



Ambernath Municipal Council

APPENDIX 'D-1'

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Building Name : 1 (MEERA VISTARA)		Building Use : Mixed Use
Name of PWork : 1-1 (MEERA VISTARA)		
Floor Name:	GROUND FLOOR,UPPER STILT 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,FOURTEENTH FLOOR,FIFTEENTH FLOOR,TERRACE FLOOR	
1. Road Width : 18.00 Mt.	2. Premium Area : 1032.00 Sq Mt.	3. Ancillary Area : 3930.80 Sq Mt.
4. TDR Area : 2408.00 Sq Mt.	5. Gross Plot Area : 3440.00 Sq Mt.	6. Existing built-up area: 0.00 Sq Mt.
7. Proposed built-up area : 10397.05 Sq Mt.	8. Total built-up Area : 10397.05 Sq Mt.	

To,

M/S. SARASWATI INFRA THROUGH IT'S PARTNER AMIT C.
MORYANI & ALKA BHOIR THROUGH IT'S POA HOLDER M/S.
SARASWATI INFRA THROUGH IT'S PARTNER AMIT C.
MORYANI (Owner)

SURVEY NO 124/5A NEAR MEERA AVALON, BEHINF SHIV
MAINDAR, AMBERNATH (E)

IRISH DESIGN STUDIO THROUGH
AR. RISHIKESH ISHWAR CHAVAN (Lic:CA/2024/174800)
Architect

OMKARPRABHA APT., GR.FLR. OPP. VADAVLI MARKET, B
CABIN RD, AMBERNATH, (E)

Sir,

With reference to your application No. **ABNMCB/187/2024/0087/AutoDCR (New) (V.P.No.ABNMCB/0086/[P/C]/2025/AutoDCR)**, dated **03 February, 2025** for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, **1966 and Read with under section 189 of the MMC Act-1965** to carry out development work / Building on **Plot No.:CTS.NO. 9257(P),9259/2, MAUJE : AMBERNATH GAON, TAL: AMBERNATH, DIST : THANE, Village:GAON Ambernath, Survey No.:CTS.NO. 9257(P),9259/2, Pin Code:421501,** ,the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : AMC/TPD/BP/25-26/24

Date : 03 April, 2025

Office Stamp. :

OFFICE OF THE **Ambernath Municipal Council**
Building Permit No.: **ABNMCB/0086/[P/C]/2025/AutoDCR**
Date: **03 April, 2025**

SANCTIONED



Scan QR code for verification of authenticity.

Yours faithfully,
Chief Officer



Signature of the Authority

Terms and Condition :

1. This permission is issued vide powers delegated to Chief Officer by special planning authority MMRDA regarding development control and land use under section 151(3) of M.R.T.P.Act 1966.
2. The Land vacated in consequence of the enforcement of the set-back rule shall form part of the public street in future.
3. No new Building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate is granted by the Authority..
4. The Commencement Certificate / Building permit shall remain valid for a period of one year Commencing from the date of its issue if the works is not commenced within the valid period. The Commencement Certificate shall remain valid for 4 years in aggregate but shall have to be renewed every year.
5. This Permission does not entitle you to develop the land which does not vest in you.
6. This Permission is being issued as per the applicable provisions of Sanctioned UDCPR and it shall be binding on the Owner/ Developer.
7. A Board showing information about land detail, Approval, Rera Registration shall be displayed at site till the Completion / Occupation of the Building.
8. If reserved land / Amenity space / Area under D.P. Road is to be handed over the Authority, necessary transfer Deed shall be executed & registered in favor of the Authority.
9. Recycling of Gray Water, wherever applicable shall be completed before Completion of the whole Project.
10. Lift/ Elevator Operation License Certificate shall be Submitted while seeking Occupation Certificate.
11. Rules & Provisions of ordinance Dated- 05 Jan. 2017, published by Maharashtra Government Gazette, Revenue & Forest Department is binding upon the Applicant / Developer.
12. This Development Permission is being issued on the basis of Submitted Documents. Later, if it is found to be fake / false or misleading, the permission shall stand to be cancelled and Appropriate action should be initiated against the Developer / Owner.
13. It is binding upon the Applicant / Developer that the proposed Building on the Subjected land shall be constructed as per the Earthquake Resisting Design (IS 13920-1993 and other relevant code) prepared by qualified registered Structural Engineer.
14. The Septic Tank, if applicable, should be constructed as per the Approved Plans, and sewer drain pipe should be connected to the Municipal Sewer pipe at own expense with the prior permission of the Municipal Engineer.
15. While developing the sites, Existing Natural Storm Water drain or Nallah shall not be diverted or blocked without getting prior permission of the Authority.
16. If Proposed Development is obstructed by any existing Trees, Tree cutting permission shall be obtained from the Authority. Thereafter, cutting down of the Tree shall be done as per the condition mentioned therein.
17. Architectural Projection / Cornice/ Elevational Projection shown on the Plan, shall not be enclosed or should not be used for habitation under any circumstances.
18. As suggested in the "Air Pollution Control Action Plan" of the Ambarnath Municipal Council, It is necessary to cover the Building Material such as Cement, sand etc. and in respect of controlling the dust arising out of moving of vehicles on the site, arrange water spraying point at the entry & exit gates as well as arrange water spraying on the wheels of the vehicles entering & existing of the Construction site. Non-compliance of these may lead to cancellation of Building Permission.