



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

VP No : **S04/0159/19 NEW**

No : **TMC/TDD/3347/20**

Date : **23/1/2020**

Building Details

Building Name : BLDG 1 (WING A) Name of PWork : BLDG 1-1 (WING A)	Building Use : Resi_Commercial
Building Name : BLDG 1 (WING B) Name of PWork : BLDG 1-1 (WING B)	Building Use : Resi_Commercial
Building Name : CLUB HOUSE (1) Name of PWork : CLUB HOUSE-1 (1)	Building Use : Resi_Commercial
Building Name : COMM (BLDG) Name of PWork : COMM-1 (BLDG)	Building Use : Resi_Commercial

To,

Anil Hassanand Jagwani (CA/2001/27699)

(Architect)

**MANSUK SHAH, SACHIN MIRANI, MANSUK SHAH, SACHIN
MIRANI**

(Owner)

(Power of Attorney Holder)

Sir,

With reference to your application No S04/0159/19 dated 25/7/2019 development permission / grant of commencement certificate 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 4, Village :- CHITHALSAR MANPADA, Survey No / H No. :- 59A,16A/1/1,59A/2A, development permission/the Commencement Certificate is granted subject to the following conditions.

ASSISTANT
SUK SHAH, SACH
Jassanand Jagwa

BLDG 1 (WING A)
BLDG 1-1 (WING A)
STILT FLOOR, FIRST FL
FLOOR, FIFTH FLOOR,
NINTH FLOOR, TENTH
THIRTEENTH FLOOR,
BLDG 1 (WING B)
BLDG 1-1 (WING B)
STILT FLOOR, FIRST
CLUB HOUSE (1)
CLUB HOUSE-1
GROUND FLOOR
COMM (BLDG)
COMM-1 (BLC)
GROUND FL

39/19 NEW

THANE MUNICIPAL
(Regulation of
SANCTION OF
PERMISSION
No: TMC



- 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 15th 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.

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

A : To be complied before Commencement Certificate

- 1 Conditions mentioned in the NOC obtained from NBWL, NOC obtained from the SGNP ESZ Monitoring Committee as well as MoEF NOC shall be binding upon the Developer.
- 2 Orders issued by Maharashtra Pollution Control Board to avoid pollution during the construction activity as well as following of instructions from Government/Central Government for the same shall be binding on the Developer.
- 3 As per the condition mentioned in the NOC obtained from the SGNP ESZ Monitoring Committee, Developer's Affidavit with respect to the payment of 2% of the Project Cost towards Conservation and Protection Fund shall be binding on them.
- 4 Required Charges as per Regulation same shall be paid time to time.
- 5 Developer's Affidavit with respect to the ULC shall be binding on them.

B : To be complied before Commencement Notice

- 1 Access to the plot as per W.B.M. Method shall be constructed before applying for grant of C.N. & it shall be completed before applying for Plinth. Developer's Affidavit with respect to the access will be binding upon them.
- 2 Architects and Developer's Declaration for Status of Work shall be submitted before applying for grant of C.N. and then after a period of every 3 months.
- 3 Revised Boundary Fixation Measurement Plan from T.I.L.R. as per S.No./H.No. mentioned on 7/12 Extract shall be submitted before applying for grant of C.N.

C : To be complied before Plinth Certificate

- 1 Compound Wall shall be constructed as per T.I.L.R. plan before applying for Plinth Certificate.

D : To be complied before Occupation Certificate

- 1 NOC from Tree, Water & Drainage Department shall be submitted before applying for O.C.
- 2 Lift NOC shall be submitted before applying for Occupation Certificate.
- 3 Sanad from Collector Office regarding NA of the Plot shall be submitted before applying for First Occupation Certificate.

Office No.....

Office Stamp.....

Date :- 23/1/2020

Document certified by Shalendra P
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Thane Municipal Corporation.