



Thane Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



Building Permit No - 252993
Proposal Code : TMCB-24-04496

Permit No. : TMCB/B/2024/APL/01004
Date : 22/03/2024

| | | | |
|-----------------|--------------------------------------|----------|--------------|
| Building Name : | OFFICE 1 CNG PUMP(Petrol Pump) | Floors : | GROUND FLOOR |
| Building Name : | OFFICE 2 PETROL PUMP(Petrol Pump) | Floors : | GROUND FLOOR |

To,

i) Aatish Uday Munde,

PROPOSED BUILDING ON PLOT BEARING S NO.7 H.NO. 8 AND 10 AT VILLAGE DAWALE, THANE

ii) Ismail Sakte (Architect)

Sir/Madam,

With reference to your application No **TMCB202400154**, dated **21-03-2024** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949**, to carry out development work / Building on Plot No --, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **7/10,7/8**, Final Plot No. --, Sector No. **11**, Mouje **DAWALE** situated at Road / Street **45**, Society -. 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 UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. 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 receipt, registered transfer deed alongwith change in name on record of rights 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 prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
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. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
13. To obtain all the necessary NOC/permission from any other concern offices(both Central and State Government) is solely responsibility of owner. Such NOCs to be submitted to authority before while applying for occupancy certificate



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14. Petrol pump permission subjected to condition to acquire NOC of Chief controller of explosives
15. Authority will not supply water for construction.
16. 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.
17. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
18. 1. NOC From CFO, Water dept., Storm water drainage dept., Drainage dept. Structural stability certificate & Sanad shall be submitted before applying for OC.
19. 2. Conditions mentioned in approval from Chief Controller of explosive dated 14.09.2023 and 29.11.2023 and conditions mentioned in CFO NOC. dated 11.01.2024 shall be binding on the developers. 3. Conditions mentioned in lease agreement dated 13.03.2023 shall be binding on the developers/lease holders.

Signature Not Verified

Digitally signed by NFFN BABURAO YESUGADE
Date: 2024.03.22 18:10:11 IST
Reason: Approved Certificate
Location: Thane Municipal Corporation
Project Code : TMCB-24-04496
Application Number : TMCB/02400154
Proposal Number : 252993
Certificate Number : TMCB/B/2024/APL/01004



Deputy City Engineer,
Thane Municipal Corporation,

Scan QR code for verification of authenticity.

