

Date : 08/10/2024

Building Name : AL HAMD APARTMENT(Residential)	Floors : GROUND, FIRST TO FOURTH FLOOR
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To,

i) Alauddin Muqtar Ansari,
BHIWANDI

ii) Ashfaque Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400101**, dated **30-09-2024** for the grant of sanction of 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. **C.T.S NO.324**, Final Plot No. -, Sector No. , Mouje **NARPOLI** 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.
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)



Bhivandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1464725
Proposal Code : BNMC-24-ENTRY-85148

Permit No. : BNMC/RB/2024/APL/00011
Date : 29/10/2024

follow guidelines for air pollution mitigation at construction site. (d) As per Sua Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier. (If applicable) g) In present case, in future if proposed draft DP road of 24 meter width is sanctioned by the government then it shall be binding to the applicant to handover the area affected by the said 24 meter proposed DP road to the BNMC without any hindrance. h) In present case, terms and conditions mentioned in Provisional Fire NOC dated 07/08/2024 shall be binding to applicant. i) In present case, this permission supersedes previous permission No. 145, dated 12/04/2013 issued by BNMC. j) In present case, it shall be mandatory to submit latest Property Card for land under reference with the names of owner before occupation certificate. k) In present case this permission is for Residential Building No. 6 (Ground/ still +20th Floor), total built up area of 19306.71 SMT (Pre. Approved 11067.16 (OC received) + Now Prop. 8239.55 SMT) and building height of 62.80 meter, on land bearing S.NO. 56/1pt, 56/2pt, 90/1pt, 44/1pt, CTS No. 4349pt, 4342pt, 4356pt, 4354pt, at Village. Nizampur, Tal. Bhivandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANI KUMAR
Date: 2024.10.29 19:30:42 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhivandi-Nizampur Municipal Corporation
Project Code : BNMC-24-ENTRY-85148
Application Number : RB/2024/00011
Proposal Number : 1464725
Certificate Number : BNMC/RB/2024/APL/00011



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhivandi-nizampur Municipal Corporation,



Bhivandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1464725
Proposal Code : BNMC-24-ENTRY-85148

Permit No. : BNMC/RB/2024/APL/00011

Date : 29/10/2024

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. 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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) If the proposed construction work commences 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, If there are more than 200 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.
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of still parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) As per guidelines from Environment and Climate change department via D.O.No.CAP-2023/CR-170/TC-2 dtd.27/10/2023 it is mandatory to



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1464725
Proposal Code : BNMC-24-ENTRY-85148

Permit No. : BNMC/RB/2024/APL/00011
Date : 29/10/2024

Reference:- Building Permission No. : 145
Approval date : 12/04/2013

Building Name :	AI ABBAS CO OPERATIVE HOUSING SOCIETY (MIXED), Building no 6(Mixed)	Floors :	Ground Floor, 1ST Floor, 2ND to 7TH Floor, 9TH to 12TH Floor, 14TH to 17TH Floor, 19TH Floor, 20TH Floor, 8TH Floor, 13TH Floor, 18TH Floor
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To,

i) Ayman Infra Constructions, Partner: Sany Shad Dhangre,

S.NO.56/1 (PT) 56/2 (PT) 90/1 (PT) & 44/1 AND CTS NO.4342(PT),4349(PT),4354(PT),4356(PT) AT VILLAGE-NIZAMPUR

ii) Faisal Ansari (Engineer)

Sir/Madam,

With reference to your application No RBNMC202400131, dated 09-10-2024 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.56/1 (PT) 56/2 (PT) 90/1 (PT) & 44/1 AND CTS NO.4342(PT),4349(PT),4354(PT),4356(PT) AT VILLAGE-NIZAMPUR, Final Plot No. -, Sector No. -, Mouje NIZAMPUR situated at Road / Street 18, Society AL ABBAS CO OPERATIVE HOUSING 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 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 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 249974
Proposal Code : BNMC-24-15105

Permit No. : BNMC/B/2024/APL/00190
Date : 29/10/2024

Occupancy certificate, then it will be treated as unauthorized and action will be taken, (O) 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 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



Scan QR code for verification of authenticity.

Signature valid

Digitally signed by AJAY HANUMANTH
Date: 2024.10.29 20:37:49 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code: BNMC-24-15105
Application Number: BNMC-24-15105
Proposal Number: 249974
Certificate Number: BNMC/B/2024/APL/00190

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 249974
Proposal Code : BNMC-24-15105

Permit No. : BNMC/B/2024/APL/00190

Date : 29/10/2024

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 UDOPR. 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 UDOPR, 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, this permission is for Mixed Use building of Basement floor (Parking) + Ground Floor (Partly parking, partly commercial) + 1st floor (Partly commercial, partly society office, club house, etc.) + 2nd floor to 16th floor (Residential), and Total built up area is 23160.60 SMT, on land bearing S. No. 81/1pt, 155/9/1, at Village Kamatghar, Taluka. Bhiwandi, Dist. Thane. (A1) In the present proposal, as non-agriculture has not been recorded on the 7/12 abstract, it will be necessary to record the same and submit the updated 7/12 abstract before plinth completion. (A2) In present case it is necessary to submit NOC from environment department before start of work. (A3) In present case it is necessary to Submit No Dues certificate regarding house tax from applicant before plinth completion. (A4) In present case it is necessary to Submit Revised FIRE NOC before completion of plinth. (A5) In present case it is necessary to handover the area affected under 24 meter wide sanctioned DP road(34.57 SMT) to BNMC through register transfer deed document to be submitted before start of work, and thereafter it is necessary to submit BNMC name effect on 7/12 abstract of the above said area under road before completion of plinth. A6) In present case, in future if proposed draft DP road of 30 meter width is sanctioned by the government then it shall be binding to the project proponent to handover the area affected by 30 meter proposed DP road to the BNMC without any hindrance. (A7) In present case, it is necessary to submit revised power of attorney and development agreement with rectification of proposed plot area before occupation certificate. (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



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 249974
Proposal Code : BNMC-24-15105

Permit No. : BNMC/B/2024/APL/00190
Date : 29/10/2024

Building Name :	SIYARA VIVA(Mixed)	Floors :	BASEMENT FLOOR,GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,3RD TO 6TH, 8TH TO 11TH, 13TH TO 15TH FLOOR,7TH FLOOR,12TH FLOOR AND 16TH FLOOR
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To,

i) Ms Shakti Realty Through Kapil P Patel And Janak P Patel,
S.NO.81/1PT , 155/9/1 , AT VILLAGE : KAMATGHAR , TALUKA : BHIWANDI , DIST : THANE.
ii) Abdul Maajid (Architect)

Sir/Madam,

With reference to your application No BNMC202400046, dated 12-03-2024 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S.NO.81/1pt , 155/9/1** , Final Plot No. , Sector No. , Mouje **KAMATGHAR** 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 257021
Proposal Code : BNMC-23-92226

Permit No. : BNMC/RB/2024/APL/00009
Date : 30/10/2024

develop 9 meter wide layout road (to the west side of the plot) before occupation certificate. h) In present case it will be necessary to submit fire lift NOC from concern department before occupation certificate. i) In present case, this permission supersedes previous permission no. (BNMC/B/2023/APL/00144), dated 06/11/2023 issued by BNMC. j) The present case is about revised building permission of (Ground Floor/ Stilt floor (Parking) + First Floor to Seventh Floor (Residential) building having total built-up area 2502.01 SMT (Pre. Approved 1389.32 + Now pro. 1112.69 SMT.) on land bearing S. No. 62/6/7, Village- Chavindra. If any of the above mentioned terms and conditions is 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 AJAY HANUMANTH
Date: 2024.10.30 16:00:28 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code: BNMC-23-92226
Application Number: RB/2024/00009
Proposal Number: 257021
Certificate Number: BNMC/RB/2024/APL/00009



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 257021

Proposal Code : BNMC-23-92226

Permit No. : BNMC/RB/2024/APL/00009

Date : 30/10/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and It cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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, (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR, (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable) f) In present case, Affidavits submitted along with proposal should be binding to applicant. g) In present case it will be necessary to



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 257021
Proposal Code : BNMC-23-92226

Permit No. : BNMC/RB/2024/APL/00009
Date : 30/10/2024

Reference:- Building Permission No. : BNMC/B/2023/APL/00144
Approval date : 10/11/2023

Building Name :	MULTANI RESIDENCY(Residential)	Floors :	PARKING FLOOR,TYPICAL FLOOR PLAN 1st 2nd 3rd 4th 5th 6th and 7th FLOOR PLAN
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To,

- i) Rizwan Alimohammad Multani, Reshma Rizwan Multani,
S. NO.-62/6/7 OF VILLAGE -CHAVINDRE TALUKA-BHIWANDI DIST.-THANE
ii) Mohammad Momin (Architect)

Sir/Madam,

With reference to your application No RBNMC202400056, dated 08-04-2024 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 Land Revenue Code, 1966, to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. 62/6/7, Final Plot No. -, Sector No. -, Mouje CHAVINDRE 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 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 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. 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1460654
Proposal Code : BNMC-24-ENTRY-23818

Permit No. : BNMC/RB/2024/APL/00012
Date : 30/10/2024

Reference:- Building Permission No. : 2006
Approval date : 29/06/2022

Building Name :	GARDEN VIEW8(Residential)	Floors :	Ground Floor Area,TYPICAL FLOOR PLAN 1ST AND 3RD,2ND FLOOR PLAN,4TH FLOOR PLAN,5TH FLOOR PLAN,6TH FLOOR PLAN,7TH FLOOR PLAN
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- To,
- i)Bombaywala Builders & Developers ,
S.NO.22/1, 22/2, 22/4, 23, 24(PT) AND 75/(PT), PLOT NO.5 C.T.S NO. 4204(PT) & 4206(PT) AT VILLAGE NIZAMPUR, TAL.
BHIWANDI, DIST. THANE- 421302.
- ii) Waheed Ahmad Ansari (Engineer)

Sir/Madam,

With reference to your application No RBNMC202400135, dated 21-09-2024 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 05, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. S.No.22/1, 22/2, 22/4, 23, 24(Pt) and 75/(Pt),C.T.S No. 4204(Pt) and 4206(Pt), Final Plot No. -, Sector No. -, Mouje NIZAMPUR situated at Road / Street 09, Society NA . 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.
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



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 283792
Proposal Code : BNMC-24-ENTRY-24807

Permit No. : BNMC/RB/2024/APL/00015
Date : 30/10/2024

shall be binding on applicant to demolish the existing structure before start of new proposed work. g) In present case, it shall be binding on permission holder to rehabilitate the existing tenements as per the affidavit submitted by the applicant dated on 28/06/2024. h) In present case, it will be necessary to submit No dues certificate from tax assessment department of BNMC before occupation certificate. i) In present case, it will be mandatory to submit Fire Lift NOC before occupation certificate. j) In present case, this permission supersedes previous permission No. 1260, dated 31/03/2023 issued by BNMC. h) In present case, it is necessary to handover the area affected under 9.00 meter wide road (13.02 SMT) to BNMC through register transfer deed before start of new proposed work and reflection of the name of (BNMC) on property card to be submitted before occupation certificate. k) In present case, this permission is for residential Building (Ground/ stilt +7TH Floor), and total built up area of 1329.42 SMT (Pre. Approved 1002.83 + Now Prop. 326.59 SMT) and building height of 20.75 meter on land bearing C.T.S. No. 2928A, 2928B at Village. Bhiwandi, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANI
Date: 2024.10.30 16:14:51 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-ENTRY-24807
Application Number : RB/2024/000052
Proposal Number : 283792
Certificate Number : BNMC/RB/2024/APL/00015



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Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 283792
Proposal Code : BNMC-24-ENTRY-24807

Permit No. : BNMC/RB/2024/APL/00015
Date : 30/10/2024

Reference:- Building Permission No. : 1260
Approval date : 31/03/2023

Building Name : Bibi Maryam Apartment(Residential)	Floors : GROUND FLOOR,FIRST TO FIFTH FLOOR,SIXTH FLOOR
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To,

- i) Ramish Javed Khatib And Bilal Yusuf Ali Fakih,
CTS NO 2928A AND CTS NO 2928B BHIWANDI
ii) Faisal Ansari (Structural Engineer)

Sir/Madam,

With reference to your application No **RBNMC202400052**, dated **09-08-2024** 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. **CTS No 2928A and 2928B**, Final Plot No. -, Sector No. , Mouje **Bhiwandi** 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 within 6 months 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. 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1457055
Proposal Code : BNMC-23-ENTRY-55314

Permit No. : BNMC/RB/2024/APL/00017
Date : 30/10/2024

issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable) g) In present case, it shall be binding to the applicant to demolish existing structure on the site as shown on the site plan before start of work of Wing B. h) In present case, It shall be mandatory to submit Fire lift NOC before occupation certificate. i) In present case, this permission supersedes previous permission No. 3823, dated 30/11/2021 issued by BNCCMC. h) In present case, It is necessary to handover the area affected under 18.00 meter wide sanctioned DP road (22.10 SMT) to BNCCMC whenever required. j) In present case, in future if proposed draft DP road of 24 meter width is sanctioned by the government then it shall be binding to the applicant to handover the area affected by 24 meter proposed DP road of 50.58 SMT to the BNCCMC without any hindrance. k) In present case this permission is for single Mix Use building (Residential + Commercial) comprising of Wing A (Ground +7TH Floor) of building height of 23.95 meter and Wing B (Ground/ Stilt +7TH Floor) of building height of 23.95 meter, and total built up area of 6884.11 SMT (Pre. Approved 3607.46 + Now Prop. 3276.65 SMT) on land bearing C.T.S. No. 4829, S. no. 59/1, 83/5pt at Village. Nizampur, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANTHAR
Date: 2024.10.30 18:11:59 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-23-ENTRY-55314
Application Number : RB/2024/02400112
Proposal Number : 1457055
Certificate Number : BNMC/RB/2024/APL/00017



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1457055
Proposal Code : BNMC-23-ENTRY-55314

Permit No. : BNMC/RB/2024/APL/00017

Date : 30/10/2024

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. (A) 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building, (S) 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, (T) In case of stilt parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue, (W) 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, (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR, (Y) 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, Information Board to be displayed at site till Occupation Certificate, (Z) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority, a) Provision for recycling of Grey 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, b) 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, (c) As per guidelines from Environment and Climate 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, (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site, e) In present case, Affidavits submitted along with proposal should be binding to applicant, f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1457055
Proposal Code : BNMC-23-ENTRY-55314

Permit No. : BNMC/RB/2024/APL/00017
Date : 30/10/2024

Reference:- Building Permission No. : (92)2021-2022 3823
Approval date : 30/11/2021

Building Name :	ZIRCON WING A (Mixed)	Floors :	GROUND FLOOR,FIRST FLOOR,SECOND TO SEVENTH
Building Name :	ZIRCON WING B (Mixed)	Floors :	GROUND FLOOR,FIRST FLOOR,SECOND TO SEVENTH

To,

i) Iqbal Ahmad Abdul Rauf Punjabi,

CTS NO. 4829 KHANDUPADA ROAD NEAR PUNJABI HOTEL, BHIWANDI

ii) Arif Punjabi (Architect)

Sir/Madam,

With reference to your application No **RBNMC202400112**, dated **02-09-2024** 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. **4829**, Final Plot No. -, Sector No. -, Mouje **NIZAMPUR** situated at Road / Street **KHANDUPADA ROAD**, Society **YES**. 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.
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



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 204022
Proposal Code : BNMC-23-62571

Permit No. : BNMC/B/2024/APL/00222
Date : 30/10/2024



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

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Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 204022

Permit No. : BNMC/B/2024/APL/00222

Proposal Code : BNMC-23-62571

Date : 30/10/2024

16. (A) 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a). Provision for recycling of Grey 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. b). 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. c) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier. d) In present case, Affidavits submitted along with proposal should be binding to applicant e) In present case, order regarding civil suit no. 1439/23 will be binding on permission holder. f) In present case, it will be mandatory to submit FIRE LIFT NOC before Completion (O.C.) g) If any of the above mentioned terms and conditions is 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 AJAY HANUMANTH
Date: 2024.10.30 17:31:48 IST
Reason: Approved Certificate
Designation : Assistant Engineer in Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-23-62571
Application Number : BNMC-23-62571
Proposal Number : 204022
Certificate Number : BNMC/B/2024/APL/00222



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 204022
Proposal Code : BNMC-23-62571

Permit No. : BNMC/B/2024/APL/00222
Date : 30/10/2024

Building Name :	MIXED(Mixed)	Floors :	BASEMENT FLOOR,GROUND FLOOR,FIRST FLOOR,SECOND THIRD FOURTH FLOOR
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To,

- i) Ms. Shri Sai Logistic Through Proprietor Mr Murli Jagannath Maccha ,
S.NO.157/4/1/U AT VILLAGE TEMGHAR, TALUKA-BHIWANDI, DIST-THANE
ii) Waheed Ahmad Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202300096**, 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 - , to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S.No.157/4/1/U**, Final Plot No. , Sector No. , Mouje **TEMGHAR** situated at Road / Street **30**, 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.
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)



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 284272

Proposal Code : BNMC-23-01785

Permit No. : BNMC/RB/2024/APL/00014

Date : 05/11/2024

terms and conditions mentioned in Provisional Fire NOC dated 25/07/2024 shall be binding to applicant. k) In present case, this permission supersedes previous permission No. BNMC/B/2023/APL/00102, dated 30/06/2023 issued by BNMC. h) In present case, it is necessary to reflect the name of (BNMC) on property card of handover area affected under 9.00 meter wide DP road (24.39 SMT) before occupation certificate. k) In present case, this permission is for Mix Use Building (Ground/ still +7TH Floor), and total built up area of 1220.66 SMT (Pre. Approved 1116.09 + Now Prop. 104.57 SMT) on land bearing C.T.S. No. 2757 at Village. Bhiwandi, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANTHABLE
Date: 2024.11.05 16:58:38 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-23-01785
Application Number : RB/2024/00106
Proposal Number : 284272
Certificate Number : BNMC/RB/2024/APL/00014



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 284272

Proposal Code : BNMC-23-01785

Permit No. : BNMC/RB/2024/APL/00014

Date : 05/11/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building. (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of stilt parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable) j) In present case,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 284272
Proposal Code : BNMC-23-01785

Permit No. : BNMC/RB/2024/APL/00014
Date : 05/11/2024

Reference:- Building Permission No. : BNMC/B/2023/APL/00102

Approval date :

Building Name :	HANI ABODE(Mixed)	Floors :	GROUND FLOOR,1ST TO 6TH FLOOR,7TH FLOOR
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To,

i)Ravish Abdul Qadir Hani,

ON LAND BEARING CTS. NO. 2757, VILLAGE & TALUKA - BHIWANDI, DIST-THANE

ii) Wasiq Nakhuda (Architect)

Sir/Madam,

With reference to your application No **RBNMC202400106**, dated **12-08-2024** 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. **2757**, Final Plot No. -, Sector No. -, Mouje **BHIWANDI** situated at Road / Street **9.00 M WIDE DP 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 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 within 6 month from the commencement certificate.
8. All the provision mentioned in UDPCR, 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. 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 287712
Proposal Code : BNMC-24-11776

Permit No. : BNMC/B/2024/APL/00267
Date : 12/11/2024

rehabilitate the existing tenements as per the affidavit submitted by the permission holder dated on 26/08/2024. h) In present case, terms and conditions mentioned in Provisional Fire NOC dated 05/08/2024 shall be binding to applicant. i) In present case, as per the permission, it will be necessary to submit revised measurement plan of the plot under the proposal before occupation certificate. j) In present case, it is necessary to demolish existing structure on the land and handover the area affected under 15.00 meter wide DP road (270.75 SMT) to BNCCMC through register transfer deed before start of work and reflection of the name of (BNCCMC) on property card to be submitted before completion of plinth work as per the notarised affidavit submitted by the permission holder dated on 13/09/2024 k) It shall be binding on the applicant to submit Acknowledgement letter from Asst. Registrar/ Registrar of co-operative societies authorising Shri. Sanjay Kashinath Kabukar and 1 other, on behalf of M/s Vijay Nagar Co. Hsg. Soc. for carrying out the works as mentioned in the notarised affidavit dated 13/09/2024 submitted to BNCCMC, before completion of plinth on site. l) In present case this permission is for Commercial Building Type A (Ground +1ST Floor) of building height of 6.45 meter, and Mixed Use (Residential + Commercial) Building Type B (Ground/ stilt +12TH Floor) of building height of 37.80 meter, and total built up area of 6256.33 SMT on land bearing S.No. 12/2, 32/2, C.T.S. No. 9109, 9125 at Village. kamtghar, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANTHAR
Date: 2024.11.12 16:05:00 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-24-11776
Application Number : BNMC-2400128
Proposal Number : 287712
Certificate Number : BNMC/B/2024/APL/00267



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 287712

Proposal Code : BNMC-24-11776

Permit No. : BNMC/B/2024/APL/00267

Date : 12/11/2024

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 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 submission in future or if the legality is terminated, or if the judicial stay/order is concern, the permission will be terminated, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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, (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building, (S) 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, (T) In case of still parking shown in approved plan should be used for that purpose only and it cannot be enclosed,
17. (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UD CPR. (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. (e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable) g) In present case, it shall be binding on permission holder to



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 287712
Proposal Code : BNMC-24-11776

Permit No. : BNMC/B/2024/APL/00267
Date : 12/11/2024

Building Name :	TYPE A(Mixed)	Floors :	GROUND FLOOR,FIRST FLOOR
Building Name :	TYPE B(Mixed)	Floors :	GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,TYPICAL 3RD TO 7TH 9TH TO 12TH FLOOR ,8TH FLOOR

To,
i) Vijaynagar Cooperative Society Ltd Sanjay Kashinath Kabukar, Vijaynagar Cooperative Society Ltd Sanjay Ganpat Bhoir,
REDEVELOPMENT C.T.S NO.9109 AND 9125 (S.NO-32/2,12/2) MAUJE - KAMATGHAR TALUKA -BHIWANDI DIST-THANE
ii) Mandar Lele (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400128**, dated **28-08-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **PROPOSED PLAN FOR REDEVELOPMENT ON LAND BEARING C.T.S NO.9109,9125 (S.NO-32/2,12/2) MAUJE - KAMATGHAR TALUKA -BHIWANDI DIST-THANE**, Final Plot No. -, Sector No. -, Mouje **Kamatghar** situated at Road / Street 15, Society **VijayNagar CoOperative Society Ltd**. 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1461881
Proposal Code : BNMC-24-59780

Permit No. : BNMC/B/2024/APL/00268
Date : 12/11/2024

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 AJAY HANUMANI
Date: 2024.11.12 15:51:28 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code: BNMC-24-59780
Application Number: BNMC/B/2024/APL/00268
Proposal Number: 1461881
Certificate Number: BNMC/B/2024/APL/00268



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,





Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1461881
Proposal Code : BNMC-24-59780

Permit No. : BNMC/B/2024/APL/00268
Date : 12/11/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building, (S) 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, (T) In case of still parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue, (W) 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, (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR, (Y) 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, Information Board to be displayed at site till Occupation Certificate, (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority, a) Provision for recycling of Grey 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, b) 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, (c) As per guidelines from Environment and Climate 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, (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site, e) In present case, Affidavits submitted along with proposal should be binding to applicant, f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier, (If applicable) k) In present case, It shall be mandatory to submit Fire lift NOC before occupation certificate, l) In present case this permission is for Residential Building (still +7TH Floor) and total built up area of 2672.48 SMT on land bearing S.NO. 205/9pt (Old S. No. 161/2pt, 161/7pt) and building height of 22.95 meter, at Village, Kamatghar, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1461881
Proposal Code : BNMC-24-59780

Permit No. : BNMC/B/2024/APL/00268
Date : 12/11/2024

Building Name : RESIDENTIAL(Residential) Floors : GROUND FLOOR,1ST 2ND 3RD 4TH 5TH 6TH 7TH FLOOR

To,

i)Rameshkumar Sukhraj Jain,

OLD S.NO.161, H.NO.2(PT),7(PT),NEW S.NO.205, H.NO.9(PT), OF VILLAGE - KAMATGHAR, TALUKA - BHIWANDI

ii) Durraj Kamankar (Engineer)

Sir/Madam,

With reference to your application No BNMC202400138, dated 26-09-2024 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. Old S.no.161, H.no.2(pt),7(pt),New S.no.205, H.no.9(pt), Final Plot No. , Sector No. , Mouje KAMATGHAR 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.
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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 263567

Proposal Code : BNMC-24-45970

Permit No. : BNMC/B/2024/APL/00273

Date : 25/11/2024

necessary to submit conversion tax report before start of work. j) In present case, it will be mandatory to submit latest property card with the names of applicant before start of work. k) In present case this permission is for Mix Use Building, (Residential + commercial) (Lower Ground Floor + Ground Floor + 4TH Floor) having building height of 14.85 meter and total built up area of 776.46 SMT on land bearing S.NO. 37/99/6, CTS No. 5580pt, at Village. Nagaon, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANI KUMAR
Date: 2024.11.25 19:55:55 IST
Reason: Approved Certificate
Designation : Assistant Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-45970
Application Number : BNMC/B/2400078
Proposal Number : 263567
Certificate Number : BNMC/B/2024/APL/00273



Scan QR code for verification of authenticity



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 263567

Proposal Code : BNMC-24-45970

Permit No. : BNMC/B/2024/APL/00273

Date : 25/11/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building. (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of stilt parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable) g) In present case, it will be mandatory to submit revised measurement plan TILR and accordingly it shall also be mandatory to submit latest updated Property Card for land under reference before start of work h) In present case, it will be necessary to submit no property tax is due on existing structures and No dues certificate from tax assessment department before start of work. i) In present case, it will be



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 263567

Proposal Code : BNMC-24-45970

Permit No. : BNMC/B/2024/APL/00273

Date : 25/11/2024

Building Name :	MIXED BUILDING(Mixed)	Floors :	GROUND FLOOR,1ST FLOOR,TYPICAL FLOOR 2ND TO 4TH FLOOR,LOWER GROUND
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To,

I)Shaikh Mumtaz Fatima Javed, Gulnaz Shoib Ahmed Momin, Shahnaz Abdul Maajid Momin,

LAND BEARING S.NO. 37/99/6 , CTS NO. 5580 PART,AT VILLAGE : NAGAON , TALUKA : BHIWANDI , DIST : THANE

II) Kiroja Shaikh (Structural Engineer)

Sir/Madam,

With reference to your application No **BNMC202400078**, dated **10-05-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **LAND BEARING S.NO. 37/99/6 , CTS NO. 5580 PART AT VILLAGE : NAGAON , TALUKA : BHIWANDI , DIST : THANE**, Final Plot No. , Sector No. , Mouje **NAGAON** 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 274544
Proposal Code : BNMC-24-48324

Permit No. : BNMC/B/2024/APL/00227
Date : 14/10/2024



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

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Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 274544

Proposal Code : BNMC-24-48324

Permit No. : BNMC/B/2024/APL/00227

Date : 14/10/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building., (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of s parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a). Provision for recycling of Grey 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. b). 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. c) It will be mandatory for to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the certificate or plinth certificate whichever is earlier. d) Affidavits submitted along with proposal should be binding to applicant e) In present case, it will be mandatory to submit NO DUES certificate from tax assessment department before completion of plinth work. f) If any of the above mentioned terms and conditions is 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 MRTD Act 1966.

Signature valid

Digitally signed by AJAY HANUMANTHABLE
Date: 2024.10.14 16:21:31 IST
Reason: Approved Certificate
Designation : Assistant Engineer in Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-24-48324
Application Number : BNMC/B/2400096
Proposal Number : 274544
Certificate Number : BNMC/B/2024/APL/00227



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 274544
Proposal Code : BNMC-24-48324

Permit No. : BNMC/B/2024/APL/00227
Date : 14/10/2024

Building Name : AARAF HEIGHTS(Residential) Floors : GROUND FLOOR PLAN,1ST TO 4TH FLOOR PLAN TYPICAL

To,

i)Nimesh Shah, Milan Shah,

ON LAND BEARING S.NO. 73/82/3/4, (OLD S.NO. 73 AND 82/3 AND PLOT NO.4), CTS NO. 55, AT VILLAGE NAIGAON TAL. BHIWANDI DIST -THANE.

ii) Arshadahmed Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400096**, dated **28-06-2024** for the grant of sanction of 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. 73/82/3/4, (OLD S.NO. 73 AND 82/3 AND PLOT NO.4), CTS NO. 55**, Final Plot No. -, Sector No. -, Mouje **NAGAON** situated at Road / Street **9**, 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 UDPR. 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 UDPR,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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



76

Revised Building Permit No - 285357
Proposal Code : BNMC-24-ENTRY-65774

Permit No. : BNMC/RB/2024/APL/00016
Date : 29/10/2024

Reference:- Building Permission No. : 3869

Approval date : 02/12/2021

Building Name : M K Arcade (Mixed) Floors :	GROUND FLOOR,FIRST FLOOR,SECOND THIRD FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR
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To,

- i)Riyaz Muqeemuddin Azmi,shaikh Shah Alam Serajuddin,
BHIWANDI C.T.S. NO. 9286
ii) Jalaluddin Ansari (Engineer)

Sir/Madam,

With reference to your application No RBNMC202400113, dated 17-08-2024 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. C.T.S.No. 9286, Final Plot No. , Sector No. -, Mouje Bhiwandi 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 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 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. 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1458973
Proposal Code : BNMC-24-ENTRY-13534

Permit No. : BNMC/RB/2024/APL/00013
Date : 25/11/2024

Approved 881.50 + Now Prop. 741.14 SMT) and building height 22.95 meter on land bearing S.NO. 99/14/1, Plot No. 5, C.T.S. No.7160 at Village. Nagaon, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANTHABLE
Date: 2024.11.25 20:03:14 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-ENTRY-13534
Application Number : RBNMC/202400133
Proposal Number : 1458973
Certificate Number : BNMC/RB/2024/APL/00013



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



75

Revised Building Permit No - 1458973
Proposal Code : BNMC-24-ENTRY-13534

Permit No. : BNMC/RB/2024/APL/00013
Date : 25/11/2024

Reference:- Building Permission No. : 443
Approval date : 14/02/2022

Building Name : RESIDENTIAL(Residential) Floors : GROUND FLOOR,FIRST FLOOR,SECOND TO SEVENTH FLOOR

To,
i) Abrar Haroon Khan,
NAGAON S.NO. 99,PLOT NO.5 AND C.T.S. 7160
ii) Waheed Ahmad Ansari (Engineer)

Sir/Madam,

With reference to your application No **RBNMC202400133**, dated **12-09-2024** 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 5, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S.No. 99,Plot No. 5 and CTS No. 7160**, Final Plot No. -, Sector No. -, Mouje **Nagaon** 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 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 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. 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. 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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 279663
Proposal Code : BNMC-24-ENTRY-61478

Permit No. : BNMC/RB/2024/APL/00019
Date : 02/12/2024

Bhiwandi, Dist. Thane h) In present case, it will be mandatory to submit Fire Lift NOC before occupation certificate i) If any of the above mentioned terms and conditions is 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 AJAY HANUMANTHAR
Date: 2024.12.02 18:29:22 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-ENTRY-61478
Application Number : RB/2024/00019
Proposal Number : 279663
Certificate Number : BNMC/RB/2024/APL/00019



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 279663

Permit No. : BNMC/RB/2024/APL/00019

Proposal Code : BNMC-24-ENTRY-61478

Date : 02/12/2024

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 occupancy certificate 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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building, (S) 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, (T) In case of a parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue, (W) 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, (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. d) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier. (if applicable) e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) In present case, this permission supersedes previous permission No.1423, dated 17/05/2022 issued by BNMC. g) In present case this permission is for Mix Use (Residential + Commercial) Building (Ground/ stilt +7TH Floor), and total built up area of 944.95 SMT (Pre. Approved 566.64 + Now Prop. 378.31 SMT) and building height of 23.70 meter, on land bearing C.T.S. No. 4558pt at Village. Nizampur, Tal.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 279663
Proposal Code : BNMC-24-ENTRY-61478

Permit No. : BNMC/RB/2024/APL/00019
Date : 02/12/2024

Reference:- Building Permission No. : B.P NO/10/2022-2023/1423

Approval date : 17/05/2022

Building Name :	SUNSHINE(Mixed) Floors :	GROUND FLOOR,FIRST SECOND THIRD FOURTH FLOOR,FIFTH SIXTH SEVENTH FLOOR
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To,

i) Ruffi Murtuza Kharbe, Mujeeb Sharfuddin Bardi, Mehrunnisa Mujib Bardi, Kainat Mujib Bardi,
CTS NO 4558PT. ,4562PT.,4295PT. AT VILLAGE NIZAMPUR, BHIWANDI, DIST. THANE.

ii) Atif Kungle (Engineer)

Sir/Madam,

With reference to your application No RBNMC202400100, dated 22-07-2024 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. C.T.S 4558pt.,4562pt.,4295pt., Final Plot No. -, Sector No. -, Mouje NIZAMPUR, BHIWANDI situated at Road / Street 6.00, 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 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 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. 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1473652
Proposal Code : BNMC-24-ENTRY-08563

Permit No. : BNMC/RB/2024/APL/00020
Date : 03/12/2024

17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of still parking shown in approved plan should be used for that purpose only and it cannot be enclosed. (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate. (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public Interest litigation no.3 of 2023 Interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable) g) In present case, it shall be binding on applicant to submit revised Environment NOC within 6 months as per the affidavit dated 28/11/2024 submitted by the applicant. h) In present case, it shall be binding on applicant, to take appropriate precautions to insure that the 12.00 meter wide internal road remains permanently open for public use. i) In present case, terms and conditions mentioned in Environment Clearance certificate dated 25/08/2023 shall be binding on permission holder. j) In present case, terms and conditions mentioned in Revised Provisional Fire NOC dated 13/05/2024 shall be binding to applicant. k) In present case, this permission supersedes previous permission No. 3854, dated 30/11/2021 issued by BNMC. l) In present case, it shall be binding on applicant to submit 7/12 extract of land bearing S. no. 5/85/2 by correcting the remark in the Other Right column of the said 7/12 extract within one year from the date of issuance of this certificate. m) In present case, mechanical tower parking & stack parking have been proposed in accordance with the parking and accordingly, it shall be binding on applicant to make arrangement of mechanical tower parking & Stack parking before occupation Certificate as per the affidavit dated 28/11/2024 submitted by the applicant. n) In present case, it shall be binding on applicant to submit certificate from Geo- Technical Engineer along with certificate from structural engineer as per Reg. No. 6.12 of UDCPR within 6 months from the issuance of the CC. o) In present case this permission is for Mix Use (Residential + Commercial) Building No. 3 (Wing A, C) (Ground/ stillt +28TH Floor) having building height 90.15 meter, (Wing B, E) (Ground/ stillt +27TH Floor) having building height 87.15 meter, (Wing D) (Ground/ stillt +26TH Floor) having building height 84.15 meter, and total built up area of 81447.88 SMT (Pre. Approved 65212.78 + Now Prop. 16235.10 SMT), on land bearing S.NO. 5/85/2 (Old S. No. 85/2, S.No. 5pt) Plot No. (1 to 32) at Village, Nagaori, Tal. Bhiwandi, Dist. Thane, If any of the above mentioned terms and conditions is 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 ASHWINI K. KADAM
Date: 2024.12.03 11:11:37
Personal Approved Certificate
Certificate: Ashwin K. Kadam
Certificate Issued by: Bhiwandi-nizampur Municipal Corporation
Proposal Code: BNMC-24-ENTRY-08563
Approval Number: BNMC/24/00020/2024
Proposal Number: 1473652
Certificate Number: BNMC/24/00020/2024/APL/00020



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1473652
Proposal Code : BNMC-24-ENTRY-08563

Permit No. : BNMC/RB/2024/APL/00020
Date : 03/12/2024

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 within 6 months 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. LIR 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.
14. Areas/ditches 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 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; (B) 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 (if applicable) (C) 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; (D) 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; (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open; (F) Construction materials should be kept in own premises and not on public roads; (G) 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; (H) 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; (I) Fly ash bricks and materials based on it should be used in the proposed construction; (J) 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; (K) It will be mandatory for 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 Occupation Certificate; (L) 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); (M) 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; (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khani required for excavation of the foundation of the building; (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site; (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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.



Bhivandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1473652
Proposal Code : BNMC-24-ENTRY-08563

Permit No. : BNMC/RB/2024/APL/00020
Date : 03/12/2024

Reference:- Building Permission No. : 3854
Approval date : 30/11/2021

Building Name :	WING A(Mixed)	Floors :	GROUND FLOOR,1ST FLOOR,2ND FLOOR,3RD 5TH 9TH 11TH 13TH 15TH 18TH 21ST 23RD AND 25TH FLOOR,4TH 6TH 8TH 10TH 14TH 16TH 18TH 20TH 24TH AND 26TH FLOOR, REFUGE LEVEL ON 7TH 17TH AND 27TH FLOOR, REFUGE LEVEL ON 12TH AND 22ND FLOOR, 28TH FLOOR
Building Name :	WING B(Mixed)	Floors :	GROUND FLOOR,1ST FLOOR,2ND FLOOR,3RD 5TH 9TH 11TH 13TH 15TH 18TH 21ST 23RD AND 25TH FLOOR,4TH 6TH 8TH 10TH 14TH 16TH 18TH 20TH 24TH AND 26TH FLOOR, REFUGE LEVEL ON 7TH 17TH AND 27TH FLOOR, REFUGE LEVEL ON 12TH AND 22ND FLOOR
Building Name :	WING C(Mixed)	Floors :	GROUND FLOOR,1ST FLOOR,2ND FLOOR,3RD 5TH 9TH 11TH 13TH 15TH 18TH 21ST 23RD AND 25TH FLOOR,4TH 6TH 8TH 10TH 14TH 16TH 18TH 20TH 24TH AND 26TH FLOOR, REFUGE LEVEL ON 7TH 17TH AND 27TH FLOOR, REFUGE LEVEL ON 12TH AND 22ND FLOOR, 28TH FLOOR
Building Name :	WING D(Mixed)	Floors :	GROUND FLOOR,1ST FLOOR,2ND FLOOR,3RD 5TH 9TH 11TH 13TH 15TH 18TH 21ST 23RD AND 25TH FLOOR,4TH 6TH 8TH 10TH 14TH 16TH 18TH 20TH 24TH AND 26TH FLOOR, REFUGE LEVEL ON 7TH 17TH FLOOR, REFUGE LEVEL ON 12TH AND 22ND FLOOR
Building Name :	WING E(Mixed)	Floors :	GROUND FLOOR,1ST FLOOR,2ND FLOOR,3RD 5TH 9TH 11TH 13TH 15TH 18TH 21ST 23RD AND 25TH FLOOR,4TH 6TH 8TH 10TH 14TH 16TH 18TH 20TH 24TH AND 26TH FLOOR, REFUGE LEVEL ON 7TH 17TH AND 27TH FLOOR, REFUGE LEVEL ON 12TH AND 22ND FLOOR

To,
i) Glacier Dwellings Llp, shahdab Niyaz Shaikh,
NAGAON S.NO. 5/85/2(OLD S.NO.85/2, S.NO.5PT. PLOT NO.1 TO 32)
ii) Alim Fouzi (Engineer)

Sir/Madam,

With reference to your application No RBNMC202400152, dated 27-11-2024 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. 5/85/2(Old S.No. 85/2, S.No. 5pt. Plot No. 1 to 32). Final Plot No. , Sector No. -, Mouje Nagaon situated at Road / Street Nagaon 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.

Building Permit No - 1458549

Proposal Code : BNMC-23-112507

Permit No. : BNMC/B/2024/APL/00270

Date : 27/12/2024

issuance of the construction commencement certificate or plinth certificate whichever is earlier. (f) If applicable g) In present case, it will be mandatory to submit Fire Lift NOC before occupation certificate. h) In present case, it will be mandatory to submit revised sanad as per area of property card before occupation certificate. k) In present case this permission is for Residential Building No. 1, Row house no. 1 to 9 (Ground/ stilt +2nd Floor), Building No. 2, Row house no. 10 to 16 (Ground/ stilt +2nd Floor), and total built up area of 1968.38 SMT and building height of 9.30 meter (on land bearing CTS No. 3951/2 at Village, Nizampur, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANTH KADLE
 Date: 2024.12.27 15:22:09 IST
 Reason: Approved Certificate
 Destination: /usr/bin/openssl
 Location: Bhilwadi-Nagpur Municipal Planning
 Project Code: BNMPC-2024/040011
 Application Number: BNMPC/2024/040011
 Proposal Number: 145549
 Certificate Number: BNMPC/2024/APL00270



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation.

Scan QR code for verification of authenticity.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1458549

Permit No. : BNMC/B/2024/APL/00270

Proposal Code : BNMC-23-112507

Date : 27/12/2024

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. (A) 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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, (T) In case of still parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue, (W) 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, (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR, (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 Interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1458549
Proposal Code : BNMC-23-112507

Permit No. : BNMC/B/2024/APL/00270
Date : 27/12/2024

Building Name :	MANNAT	
RESIDENCE BLDG Floors :	GROUND FLOOR,FIRST FLOOR ,SECOND FLOOR	
1(Residential)		
Building Name :	MANNAT	
RESIDENCE BLDG Floors :	GROUND FLOOR,FIRST FLOOR ,SECOND FLOOR	
2(Residential)		

To,

- i) Tanveer Ahmad Shakeel Ahmad, Memon Akhtar Issa, Mohammed Idrees Abdul Azeez, Taibani Imran Ismail,
ON LAND BEARING CTS.NO. 3951/2, AT VILLAGE BHIWANDI , TALUKA BHIWANDI , DIST - THANE.
ii) Mr Ravish Rehman (Engineer)

Sir/Madam,

With reference to your application No BNMC202400011, dated 10-09-2024 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. CTS.NO. 3951/2, Final Plot No. -, Sector.No. -, Mouje BHIWANDI 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



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 283480

Proposal Code : BNMC-24-10567

Permit No. : BNMC/B/2024/APL/00271

Date : 27/12/2024

before start or work on the site. j) In present case this permission is for Residential Building, (stilt +7TH Floor), total built up area of 1308.70 SMT and building height of 23.50 meter (on land bearing CTS No. 4053/A, S. no. 72/2pt, 72/3pt, 72/4pt, at Village. Nizampur, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANTH
Date: 2024.12.27 15:12:23 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-10567
Application Number : BNMC/B/2400013
Proposal Number : 283480
Certificate Number : BNMC/B/2024/APL/00271



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 283480
Proposal Code : BNMC-24-10567

Permit No. : BNMC/B/2024/APL/00271
Date : 27/12/2024

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of still parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDPCR. (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable) g) In present case, it will be mandatory to submit Fire Lift NOC before occupation certificate. h) In the present case as per the letter dated 12/07/2024 issued by Deputy Superintendent of Land Records, Bhiwandi, it will be mandatory to submit latest revised measurement plan before plinth intimation. i) In present case, it will be necessary to submit No dues certificate from tax assessment department of BNMC



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 283480
Proposal Code : BNMC-24-10567

Permit No. : BNMC/B/2024/APL/00271
Date : 27/12/2024

Building Name : RK
MANSSION(Residential) Floors : GROUND FLOOR,1ST TO 7TH FLOOR TYPICAL

To,

i)Riyaz Ahmed Mehdi Hasan Khan,

ON LAND BEARING S.NO. 72/2 , 72/3 , 72/4 & 26/1 , PLOT NO. 3 AT VILLAGE NIZAMPUR, TALUKA BHIWANDI , DIST -
THANE.

ii) Mr Ravish Rehman (Engineer)

Sir/Madam,

With reference to your application No BNMC202400013, dated 08-08-2024 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 3, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. S.NO. 72/2 , 72/3 , 72/4 AND 26/1, Final Plot No. -, Sector No. -, Mouje NIZAMPUR 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.
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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1478951
Proposal Code : BNMC-24-111365

Permit No. : BNMC/B/2024/APL/00287
Date : 24/12/2024

g) In present case, it will be necessary to submit No dues certificate from tax assessment department of BNMC before start of work. h) In present case this permission is for Residential Building (Ground/ still + 3RD Floor), total built up area of 493.19 SMT and building height of 11.55 meter on land bearing C.T.S. No. 4020/4021/12, S. No. 32/1, 98/A, 32/4 at Village. Nizampur, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANTH
Date: 2024.12.24 15:46:17 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location : Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-111365
Application Number : BNMC/B/2024/APL/00287
Proposal Number : 1478951
Certificate Number : BNMC/B/2024/APL/00287



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

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Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1478951
Proposal Code : BNMC-24-111365

Permit No. : BNMC/B/2024/APL/00287
Date : 24/12/2024

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. To obtain all the necessary NOC/permission from any other concern offices(both Central and State Government) is solely responsibility of owner. Such NOCs to be submitted to authority before while applying for occupancy certificate
17. Copies of agreements executed with occupants should be deposited prior to commencement of work.
18. (A)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, (B) 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 (if applicable) (C) 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, (D) 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, (E)The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F)Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building. (If applicable) (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (if applicable) (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
19. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of stilt parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (If applicable) (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V)The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X)This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. (If applicable) b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable)



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1478951
Proposal Code : BNMC-24-111365

Permit No. : BNMC/B/2024/APL/00287
Date : 24/12/2024

Building Name :	TARIQUE RESIDENCY(Residential)	Floors :	GROUND FLOOR,1ST FLOOR,2ND AND 3RD FLOOR
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To,
i)Farooqui Mohammad Tarique Yunus,
ON LAND BEARING CTS NO 4020/4021/12 AT VILLAGE :- NIZAMPUR, TALUKA:- BHIWANDI, DIST:- THANE
ii) Arshadahmed Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400175**, dated **18-12-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **LAND BEARING CTS NO 4020/4021/12**, Final Plot No. -, Sector No. -, Mouje **NIZAMPUR** situated at Road / Street **18**, 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 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.
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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1478581

Proposal Code : BNMC-24-30739

Permit No. : BNMC/B/2024/APL/00282

Date : 14/01/2025

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (if applicable) (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building, (S) 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, (T) In case of still parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (if applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue, (W) 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, (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UD CPR, (Y) 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. Information Board to be displayed at site till Occupation Certificate, (Z) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority, a) Provision for recycling of Grey 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, b) 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, (c) As per guidelines from Environment and Climate 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, (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site, e) In present case, Affidavits submitted along with proposal should be binding to applicant, f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier, (if applicable) g) In present case, it will be mandatory to submit Fire NOC before start of work as per the notarized affidavit submitted by the applicant dated on 17/12/2024, h) In present case, it will be mandatory to submit TILR verification before start of work, i) In present case, the construction of mechanized parking is proposed, so the construction of the said mechanized parking should be completed before the



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1478581
Proposal Code : BNMC-24-30739

Permit No. : BNMC/B/2024/APL/00282
Date : 14/01/2025

Building Name :	BUILDING A(Mixed) Floors :	GROUND FLOOR,1ST FLOOR,2ND FLOOR,3RD 4TH 5TH 6TH FLOOR
Building Name :	BUILDING B(Mixed) Floors :	GROUND FLOOR,1ST FLOOR,2ND FLOOR,3RD 4TH 5TH 6TH FLOOR

To,

i) M/s Shreeji Developers, Dhanji Devraj Patel , Mansukh Teja Patel, Ramesh Kasturchand Jain Tejawat, Lakshya Ramesh Tejawat,

S. NO. 73/3PT, 80/16/A, AT VILLAGE TEMGHAR, TALUKA BHIWANDI, DIST. THANE.

ii) Abdul Maajid (Architect)

Sir/Madam,

With reference to your application No BNMC202400174, dated 17-12-2024 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. S.NO. 73/3pt ,80/16/A AT TEMGHAR , TALUKA BHIWANDI , DIST THANE, Final Plot No. , Sector No. , Mouje BHIWANDI situated at Road / Street 18, 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1472783
Proposal Code : BNMC-23-ENTRY-59233

Permit No. : BNMC/RB/2024/APL/00021
Date : 17/01/2025

previous permission No. 2375, dated 03/08/2019 issued by BNMC. m) In present case, it will be mandatory for applicant to implement provision for Grey Water Treatment Plant before occupation certificate. n) In present case, it will be mandatory for applicant to establish a dedicated Solid waste management system before occupation certificate. o) In present case, the construction of mechanized parking is proposed, so the construction of the said mechanized parking should be completed before the occupation certificate as per the affidavit submitted by the applicant dated on 13/11/2024. p) In present case this permission is for Mix Use (Residential + Commercial) Building (Ground/ stilt +15TH Floor), and total built up area of 8597.01 SMT and building height of 49.95 & 48.60 meter on land bearing S. No. 110/8/B/1, 110/8/B/2, 110/8/A/2, (Old S. no. 110/8pt) and 110/12/1 (Old S. no. 110/12) at Village. Temghar, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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.



Scan QR code for verification of authenticity.

Signature valid

Digitally signed by AJAY HANUMANTHABLE
Date: 2025.01.17 15:31:34 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-23-ENTRY-59233
Application Number : RBNMC-23-ENTRY-59233
Proposal Number : 1472783
Certificate Number : BNMC/RB/2024/APL/00021

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1472783
Proposal Code : BNMC-23-ENTRY-59233

Permit No. : BNMC/RB/2024/APL/00021
Date : 17/01/2025

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. (A) 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) Fly ash bricks and materials based on it should be used in the proposed construction, (H) 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, (I) It will be mandatory for 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, (J) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (K) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (L) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (if applicable) (M) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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, (N) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building, (O) 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, (P) In case of tilt parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (Q) In the present case payment of conversion tax in accordance with the proposed use submitted and Sanad of revenue authority will be submitted before occupancy certificate, (if applicable)
17. (R) 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. (S) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. (T) 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. Information Board to be displayed at site (U) Occupation Certificate. (U) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction, (if applicable). g) In present case, it will be necessary to submit No dues certificate from tax assessment department of BNMC within 2 months from the issuance of permission. h) In present case, terms and conditions mentioned in Provisional Fire NOC dated 12/06/2024 shall be binding to applicant. i) In present case, it will be mandatory to submit revised (latest) measurement plan (T.I.L.R.) according to the present situation of the plot, within 2 months from the issuance of permission as per the notarized affidavit submitted by the applicant dated 19/11/2024. j) In present case, it will be necessary to submit revised fire NOC within 2 months from the issuance of permission, as per the notarized affidavit submitted by the applicant dated on 19/11/2024. k) In present case, it is necessary to handover the area affected under 18.00 meter wide road (104.68 SMT) to BNMC through register transfer deed and reflection of the name of (BNMC) on 7/12 extract to be submit before occupation certificate. l) In present case, this permission supersedes



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1472783
Proposal Code : BNMC-23-ENTRY-59233

Permit No. : BNMC/RB/2024/APL/00021
Date : 17/01/2025

Reference:- Building Permission No. : 2375

Approval date : 03/08/2019

Building Name :	A(Mixed)	Floors :	GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,TYPICAL 5TH TO 7TH AND 9TH TO 12TH AND 14TH TO 15TH FLOOR,REFUGE 8TH AND 13TH FLOOR
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To,

i)L M Realty, Keval Shubhash Shah, Rushek Nirmal Sottany, Rupesh Laxman Mhatre,
S.NO -110/8 PT. AND 110/12PT.

ii) Sushil Somani (Architect)

Sir/Madam,

With reference to your application No RBNMC202400158, dated 23-11-2024 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 - 110/8/A/2, 110/8/B/1,110/8/B/2,110/12/1, Final Plot No. -, Sector No. , Mouje TEMGHAR situated at Road / Street 18, Society L M REALTY . 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 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 of the project before completion of the building and documents to that effect 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. 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



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



83

Building Permit No - 1479292

Permit No. : BNMC/B/2024/APL/00285

Proposal Code : BNMC-24-116059

Date : 17/01/2025

Building Name : S S RESIDENCY(Residential)	Floors : GROUND FLOOR,FIRST TO FOURTH FLOOR
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To,

i) Shaikh Saquib Ayyub, Momin Saquib Yaar Mohammed,

PROPOSED RESIDENTIAL BUILDING NO.1(GROUND + 4TH FLOOR), ON LAND BEARING C.T.S. NO. 2135/P, AT VILLAGE BHIWADNI, TALUKA-BHIWANDI, DISTRICT- THANE

ii) Jawwad Patel (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400176**, dated **19-12-2024** for the grant of sanction of 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. **CTS NO-2135(PT)**, Final Plot No. -, Sector No. -, Mouje **BHIWANDI** 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 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.
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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1477584

Proposal Code : BNMC-24-99737

Permit No. : BNMC/B/2024/APL/00286

Date : 17/01/2025

g) In present case, it will be necessary to submit No dues certificate from tax assessment department of BNMC before start of work. h) In present case, as per the Gift Deed submitted by the applicant, it will be necessary to update the names of owner on property card within two months. g) In present case, plot no 22 and plot no 25 as it is proposed to be combined plot, so it will be necessary for applicant to submit amalgamated property card before completion of plinth work. g) In present case, if any dispute arises in future regarding Power of Attorney and Gift Deed by the applicant then it will be the sole responsibility of applicant and land owner to resolve the same as per the affidavit submitted by the applicant and land owner dated 20/12/2024 or else said permission will be revoke. k) In present case this permission is for Residential Building (Ground/ stilt + 4TH Floor Part) having building height of 14.80 meter and total built up area of 1750.91 SMT on land bearing S. No. 32/1, 3, 4 & 98/A/5, CTS no. 4021/22, 4021/4054/25 at Village. Nizampur, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANTHAR
Date: 2025.01.17 15:34:51 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code: BNMC-24-99737
Application Number: BNMC/B/2400169
Proposal Number: 1477584
Certificate Number: BNMC/B/2024/APL/00286



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1477584
Proposal Code : BNMC-24-99737

Permit No. : BNMC/B/2024/APL/00286
Date : 17/01/2025

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building. (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of still parking shown in approved plan should be used for that purpose only and It cannot be enclosed, (If applicable) (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. (If applicable) b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable)



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



84

Building Permit No - 1477584

Proposal Code : BNMC-24-99737

Permit No. : BNMC/B/2024/APL/00286

Date : 17/01/2025

Building Name :	SHIBLA DEVELOPERS LLP(Residential)	Floors :	GROUND FLOOR,1ST TO 3RD FLOOR,4TH FLOOR
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To,

i) M/s Shibla Developers Llp, Shaikh Afzal Jamaluddin, Sharfuddin Mohammad Vcp, Ansari Taufeequeahmad Hameed Ahmad,
PLOT NO. 22 AND 25 S.NO. 32/1, 3, 4 AND 98/A/5 C.T.S NO. 4021/22 AND 4021/4054/25 AT VILLAGE NIZAMPUR, TAL-
BHIWANDI, DIST. THANE 421302.

ii) Waheed Ahmad Ansari (Engineer)

Sir/Madam,

With reference to your application No BNMC202400169, dated 13-12-2024 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 Plot No. 22 AND 25, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. S.NO. 32/1, 3, 4 AND 98/A/5 C.T.S No. 4021/22 AND 4021/4054/25, Final Plot No. -, Sector No. , Mouje NIZAMPUR situated at Road / Street 9.00, 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 281329
Proposal Code : BNMC-24-09692

Permit No. : BNMC/B/2024/APL/00272
Date : 10/02/2025

meter on land bearing C.T.S. No. 3959/12/B at Village. Nizampur, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANTH
Date: 2025.02.10 19:02:45 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-24-09692
Application Number : BNMC/24/400012
Proposal Number : 281329
Certificate Number : BNMC/B/2024/APL/00272



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 281329

Proposal Code : BNMC-24-09692

Permit No. : BNMC/B/2024/APL/00272

Date : 10/02/2025

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of stilt parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its Issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UD CPR. (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable) g) In present case, it will be mandatory to submit Fire Lift NOC before occupation certificate. h) In present case, it will be necessary to submit No dues certificate from tax assessment department of BNMC before start of work on site. i) In present case this permission is for Mix Use (Residential + Commercial) Building (Ground/ stilt +7TH Floor), and total built up area of 2553.46 SMT and building height of 23.95



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 281329
Proposal Code : BNMC-24-09692

Permit No. : BNMC/B/2024/APL/00272
Date : 10/02/2025

Building Name : QAMAR RESIDENCY(Mixed)	Floors : GROUND FLOOR,1ST TO 7TH TYPICAL FLOOR
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To,

i)Kazi Farhan Haneef, Qurratulain Ravish Dhuru, Kazi Rafeel Hanif,

ON LAND BEARING C.T.S. NO. 3951/12-B AT VILLAGE NIZAMPUR , TALUKA BHIWANDI , DIST - THANE.

ii) Mr Ravish Rehman (Engineer)

Sir/Madam,

With reference to your application No BNMC202400012, dated 29-07-2024 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. C.T.S. NO. 3951/12-B, Final Plot No. -, Sector No. -, Mouje NIZAMPUR 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1466732
Proposal Code : BNMC-24-73066

Permit No. : BNMC/B/2024/APL/00281
Date : 12/02/2025

completed before the occupation certificate as per the affidavit submitted by the applicant dated 07/12/2024. i) In present case, it shall be binding on applicant to demolish existing structure before start of work and rehabilitate the existing tenements/tenants. j) In present case this permission is for Residential Building (Ground +2ND Floor), total built up area of 613.39 SMT and building height of 9.00 meter on land bearing CTS.NO. 346/1pt, 346/2pt, 346/3pt, 346/4pt, 347/1pt, at Village. Bhiwandi, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANI, DN: cn=AJAY HANUMANI, o=BNMC, ou=BNMC, email=ajay.hanumani@bnmc.org, c=IN
Date: 2025.02.12 19:14:34 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-24-73066
Application Number : BNMC/2400151
Proposal Number : 1466732
Certificate Number : BNMC/B/2024/APL/00281



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 1466732
Proposal Code : BNMC-24-73066

Permit No. : BNMC/B/2024/APL/00281
Date : 12/02/2025

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building, (S) 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, (T) In case of stilt parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (If applicable) (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue, (W) 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, (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UD CPR, (Y) 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, Information Board to be displayed at site till Occupation Certificate, (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority, a) Provision for recycling of Grey 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, b) 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, (c) As per guidelines from Environment and Climate 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, (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site, e) In present case, Affidavits submitted along with proposal should be binding to applicant, f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable) g) In present case, if any dispute arises in future regarding the ownership and possession of land then it will be the sole responsibility of applicant to resolve the same as per the affidavit submitted by the applicant dated 07/12/2024 or else said permission will be revoke, h) In present case, the construction of mechanized parking is proposed, so the construction of the said mechanized parking should be



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1466732
Proposal Code : BNMC-24-73066

Permit No. : BNMC/B/2024/APL/00281
Date : 12/02/2025

Building Name :	HEENA RESIDENCY(Residential)	Floors :	GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,TERRACE FLOOR
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To,
i) Shaikh Rizwan Ikramuddin,
C.T.S NO. 346/1(P), 346/2(P), 346/3(P), 346/4(P) & 347/1(P) AT VILLAGE BHIWANDI, TAL-BHIWANDI, DIST. THANE-421302
ii) Waheed Ahmad Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202400151**, dated **17-10-2024** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **S.NO. 346/1(P), 346/2(P), 346/3(P), 346/4(P), 347/1(P)**, Final Plot No. , Sector No. , Mouje **BHIWANDI** situated at Road / Street **03**, 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.
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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 280472

Proposal Code : BNMC-24-10462

Permit No. : BNMC/B/2024/APL/00283

Date : 10/02/2025

up area of 2183.11 SMT and building height of 23.90 meter on land bearing S. No. 50/5/9 at Village. Temghar, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANTH
Date: 2025.02.10 12:53:00 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code: BNMC-24-10462
Application Number: BNMC-24-10462
Proposal Number: 280472
Certificate Number: BNMC/B/2024/APL/00283



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 280472

Proposal Code : BNMC-24-10462

Permit No. : BNMC/B/2024/APL/00283

Date : 10/02/2025

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (if applicable) (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (if applicable) (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building, (S) 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, (T) In case of stilt parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (If applicable) (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue, (W) 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, (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDPR, (Y) 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. Information Board to be displayed at site till Occupation Certificate, (Z) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority, a) Provision for recycling of Grey 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, (if applicable) b) 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, (c) As per guidelines from Environment and Climate 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, (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site, e) In present case, Affidavits submitted along with proposal should be binding to applicant, f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable) g) In present case, it will be mandatory to submit Fire Lift NOC before occupation certificate, h) In present case, the construction of mechanized parking is proposed, so the construction of the said mechanized parking should be completed before the occupation certificate, i) In present case this permission is for Mix Use (Residential + Commercial) Building (Ground/ stilt + 7TH Floor), total built



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 280472
Proposal Code : BNMC-24-10462

Permit No. : BNMC/B/2024/APL/00283
Date : 10/02/2025

Building Name :	ANAYA APARTMENT(Mixed)	Floors :	GROUND FLOOR, 1ST TO 7TH FLOOR TYPICAL
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To,

i) Mohammad Azeem Mohiuddin Shaikh,

ON LAND BEARING S.NO. 50/5/9 AT VILLAGE TEMGHAR, TALUKA BHIWANDI, DIST - THANE.

ii) Mr Ravish Rehman (Engineer)

Sir/Madam,

With reference to your application No BNMC202400014, dated 25-07-2024 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. S.NO. 50/5/9, Final Plot No. -, Sector No. -, Mouje TEMGHAR 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 UDPR. 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 within 6 month from the commencement certificate.
8. All the provision mentioned in UDPR, 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1482623
Proposal Code : BNMC-24-87397

Permit No. : BNMC/B/2025/APL/00291
Date : 14/02/2025

g) In present case, it is proposed to amalgamate some portion of land of previously sanctioned plot no 2 and 3, therefore it shall be mandatory for the applicant to submit latest and original 7/12 extract and TILR map certified from competent authority reflecting the proposed plot area and boundary of the plot as per the proposed amalgamation before completion of plinth work on site. h) In present case this permission is for Mix Use Building (Ground/ stilt +3RD Floor), having building height of 12.87 meter and total built up area of 809.036 SMT on land bearing S. No. 90/4/C/3pt, 90/4/C/3/1pt at Village. Nagaon, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANI, DN: cn=AJAY HANUMANI, o=BNMC, ou=BNMC, email=ajay.hanumani@bnmc.gov.in, c=IN
Date: 2025.02.14 17:54:29 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code: BNMC-24-87397
Application Number: BNMC/B/2400156
Proposal Number: 1482623
Certificate Number: BNMC/B/2025/APL/00291



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 1482623
Proposal Code : BNMC-24-87397

Permit No. : BNMC/B/2025/APL/00291
Date : 14/02/2025

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. To obtain all the necessary NOC/permission from any other concern offices(both Central and State Government) is solely responsibility of owner. Such NOCs to be submitted to authority before while applying for occupancy certificate
17. Copies of agreements executed with occupants should be deposited prior to commencement of work.
18. (A)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, (B) 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 (if applicable) (C) 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, (D) 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, (E)The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F)Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
19. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of stilt parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (if applicable) (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V)The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X)This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR. (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. (If applicable) b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) In present case, Affidavits submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable)



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1482623
Proposal Code : BNMC-24-87397

Permit No. : BNMC/B/2025/APL/00291
Date : 14/02/2025

Building Name : ABUBAKAR(Mixed) Floors : GROUND FLOOR PLAN,FIRST SECOND THIRD FLOOR

To,

i)Mohammad Ayoob, Abdul Qayyum Abu Shahma , Abdul Latif Abu Shahma , Abdul Muttalib Habibullah Khan , Amanatullah Hafiz Waqeel Shaikh, Hafiz Ahsan Hafiz Waqeel Shaikh ,

SR. NO. 90/4/C/3/1(P) & 90/4/C/3(P), PLOT NO 2 & 3 OF VILLAGE NAGAON, TALUKA BHIWANDI, DIST. THANE

ii) Shazaib Khan (Architect)

Sir/Madam,

With reference to your application No **BNMC202400156**, dated **02-01-2025** 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 **Plot No. 2 & 3**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **Sr.No. 90/4/C/3/1(P) & 90/4/C/3(P)**, Final Plot No. , Sector No. -, Mouje **NAGAON** situated at Road / Street **9.00**, 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.
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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1456780
Proposal Code : BNMC-23-ENTRY-66308

Permit No. : BNMC/RB/2024/APL/00018
Date : 20/02/2025

will be mandatory to submit Fire Lift NOC before occupation certificate. h) In present case, this permission supersedes previous permission No. 6831, dated 05/03/2020 issued by BNMC. i) In present case, it shall be binding on the applicant to handover the plot area affected by the said Sanctioned / Draft reservation to BNMC, without any hindrance. j) It shall be binding on the applicant to obtain OC also for built-up area 69.49 SMT (i.e. 2nd Floor -flat no. 3 and 4) at the time of issuance of full occupancy certificate. k) In present case this permission is for Mix Use Building type B (Commercial + Residential) (Ground/ stilt +7th Floor), and total built up area of 3400.70 SMT (Pre. Approved 2121.55 + Now Prop. 1279.15 SMT) on land bearing S.NO. 42/2pt, 21/1pt, CTS No. 3951/9pt, at Village. Nizampur, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANUMANI, DN: cn=AJAY HANUMANI, o=BNMC, ou=BNMC, email=ajay.hanumani@bnmc.gov.in, c=IN
Date: 2025.02.20 19:28:11 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-23-ENTRY-66308
Application Number : RB/2024/APL/00018
Proposal Number : 1456780
Certificate Number : BNMC/RB/2024/APL/00018



Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1456780
Proposal Code : BNMC-23-ENTRY-66308

Permit No. : BNMC/RB/2024/APL/00018
Date : 20/02/2025

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 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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,
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building, (S) 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, (T) In case of still parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue, (W) 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, (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR, (Y) 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. Information Board to be displayed at site till Occupation Certificate, (Z) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority, a) Provision for recycling of Grey 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, b) 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, (c) As per guidelines from Environment and Climate 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, (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site, e) In present case, Affidavits submitted along with proposal should be binding to applicant, f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier.(If applicable) g) In present case, it



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1456780
Proposal Code : BNMC-23-ENTRY-66308

Permit No. : BNMC/RB/2024/APL/00018
Date : 20/02/2025

Reference:- Building Permission No. : 6831

Approval date : 05/03/2020

Building Name :	TAHIR RESIDENCY(Mixed)	Floors :	GROUND FLOOR,1ST FLOOR PLAN,2ND FLOOR PLAN,3RD FLOOR PLAN,4TH FLOOR PLAN,5TH FLOOR PLAN,6TH AND 7TH FLOOR PLAN
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To,

- i) Mrs Aklima Mohammad Tahir Falke,
S.NO. 14/2PT,21/1PT,C.T.S. NO. 3951/9PT.
ii) Mr Ravish Rehman (Engineer)

Sir/Madam,

With reference to your application No **RBNMC202400092**, dated **30-08-2024** 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. 14/2PT,21/1PT, C.T.S.NO.3951/9PT.**, Final Plot No. -, Sector No. -, Mouje **NIZAMPUR** situated at Road / Street **12**, 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.
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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1490184
Proposal Code : BNMC-22-ENTRY-72169

Permit No. : BNMC/RB/2025/APL/00022
Date : 25/02/2025

(Ground/Stilt + 19TH Floor) total built up area of 26652.43 SMT (Pre. Approved 19991 SMT + Now Prop. 6661.43 SMT) on land bearing S. No. 120/4pt, 120/8, 121/2, 121/3, 134/9/3pt, 134/10pt, 162/1 at Village. Kamtghar, Tal. Bhiwandi, Dist. Thane If any of the above mentioned terms and conditions is 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 AJAY HANJUMBLE
Date: 2025.02.25 19:07:45 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-22-ENTRY-72169
Application Number : RB/2025/00011
Proposal Number : 1490184
Certificate Number : BNMC/RB/2025/APL/00022



Scan QR code for verification of authenticity:

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,





Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1490184
Proposal Code : BNMC-22-ENTRY-72169

Permit No. : BNMC/RB/2025/APL/00022
Date : 25/02/2025

17. (A) 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, (B) 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 (if applicable) (C) 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, (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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, (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building, (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (if applicable) (Q) According to the order issued In Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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) 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, (T) In case of still parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (if applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue, (W) 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, (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDCPR, (Y) 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. Information Board to be displayed at site till Occupation Certificate, (Z) In the development permission reserved land/amenity space/road widening land (if any) is to be handed over to the authority, a) Provision for recycling of Grey 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, b) 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 occupancy certificate, (c) As per guidelines from Environment and Climate 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, (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site, e) In present case, Affidavits submitted along with proposal should be binding to applicant, f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier, (if applicable) g) In present case, the construction of mechanized parking is proposed, so the construction of the said mechanized parking should be completed before the occupation certificate, h) In present case, it will be mandatory to submit revised TILR and latest updated 7/12 extract issued by competent authority for the land under reference within 7 months from the issuance of this permission, i) In present case, terms and conditions mentioned in Environment Clearance certificate dated 03/01/2025 shall be binding on applicant, j) In present case, this permission supersedes previous permission No. 485, dated 16/02/2022 issued by BNMC, k) In present case this permission is for Residential Building Type A (Ground + 2ND Floor), Building Type B (Ground + 7TH Floor), Building Type C (Ground + 2ND Floor), Building Type D (Ground/Stillt + 19TH Floor), Building Type E



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1490184
Proposal Code : BNMC-22-ENTRY-72169

Permit No. : BNMC/RB/2025/APL/00022
Date : 25/02/2025

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 within 6 months 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. 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. 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 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, (B) 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 (if applicable) (C) The applicant should use the planned building as per the approval and if any other use is made of 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. (D) 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. (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open. (F) Construction materials should be kept in own premises and not on public roads. (G) 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. (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction. (J) 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. (K) It will be mandatory for 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. (L) 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). (M) 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. (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building. (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (if applicable) (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1490184
Proposal Code : BNMC-22-ENTRY-72169

Permit No. : BNMC/RB/2025/APL/00022
Date : 25/02/2025

Reference:- Building Permission No. : B.P.NO./123/2021-2022 /485/16/02/2022
Approval date : 16/02/2022

Building Name :	SKYCITY BUILDING A(Residential)	Floors :	GROUND FLOOR,FIRST FLOOR,SECOND FLOOR
Building Name :	SKYCITY BUILDING B(Residential)	Floors :	STILT FLOOR PLAN,TYPICAL FIRST FLOOR TO SEVENTH FLOOR PLAN
Building Name :	SKYCITY BUILDING C(Residential)	Floors :	GROUND FLOOR PLAN,FIRST FLOOR PLAN,SECOND FLOOR PLAN
Building Name :	SKYCITY BUILDING D(Residential)	Floors :	GROUND PART AND STILT PART FLOOR PLAN,1ST TO 7TH AND 9TH TO 12TH AND 14TH TO 17TH AND 19TH TYPICAL FLOOR PLAN,8TH AND 13TH AND 18TH REFUGE FLOOR PLAN
Building Name :	SKYCITY BUILDING E(Residential)	Floors :	GROUND PART AND STILT PART FLOOR PLAN,1ST TO 7TH AND 9TH TO 12TH AND 14TH TO 17TH AND 19TH TYPICAL FLOOR PLAN,8TH AND 13TH AND 18TH REFUGE FLOOR PLAN

To,

- i) Ms Sunrise Realtors Partner Mr Pradeep Laxminarayan Lakhotia, Ms Sunrise Realtors Partner Mr Dinesh Somchand Gada ,
BUILDINGS ON LAND BEARING S.NOS. 121/2, 121/3, 162/1, 120/4 PART, 120/8, 134/9/3 PART, & 134/10 PART, VILLAGE-
KAMATGHAR, TALUKA- BHIWANDI, DIST-THANE.
- ii) Wasiq Nakhuda (Architect)

Sir/Madam,

With reference to your application No RBNMC202500011, dated 03-02-2025 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949 , to carry out development work / Building on Plot No NA, City Survey No./Survey No./Revenue S.No./Khasra No./Gui No. S.NOS. 121/2, 121/3, 162/1, 120/4 PART, 120/8, 134/9/3 PART, 134/10 PART, Final Plot No. -, Sector No. -, Mouje KAMATGHAR situated at Road / Street 18M, Society SKY CITY . 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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1491743
Proposal Code : BNMC-23-55211

Permit No. : BNMC/RB/2025/APL/00023
Date : 25/02/2025

submitted along with proposal should be binding to applicant. f) It will be mandatory to deposit the amount of labour cess in the present case to the Municipal Corporation as per the current annual market value ready reckoner rate within one year of the issuance of the construction commencement certificate or plinth certificate whichever is earlier. (If applicable) g) In present case, it will be mandatory to submit Fire NOC before OC h) In present case, in future if proposed draft DP road of 24 meter width is sanctioned by the government then it shall be binding to the applicant to handover the area affected by 24 meter proposed DP road of 77.51 SMT to the BNMC without any hindrance. i) In present case, this permission supersedes previous permission no. BNMC/B/2024/APL/00198, dated 28/03/2024 issued by BNMC. j) In present case this permission is for Mix Use (Residential + Commercial) Building Type 1 (Ground/ stilt + 4TH Floor), Building Type 2 (Ground/ stilt + 1ST Floor), total built up area of 2768.24 (Pre. Approved 1678.82 + Now Prop. 1096.42 SMT) on land bearing S. No. 49/1PT, 130/0(plot no 7) and S.No. 49/1pt, 94/2pt (plot no 8) CTS NO. 4372PT at Village. Bhiwandi, Tal. Bhiwandi, Dist. Thane . k) It shall be binding on applicant to submit revised TILR map from the competent authority within 6 months from the issuance of this permission. If any of the above mentioned terms and conditions is 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.



Scan QR code for verification of authenticity.

Signature valid

Digitally signed by AJAY HANUMANTH
Date: 2025.02.25 19:13:57 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-23-55211
Application Number : RB/2025/000013
Proposal Number : 1491743
Certificate Number : BNMC/RB/2025/APL/00023

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1491743

Proposal Code : BNMC-23-55211

Permit No. : BNMC/RB/2025/APL/00023

Date : 25/02/2025

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. 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 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, (B) 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 (if applicable) (C) 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. (D) 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, (E) The marginal distance shown in the proposed construction map should be available on the actual site and the spaces should be kept permanently open, (F) Construction materials should be kept in own premises and not on public roads, (G) 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, (H) 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. (I) Fly ash bricks and materials based on it should be used in the proposed construction, (J) 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, (K) It will be mandatory for 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, (L) 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), (M) 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, (N) Protective mesh should be provided during construction work around the building for protection, safety and pollution purpose (O) It shall be compulsory to pay to the revenue authority, if necessary, the possession of the Guan Khanij required for excavation of the foundation of the building. (P) It is compulsory to provide education facility to the eligible out-of-school children of the workers working at the project site, (if applicable) (Q) According to the order issued in Hon. High Court Public Interest Litigation No. 213/2013, if there are more than 200 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.
17. (R) It will be mandatory to install CCTV system at the construction site for Recording the inside the buildings as well as the road in front of the building. (S) 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. (T) In case of stilt parking shown in approved plan should be used for that purpose only and it cannot be enclosed, (U) In the present case evidence of payment of conversion tax in accordance with the proposed use will be necessary to submit before commencement and Sanad revenue authority will be submitted before occupancy certificate, (If applicable) (V) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue. (W) 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. (X) This permission does not entitle you to develop the land which does not vest in you. This permission is being issued as per the provisions of UDPR. (Y) 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. Information Board to be displayed at site till Occupation Certificate. (Z) In the development permission reserved land/amenity space/road widening land (If any) is to be handed over to the authority. a) Provision for recycling of Grey 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. b) 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. (c) As per guidelines from Environment and Climate 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. (d) As per Suo Motu public interest litigation no.3 of 2023 interim order dtd. 6/11/2023, it is mandatory to follow guidelines for air pollution mitigation at construction site. e) In present case, Affidavits



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1491743
Proposal Code : BNMC-23-55211

Permit No. : BNMC/RB/2025/APL/00023
Date : 25/02/2025

Reference:- Building Permission No. : BNMC/B/2024/APL/00198
Approval date : 28/03/2024

Building Name :	BUILDING 1(Mixed) Floors :	GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR
Building Name :	BUILDING 2(Mixed) Floors :	GROUND FLOOR,FIRST FLOOR

To,

i)Poah Arif Abdul Samad Shaikh,

CTS NO. 4372PT, (S.NO. 49/1PT, 130/0, PLOT NO. 7 AND 49/1PT, 94/2PT, PLOT NO. 8) AT VILLAGE-NIZAMPUR, TAL-BHIWANDI

ii) Taufiq Ahmad Momin (Architect)

Sir/Madam,

With reference to your application No RBNMC202500013, dated 08-02-2025 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949, to carry out development work / Building on Plot No 7 and 8, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. CTS NO. 4372pt, (S.NO. 49/1pt, 130/0, Plot No. 7 and 49/1pt, 94/2pt, plot No. 8) AT VILLAGE-NIZAMPUR, TAL-BHIWANDI, Final Plot No. -, Sector No. , Mouje NIZAMPUR situated at Road / Street 18, 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 within 6 months 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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1478184
Proposal Code : BNMC-24-120421

Permit No. : BNMC/B/2025/APL/00303
Date : 28/03/2025

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)

Signature valid

Digitally signed by AJAY HANUMANTHAR
Date: 2025.03.28 17:57:59 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-120421
Application Number : BNMC/B/2025/APL/00303
Proposal Number : 1478184
Certificate Number : BNMC/B/2025/APL/00303



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity:



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1478184
Proposal Code : BNMC-24-120421

Permit No. : BNMC/B/2025/APL/00303
Date : 28/03/2025

Building Name : STORAGE BUILDING(Industrial)	Floors : GROUND FLOOR
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To,

- i) Thomahalli Sapphire Private Limited , Nishant Jain,
S.NO. 15/1/A1PT, 15/1/A3,15/2,27/1/APT,27/3PT,27/4PT, 27/6/1,27/6/2, 27/7, 29/1, 29/2, 29/3PT, 30/1PT, 30/5PT POGAON
TAL. BHIWANDI DIST. THANE.
- ii) Kailas Marathe (Engineer)

Sir/Madam,

With reference to your application No BNMC202400170, dated 16-12-2024 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. S.NO. 15/1/A1pt, 15/1/A3,15/2,27/1/Apt,27/3pt,27/4pt, 27/6/1,27/6/2, 27/7, 29/1, 29/2, 29/3pt, 30/1pt, 30/5pt , Final Plot No. -, Sector No. -, Mouje POGAON 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 within 6 months 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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1506124
Proposal Code : BNMC-25-06786

Permit No. : BNMC/B/2025/APL/00309
Date : 06/05/2025

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 HANUMANI, DN: cn=AJAY HANUMANI, o=BNMC, ou=BNMC, email=ajay.hanuman@bnmc.gov.in, c=IN
Date: 2025.05.06 18:41:40 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code: BNMC-25-06786
Application Number: BNMC-25-06786
Proposal Number: 1506124
Certificate Number: BNMC/B/2025/APL/00309



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1506124
Proposal Code : BNMC-25-06786

Permit No. : BNMC/B/2025/APL/00309
Date : 06/05/2025

Building Name : SILVER STONE(Mixed)	Floors : GROUND FLOOR,1ST FLOOR,2ND AND 3RD FLOOR
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To,

- i) Shaikh Mohammed Irfan Abdus Salam, Kalim Salim Ansari, Javed Farooque Ansari, Maaz Nisar Momin,
ON LAND BEARING CTS NO. 4150 AT VILLAGE NIZAMPUR, TAL. BHIWANDI, DIST - THANE.
ii) Arshadahmed Ansari (Engineer)

Sir/Madam,

With reference to your application No BNMC202500032, dated 01-04-2025 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. CTS NO 4150, Final Plot No. -, Sector No. -, Mouje NIZAMPUR situated at Road / Street 18, 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 within 6 months 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. 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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1498765
Proposal Code : BNMC-23-102937

Permit No. : BNMC/B/2025/APL/00307
Date : 14/05/2025

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 HANUMANI SHARMA
Date: 2025.05.14 13:19:31 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-23-102937
Application Number : BNMC/2400058
Proposal Number : 1498765
Certificate Number : BNMC/B/2025/APL/00307



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

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Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1498765

Permit No. : BNMC/B/2025/APL/00307

Proposal Code : BNMC-23-102937

Date : 14/05/2025

Building Name :	MIXED PRAPOSAL(Mixed)	Floors :	GROUND FLOOR,FIRST SECOND THIRD FLOOR
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To,

i)Poah Momin Azhar Shakir,

C.T.S.NO. 7691 PART, S. NO. 17/3/3 PART AT BHIWANDI, DIST -THANE.

ii) Kiroja Shaikh (Structural Engineer)

Sir/Madam,

With reference to your application No **BNMC202400058**, dated **05-03-2025** 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. **C.T.S.NO. 7691 Part, S. No. 17/3/3 Part** , Final Plot No. -, Sector No. -, Mouje **BHIWANDI** 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. 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.



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1511449
Proposal Code : BNMC-25-20015

Permit No. : BNMC/B/2025/APL/00315
Date : 20/05/2025



Scan QR code for verification of authenticity.

Signature valid

Digitally signed by AJAY HANUMANI, DN: cn=AJAY HANUMANI, o=BNMC, ou=BNMC, email=ajay.hanumani@bnmc.gov.in, c=IN
Date: 2025.05.20 15:31:23 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code: BNMC-25-20015
Application Number : BNMC/B/2025/APL/00315
Proposal Number : 1511449
Certificate Number : BNMC/B/2025/APL/00315

Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1511449
Proposal Code : BNMC-25-20015

Permit No. : BNMC/B/2025/APL/00315
Date : 20/05/2025

Building Name :	LAXMI NIWAS(Residential)	Floors :	GROUND FLOOR,FIRST AND THIRD FLOOR,SECOND FOURTH FIFTH AND SIXTH FLOOR,SEVENTH FLOOR
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To,

- i) Ramesh Buchaiah Vadiyalam, Jyotsna Sandeep Ghosalkar,
PLOT NO. 17 ,N.A. LAND BEARING S.NO.42/1& 67/1, C.T.S NO. 3330 (PT) AT VILLAGE BHIWANDI, TAL - BHIWANDI,
ii) Adeeb Khot (Engineer)

Sir/Madam,

With reference to your application No BNMC202500043, dated 24-04-2025 for the grant of sanction of 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. PLOT NO. 17 ,S.NO.42/1& 67/1, C.T.S NO. 3330 (PT) AT VILLAGE BHIWANDI, TAL - BHIWANDI, Final Plot No. -, Sector No. -, Mouje BHIWANDI situated at Road / Street 15, 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 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.
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)



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1500857
Proposal Code : BNMC-24-123877

Permit No. : BNMC/B/2025/APL/00313
Date : 21/05/2025

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 HANUMANTH
Date: 2025.05.21 19:29:23 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-24-123877
Application Number : BNMC/B/2025/APL/00313
Proposal Number : 1500857
Certificate Number : BNMC/B/2025/APL/00313



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

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Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1500857
Proposal Code : BNMC-24-123877

Permit No. : BNMC/B/2025/APL/00313
Date : 21/05/2025

Building Name : ARBISHA APARTMENT(Mixed)	Floors : GROUND FLOOR,FIRST TO SEVENTH FLOOR
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To,

i)M/s Arbisha Construction, Shad Mansoor Dhang, Abdul Rahim Abdul Karim Achrekar, Ansari Badruddin Mohammad Siddique,

RESIDENTIAL (G+7) BUILDING OVER LAND BEARING S.NO. 92/2 (PT) & 46/3 (PT) AND CTS NO. 4357(PT) & 4358(PT) AT VILLAGE NIZAMPUR,TAL-BHIWANDI.

ii) Faisal Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202500028**, dated **13-03-2025** 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. 92/2 (pt) & 46/3 (pt) and CTS NO. 4358(PT) & 4359(PT) AT VILLAGE NIZAMPUR,TAL-BHIWANDI.** , Final Plot No. -, Sector No. -, Mouje **NIZAMPUR** situated at Road / Street **12**. 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 UDPR. 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 within 6 month from the commencement certificate.
8. All the provision mentioned in UDPR,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



Bhiwandi-nizampur Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1510408
Proposal Code : BNMC-24-94453

Permit No. : BNMC/B/2025/APL/00317
Date : 22/05/2025



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1510408
Proposal Code : BNMC-24-94453

Permit No. : BNMC/B/2025/APL/00317
Date : 22/05/2025

Building Name : RAFIQUE
HEIGHTS(Residential) Floors : GROUND FLOOR,FIRST TO THIRD FLOOR

To,

i)Poa Mohammad Sakib Mohammad Ayyub Ansari, Shafeeqe Ahmed Sayyad Ahmed Nizami,

DEVELOPMENT PERMISSION FOR RESIDENTIAL BUILDING ON LAND BEARING SURVEY NO.: C.TS.NO 2114 VILLAGE
: NAGAON TAL. BHIWANDI DIST. THANE

ii) Naseem Ansari (Engineer)

Sir/Madam,

With reference to your application No **BNMC202500010**, dated **21-04-2025** for the grant of sanction of 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. **CTS NO.2114**, Final Plot No. -, Sector No. -, Mouje **NAGAON** 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.
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 HANUMANI, DN: cn=AJAY HANUMANI, o=BNMC, ou=Bhiwandi-Nizampur Municipal Corporation, email=ajay.hanumani@bnmc.gov.in, c=IN
Date: 2025.05.22 19:19:08 IST
Reason: Approved Certificate
Designation: Assistant Engineer, Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-24-94453
Application Number : BNMC/B/2500010
Original Number : 424040



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1498270

Proposal Code : BNMC-23-25968

Permit No. : BNMC/RB/2025/APL/00025

Date : 28/05/2025

14. Authority will not supply water for construction.
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)

Signature valid

Digitally signed by AJAY HANUMANTH
Date: 2025.05.28 14:40:06 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-Nizampur Municipal Corporation
Project Code : BNMC-23-25968
Application Number : RBNMC/2023/00106
Proposal Number : 1498270
Certificate Number : BNMC/RB/2025/APL/00025



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 1498270

Proposal Code : BNMC-23-25968

Permit No. : BNMC/RB/2025/APL/00025

Date : 28/05/2025

Reference:- Building Permission No. : BNMC/B/2023/APL/00062

Approval date :

Building Name :	Fakih apartment (Mixed)	Floors :	Ground Floor,FIRST TO SIXTH FLOOR,SEVENTH FLOOR
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To,

- i)Alauddin Muqtar Ansari,
KARIWALI ROAD BHIWANDI
ii) Gilman Momin (Architect)

Sir/Madam,

With reference to your application No **RBNMC202300106**, dated **03-03-2025** for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **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. **3090(PT)**, Final Plot No. -, Sector No. , Mouje **GAURIPADA** situated at Road / Street **KARIWALI 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 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. 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. 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.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1513433
Proposal Code : BNMC-25-48800

Permit No. : BNMC/B/2025/APL/00312
Date : 28/05/2025

Signature valid

Digitally signed by AJAY HANUMANTRAO
Date: 2025.05.28 14:29:44 IST
Reason: Approved Certificate
Designation: Assistant Director Town Planning
Location: Bhiwandi-nizampur Municipal Corporation
Project Code : BNMC-25-48800
Application Number : BNMC/B/2025/APL/00312
Proposal Number : 1513433
Certificate Number : BNMC/B/2025/APL/00312



Assistant Director Town Planning,
Bhiwandi-nizampur Municipal Corporation,

Scan QR code for verification of authenticity.



Bhiwandi-nizampur Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 1513433
Proposal Code : BNMC-25-48800

Permit No. : BNMC/B/2025/APL/00312
Date : 28/05/2025

Building Name :	RESI AND COMM(Mixed)	Floors :	GROUND FLOOR,1ST 2ND 3RD 4TH 5TH 6TH FLOOR,7TH FLOOR,8TH FLOOR
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To,

- i) M/s Shreeji Enterprises, Abdul Monaf Zafrulla Khan, Monis Ahmad,
S.NO. 9/19/B AT VILLAGE TEMGHAR, TAL. BHIWANDI, DIST. THANE.
ii) Abdul Maajid (Architect)

Sir/Madam,

With reference to your application No BNMC202500048, dated 01-05-2025 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. 9/19/B, Final Plot No. -, Sector No. -, Mouje TEMGHAR situated at Road / Street 30, 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 within 6 months 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.
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)