



Mira Bhayandar Municipal Corporation

APPENDIX 'D-1'

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Name : A (BUILDING)

Building Use : Mixed Use

Name of PWork : A-1 (BUILDING)

Floor Name: BASEMENT FLOOR,GROUND FLOOR,FIRST FLOOR,SECOND FLOOR,THIRD FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,SEVENTH FLOOR,EIGHTH FLOOR,NINTH FLOOR,TENTH FLOOR,ELEVENTH FLOOR,TWELFTH FLOOR,THIRTEENTH FLOOR,TERRACE FLOOR

Building Name : B (PARKING TOWER)

Building Use : Residential Building

Name of PWork : B-1 (PARKING TOWER)

Floor Name: GROUND FLOOR,FIRST PARKING FLOOR,SECOND PARKING FLOOR,THIRD PARKING FLOOR,FOURTH PARKING FLOOR,FIFTH PARKING FLOOR,SIXTH PARKING FLOOR,SEVENTH PARKING FLOOR,EIGHTH PARKING FLOOR,NINTH PARKING FLOOR,TENTH PARKING FLOOR,TERRACE FLOOR

1. Road Width : 30.00 Mt.

2. Premium Area : 506.00 Sq Mt.

3. Ancillary Area : 1377.67 Sq Mt.

4. TDR Area : 0.00 Sq Mt.

5. Gross Plot Area : 1120.17 Sq Mt.

6. Existing built-up area: 0.00 Sq Mt.

7. Proposed built-up area : 3435.89 Sq Mt.

8. Total built-up Area : 3435.89 Sq Mt.

To,

Amir Raza Mustaq Qureshi (Owner)

**1st Floor, Madar Landmark, Near Hotel Amar Palace, N.H. 8,
Mira Road (E), Tal. & Dist. Thane - 401107.**

Sachin Jayprakash Indvatkar (Lic:CA/2003/32427) Architect

**Office No. 101, Moxa Shanti CHS., B - 13, Sector 11, Shanti
Nagar, Station Road, Opp. Jyoti Stationery, Mira Road (E),
Thane - 401107,**

Sir,

With reference to your application No. **MBMCB/7008/2023/0082/AutoDCR (V.P.No.MBMCB/7008/2024/APL/0013/AutoDCR)**, dated **07 December, 2023** for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, **Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporation Act,1949** to carry out development work / Building on **Plot No.:Old s. No 520, New S. No. 57, Hs. No. 1B(Plot No. 6), Village:Bhayander, Survey No.:Old s. No 520, New S. No. 57, Hs. No. 1H(Plot No. 5)**, the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : V.P.No.MBMCB/7008/2024/APL/0013/AutoDCR

Date : 13 August, 2024

Office Stamp. :

Yours faithfully,
Assistant Director Town Planning

OFFICE OF THE **Mira Bhayandar Municipal Corporation**

Building Permit No.: **MBMCB/7008/2024/APL/0013/AutoDCR**

Date: **13 August, 2024**

SANCTIONED

Signature of the Authority

Housiey.com

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 provisions 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. It shall be mandatory for the applicant or developer to complete the roads, drainage, sewers, and open space (RG) in the approved drawings as per the rules of the Municipal Corporation and keep the facility open for public use permanently.
15. The validity of this approval will last up to four years. However, if the work is not started within one year, the responsibility of the developer to renew the permission as per regulation 2.71 of the Consolidated Development Control Promotion Rules remains. Otherwise, the said approval shall be legally void automatically.
16. It shall be the responsibility of the developer/ sub developer, licensee, construction supervisor, architect/ consulting engineer, structural engineer, site supervisor to comply with the roles and responsibilities as mentioned in APPENDIX – C of UDCPR 2020.
17. An affidavit given by the developer regarding the ownership of the said premises and that there is no claim pending in court. If any inconsistency is found in this, the permission given will be revoked.
18. Regarding the ownership of the said place and the boundaries of the place, the developer will be fully responsible for the court claim and access road, and the Municipal Corporation will not be responsible for the same. Also, if any kind of inconsistency is found in this regard, the said permission will be considered cancelled.
19. It will be mandatory to arrange rainwater harvesting on site, to keep the system in operation with a separate over-tank and plumbing line, and to submit a certificate from the water supply department in this regard.
20. The construction of the septic tank in the space shown in the drawings shall be as per IS-2470.
21. Solar Water Heating System (Solar Water Heating System) of 100 liter capacity per flat or UDCPR Regulation No. before the occupancy certificate for the proposed building As per 13.2, it will be mandatory for us to install and operate a rooftop Photovoltaic (RTPV) System and submit the no-failure certificate from the Public Works Department.
22. As advised by the tree authority before issuing an occupancy certificate Per 100 sq. m., there will be two trees, as well as R.G., in the plot of 100 sq. m. It will be mandatory to plant five trees and submit an approval certificate from the tree authority department.
23. It will be mandatory to submit the final occupancy certificate after fulfilling the conditions of the provisional occupancy certificate from the fire department.
24. It will be mandatory to submit the final occupancy certificate after fulfilling the conditions of the provisional occupancy certificate from the fire department.
25. Under Section 263 of the Maharashtra Municipal Corporation Act, 1949, it will be mandatory for us to obtain an occupancy certificate.
26. A completion certificate and Occupancy Certificate will not be issued after the completion of the building unless the terms and conditions specified in the building permit are complied with. If the conditions are not fulfilled, a case will be registered against the developer under the Maharashtra Regional and Town Planning Act 1966 and the Maharashtra Municipal Corporation Act 1949, and further action will be taken.
27. While starting the construction of the building on the said site, it will be the sole responsibility of the developer, architect, structural engineer, and site supervisor to ensure that the surrounding buildings, constructions, and residents will not be disturbed due to the ancillary work of the construction or that there will be no loss of life or money, and the Municipal Corporation will not be responsible for the same.
28. It will be our obligation to set up and implement a bio-fertilizer production project of the required capacity for the residents of the said housing complex.
29. It will be mandatory for the developer of the proposal to install electric charging points for electric vehicles from a recognized organization in the proposed parking lot as shown in the drawings and to submit the certificate for the same before the occupancy certificate of the building.
30. It shall be mandatory to obtain permission from the concerned revenue authority and pay the necessary fee for earth filling or

excavation in the said place.

31. It will be the responsibility of the developer to obtain the necessary permits and approval certificates for the said site as per government directives.
32. Payment of Open land Tax will be mandatory for you in every financial year until the date of receipt of the Occupancy Certificate. Failure to pay tax will result in further legal action being taken against you.
33. Prior to the Occupancy Certificate, As per UDCPR it will be mandatory to construct and implement a sewage treatment and reuse project of the required capacity in the said place.
34. It is essential and mandatory to cover the construction area with a green net from the bottom to the height of the construction during the period from the commencement of the construction to the completion of the construction in the proposed area.
35. Right of way must be insisted from Main road to the said premises.
36. Sprinkler System must be installed in the said premises.
37. It is necessary to set up a system for cleaning the tires of the vehicles coming and going in the said proposed area.
38. The height at plinth shall not be less than 30cm above the surrounding ground level. In flooding area plinth shall be at least 45cm at HFL.
39. If ramp are provided in building slope not more than 1:8.
40. If stilt are proposed in building at least two sides Of the stilt shall be open and open stilt parking shall not be used for any purpose other than vehicle parking.
41. To maintained the light and ventilation as per clause 9.20.1 of UDCPR.
42. For building height above 30.0 m mechanical ventilation system shall be installed besides the provisions of minimum ventilation shafts.
43. Parapet walls height shall not be constructed less than 1.0 m and not more than 1.2 m.
44. Every building or group of building together shall be connected to a Drainage system.
45. To construct the stairways as per regulation no. 9.29.3 and 9.29.4 of UDCPR.
46. Fire lift constructed as per norms of UDCPR and NBC and fire protection requirements as per norms of fire Act-2006.
47. To establish a dedicated solid waste management system to treat 100% wet waste being generated in society buildings.
48. Provide Plinth level by PWD of MBMC Benchmark No.44 (TBM) RL-4.681m. Reservation No.170 Geeta Nagar Phase III .Mira Road
49. As per TILR Sub-division plan of said plot is not submitted Developer has given an affidavit on dated 10/01/2024 stating that they will submit the required TILR of Sub-division plan of said plot within 90 days post the permission is issued.
50. In this proposal 39.58 Sq.mt.Area of the said plot falls under 30 M. wide D.P.Road, Since developer has taken the benefit of that area in the form of FSI hence developers shall handover the area by deed of register by in the name of MBMC within 60 days from getting the permission
51. All the eligible tenants of the old building shall be re-accommodated in the redeveloped building and in this case, developer has submitted affidavit dt. 14/02/2024. which is binding on him regarding allotment of flats to eligible tenants.