



Certificate No. 5159

THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/ COMMENCEMENT CERTIFICATE

मागील पानावर नमुद नुसार

V. P. No. एस०५/०२१८/२२ TMC / TDD 4229/22 Date : 19/10/2022
To, Shri / Smt. मे. शशि देशमुख अॅण्ड असो. (Architect)
Shri मे. ध्रुव वुलन मिल्स प्रा. लि. (मालक) (Owners)

With reference to your application No. ५०९२ dated २९.०९.२२ for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. वरील प्रमाणे in village चितळसर मानपाडा Sector No. ५ Situated at Road / ~~Street~~ घोडबंदर रोड S.No. / C. & T. No. / P. No. गट नं. २/२, २/५, ७/१ व ७/२

The development permission / the commencement certificate is granted 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 permissions is required to be obtained from any department of the State and Central Govt. under the provisions of any others laws / rules, it shall be binding on the owner / developer to obtain such permission from the concerned authority.
- 6) Necessary charges shall be paid to TMC as and when become due.
- 7) Necessary Permissions from Revenue Department required for Development of Land shall be taken as per Maharashtra Land Revenue Code & prevailing policies.
- 8) Thane Municipal Corporation shall not supply water for construction.
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach Road.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966

Yours faithfully,

मागे पहा...

Office No. _____

Office Stamp _____

Date _____

Issued _____

Municipal Corporation of
the city of Thane

I to R Permission

परवानगी फक्त

इमारत क्र. १ - स्टिल्ट + ३ मजले, इमारत क्र. २ - तळ / स्टिल्ट + १ ते ४१ मजले,
इमारत क्र. ३ - तळ / स्टिल्ट + १ ते ३५ मजले, इमारत क्र. ४ - तळ / स्टिल्ट + १ ते २ मजले
व इमारत क्र. ५ - तळ / स्टिल्ट + १ ते ८ मजले + ९ वा मजला (पार्ट)

सी.सी. फक्त

इमारत क्र. २ - तळ / स्टिल्ट + १ ते ११ मजले, इमारत क्र. ३ - तळ / स्टिल्ट + १ ते १० मजले,
इमारत क्र. ४ - तळ / स्टिल्ट + १ मजला व इमारत क्र. ५ - तळ / स्टिल्ट + १ ते ८ मजले + ९
वा मजला (पार्ट)

- 10) Permissions / clearances / NOCs from other Government department if any required, shall be obtained by the applicant at appropriate stages.
- 11) Structural designs as per I.S. Code No.1983 & 4326 and drawings from RCC consultant should be submitted before C.C. If not submitted.
- 12) Solar Water Heating System should be installed before applying for Occupation Certificate.
- 13) C.C.T.V. System shall be installed before applying for Occupation Certificate.
- 14) Rain Water Harvesting System should be installed before applying for Occupation Certificate.
- 15) Organic Waste composting system shall be installed before applying for Occupation Certificate.
- 16) All site safety arrangements to be made while construction phase.
- 17) It is mandatory to implement Vector Borne Disease action plan.
- 18) Initial CFO NOC needs to be submitted before applying for CC for building no. 1 & 5.
- 19) Information board to be displayed at site till Occupation Certificate.
- 20) 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 receipts / registered transfer deed along with change in name on record of rights shall be executed in the name of authority within 6 months from the C.C.
- 21) The proposed Building should be structurally designed by considering seismic forces as per I.S. Code No.1893 & 4326 and certificate of structural stability should be submitted at the stage of Plinth and Occupation Certificate.
- 22) Regularization for waste water treatment and recycling as per Government resolution dated 15th January 2016 is applicable and to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 23) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 24) Design drawings from Service consultant for storm water drainage & completion certificate must be submitted before applying for Occupation Certificate.
- 25) If the number of female labors on site are more than 10, then babysitting & other arrangements are to be provided for their children.
- 26) Boundary wall should be constructed before plinth Certificate.
- 27) Lift Certificate from PWD should be submitted before Occupation Certificate.
- 28) Letter box should be installed on Ground floor before Occupation Certificate.
- 29) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 30) NOC from environment department should be submitted before Commencement Certificate.

- 31) All the provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner / developer.
- 32) Developer shall make artificial ventilation provision for proposed ventilation shaft as per National Building Codes.
- 33) Tree, Water, Drainage & CFO NOC must be submitted before Occupation Certificate.
- 34) It shall be binding upon the owner/developer/POA to follow and abide by all the guidelines, rules and regulations issued by Central/State Government and TMC from time to time for prevention of COVID-19 pandemic.
- 35) Developer's Undertaking with respect to ULC shall be binding upon them.
- 36) Directive given by Maharashtra Pollution Control Board & State / Central Gov. about Construction of building for prevention of pollution will be binding on Developer.
- 37) काम सुरु करण्यापूर्वी बांधकामाने बाधीत वृक्ष तोडण्याबाबत वृक्ष विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
- 38) इमारत क्र. १ च्या प्रारंभ प्रमाणपत्रापूर्वी पार्किंगसाठी विद्युत वितरण कंपनीकडील नाहरकत दाखला सादर करणे आवश्यक.
- 39) इमारत क्र. १ च्या प्रारंभ प्रमाणपत्रापूर्वी नाल्यावर पुलाचे बांधकाम करणेबाबत स्टॉर्म वॉटर ड्रेनेज विभागाचा नाहरकत दाखला सादर करणे आवश्यक.
- 40) सुविधा भुखंडाकरीता प्रस्तावित १२.० मी. रुंदीच्या अंतर्गत रस्त्यावरून access (right of way) उपलब्ध करून देणे बंधनकारक राहिल.
- 41) कामगारांचे देणी प्रलंबित नसल्याबाबत देण्यात आलेल्या नाहरकत दाखल्यातील अटी व शर्ती भुखंडमालक यांचेवर बंधनकारक राहतील.
- 42) दाखल करण्यात आलेल्या right of way मधील अटी व शर्ती भुखंडधारक यांचेवर बंधनकारक राहतील.
- 43) भुखंडमालक यांनी वेळोवेळी दाखल केलेली हमीपत्रे त्याचेवर बंधनकारक राहतील.
- 44) गट नं. २/२ व २/५ ह्या भुखंडाचे गट नं. निहाय हद्द दर्शविणारा मोजणी नकाशा व गट नं. ७/१ व ७/२ या भुखंडाचा एकत्रीत हद्द कायम मोजणी नकाशा इमारत क्र. १ च्या सी.सी. पूर्वी दाखल करणे आवश्यक.
- 45) गट नं. १/४ ची हिस्सा नंबर नुसार हद्द दर्शविणारा मोजणी नकाशा इमारत क्र. १ च्या प्रारंभ प्रमाणपत्रापूर्वी सादर करणे आवश्यक.
- 46) इमारत क्र. १ च्या सी.सी. पूर्वी अस्तित्वातील इमारतीचा मालमत्ता कर व पाणी पुरवठा विभाग यांचे कडील थकबाकी नसल्याबाबतचा दाखला सादर करणे आवश्यक.

सावधान

"मजूर नकाशांनुसार बांधकाम न करणे तसेच विकास नियंत्रण विभागाकडून आवश्यक त्या परवानग्या न घेता बांधकाम करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दंडसंपादन युक्त आहे. त्यासाठी जास्तीत जास्त ३ वर्षे वेळ व रु. ५०००/- दंड होऊ शकतो "



मा. सहायक संचालक नगर रचना यांच्या मान्यतेनुसार,

Yours faithfully,

(मुनिह पायल)
कार्यकारी अभियंता
(शहर विकास विभाग)

Municipal Corporation of
the city of, Thane

१९/१०/२०२२