



**THANE MUNICIPAL CORPORATION**  
**(Regulation No.3 & 24)**  
**SANCTION OF DEVELOPMENT**  
**COMMENCEMENT CERTIFICATE**

VP No : **S06/0263/17**  
**Revised**

No : **TMC/TDD/3502/20**

Date : **6/11/2020**

**Building Details**

Building Name	: A (BUILDING)	Building Use	: Resi_Commercial
Name of PWork	: A-1 (BUILDING)		
Floor Name	: LOWER GROUND FLOOR, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, NINTH FLOOR, EIGHTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR		
Building Name	: 2 (CLUB HOUSE)	Building Use	: Resi_Commercial
Name of PWork	: 2-1 (CLUB HOUSE)		
Floor Name	: LOWER LEVEL FLOOR, UPPER LEVEL FLOOR		

To,

**Subhash Vasant Gupte ( CA/80/5667 )**

**(Architect)**

**SHRI JAGDISH KANHAIYALAL KHETVANI, SHRI SHAILESH (Owner)**

**GOPAL PURANIK, M/S. SAI PUSH P ENTERPRIZES, SMT.**

**ANUBAI PANDURANG BHOIR, SMT. ANUSAYABAI**

**PANDURANG BHOIR, SHRI HARISHCHANDRA PANDURANG**

**BHOIR, SMT. SALUBAI KISAN, SHRI. JAYVANT**

**PANDARINATH BHOIR, SHRI. ANANTA PANDARINATH**

**BHOIR, SHRI. SANDIP PANDARINATH BHOIR, SMT.**

**NEERABAI PANDARINATH BHOIR, SMT. ANUSAYABAI**

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**PANDURANG BHOIR, SMT. ANUSAYABAI PANDURANG**

**BHOIR, SHRI HARISHCHANDRA PANDURANG BHOIR, SMT.**

**SALUBAI KISAN, SHRI. JAYVANT PANDARINATH BHOIR,**

**SHRI. ANANTA PANDARINATH BHOIR, SHRI. SANDIP**

**PANDARINATH BHOIR, SMT. NEERABAI PANDARINATH**

**BHOIR, SHRI. DHEERAJ POPATLAL SHAH, SHRI. MUKESH**

**POPATLAL DEDHIA, SMT. ANITA VILAS THAKARE, SMT.**

**JAYASHREE KASHINATH BHOIR, SHRI. PANKAJ**

**KASHINATH BHOIR, SMT. MALATI SAWALARAM MADHVI,**

**SHRI. MANGESH KASHINATH BHOIR, SHRI. VINAYAK**

**PADMAKAR BHOIR, SMT. SANTUBAI KASHINATH BHOIR,**

**SMT. CHANDRABHAGA MARUTI PATIL, SHRI. DWARKA**

**HANUMANT CHAUDHARI, SHRI. MADHUKAR PADMAKAR**

**BHOIR, SMT. KAMALA VASUDEV BHOIR, SHRI. MILIND**

**VASUDEV BHOIR, SMT. MONIKA VASUDEV BHOIR, SHRI.**

**RAJESH VASUDEV BHOIR, SHRI. MAHESH KASHINATH**

**PATIL, SHRI. PRAJANKUMAR SHANTILAL TATED**

**M/S. SAI SHRADDHA DEVELOPERS & M/S. SAI PUSH**

**ENTERPRISES, M/S. SAI SHRADDHA DEVELOPERS & M/S.**

**SAI PUSH ENTERPRISES, M/S. SAI SHRADDHA**

**DEVELOPERS & M/S. SAI PUSH ENTERPRISES, M/S. SAI**

**SHRADDHA DEVELOPERS & M/S. SAI PUSH**

**ENTERPRISES, M/S. SAI SHRADDHA DEVELOPERS & M/S.**

**SAI PUSH ENTERPRISES, M/S. SAI SHRADDHA**

**DEVELOPERS & M/S. SAI PUSH ENTERPRISES, M/S. SAI**

**SHRADDHA DEVELOPERS & M/S. SAI PUSH**

**(Power of Attorney Holder)**

## ENTERPRISES

Sir,

**With reference to your application No. S06/0263/17 dated 4/9/2020 and development Permission No. TMC/TDD/3497/20 dated 5/11/2020 grant of Commencement under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No ..... in Sector: Sector 6,Village :- OWALA, THANE (W)., Survey No / H No. :- OLD SURVEY NO 108 & NEW S. NO.73/1,73/2,73/3,73/4,**

**73/5,73/7,73/8**

**, the Commencement 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 sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, 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) 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 and prevailing policies
- 8) Thane Municipal Corporation will not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 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 IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. if not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting system should be installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before commencement certificate & occupation certificate, if applicable.
- 20) Information Board to be displayed at site till Occupation Certificate.
- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate, if applicable.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
- 23) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15<sup>th</sup> Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 31) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.
- 32) 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.

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

**B : To be complied before Commencement Notice**

- 1 Testing of COVID-19, RT-PCR test of labours & staff must be done before starting of work
- 2 Approach road must be constructed in WBM before starting of work
- 3 Tree NOC must be submitted before CN
- 4 NOC From Public health officer, TMC regarding Vector Borne disease control action to be submitted before CN

**C : To be complied before Plinth Certificate**

- 1 Entry of Shri. Sudhakar Pandurang Patil on 7/12 extract of Old S.No.108/7 New S.No.73/7 must be deleted before applying for plinth
- 2 30.0 mt. wide D.P. Road should be developed without asking for any compensation before applying for plinth
- 3 NOC from complainant regarding complaint for Old. S.no.108/8, New S.No.73/8, should be submitted before plinth.

**D : To be complied before Occupation Certificate**

- 1 Revised MOEF order should be submitted before Commencement certificate of 19th floor
- 2 Sanad , Water NOC, Tree NOC & Drainage NOC must be submitted before applying for OC

**Conditions**

- 1 Conditions mentioned in Permission no. TMC/TDD/2407/17 Dt. 27/11/2017 will be binding upon developer.
- 2 Undertaking dt.15.10.2020 given by developer regarding EWS/LIG should be binding on them
- 3 Undertaking dt.22.10.2020 given by developer for Old S.No. 108/8, New S.No. 73/8 regarding ownership should be binding on them
- 4 Decision regarding NBWL/SBWL will be binding upon developer
- 5 Conditions mentioned in Permission no. TMC/TDD/3497/20 Dt.05/11/2020 will be binding upon developer.

Office No.....

Office Stamp.....

Date :- 6/11/2020

Document certified by  
Ramkrishna R Kolhe  
<kolherr@gmail.com>

Name : Ramkrishna R Kolhe  
Designation : EE  
Date : 06-Nov-2020 18:42:52  
Organization : Government of  
Maharashtra  
Certificate No : FA274501/ECB5  
Permission No :

**Thane Municipal Corporation.**