



Mira Bhaindar Municipal Corporation APPENDIX 'D-1'

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Building Name : 1 (1 (SINDHUDURG CO.OP. SOC.))	Building Use : Residential
Name of PWork : 1-1 (1 (SINDHUDURG CO.OP. SOC.))	
Floor Name: GROUND PARKING FLOOR,FIRST PARKING FLOOR,SECOND PARKING FLOOR,THIRD PARKING FLOOR,FOURTH FLOOR,FIFTH FLOOR,SIXTH FLOOR,PARAPETWALLOUTLINE	

To,

Snehal Chandrashekhar Limaye (Lic:CA/2022/144946) Architect

Lilesh Bhaskar Kesarkar (Owner)

**E/215, Sindhudurg Co. Op. Hsg. Dr. Gunvantrai Trivedi Road,
Near Temba Hospital, Bhayandar W. Tal & Dist Thane.**

Sir,

With reference to your application No. **MBMCB/7008/2023/0001/AutoDCR (V.P.No.MBMCB/RD/2023/APL/0001/AutoDCR)**, dated **20 February, 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.:280/B, CTS No. :758/A/1, Survey No.:280/B**, 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. 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. 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. 16/11/2022 which is binding on him regarding allotment of flats to eligible tenants.
15. No due certificate of MBMC regarding water bill and others will need to submit after demolition of building.

Office No. :

Office Stamp. :

Date : 22/06/2023

Yours faithfully,

OFFICE OF THE **Mira Bhaingar Municipal Corporation**

Building Permit No.: **MBMCB/RD/2023/APL/0001/AutoDCR**

Date: **13 June, 2023**

SANCTIONED

Digitally signed by DILEEP PRABHAKARRAO GHEWARE
Date: 22 Jun 2023 17:39:16
Organization: Mira Bhaingar Municipal Corporation
Designation: Assitant Director Town Planning



Signature of the Authority