



Certificate No. 5100

# THANE MUNICIPAL CORPORATION, THANE

UDCPR Regulation No. 2.6 & 2.7

~~Registration No. 3 & 24~~

SANCTION OF DEVELOPMENT

COMMENCEMENT CERTIFICATE

*Amended* APPROVAL

Stilt + 8 Floors

V. P. No. S2C/0100/15 TMC / TDD / 4228/22 Date : 19/10/2022

To, Shri / Smt. M/s. Akruiti Consultant (Architect)

Shri. A. V. Desai

Shri M/s Mangal Enterprises

(Owners)

Partner Shri. Pravin V. Gada & other (Owner)

With reference to your application No. 2256 dated 10/06/2022 for 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. As above in village Thane Sector No. II Situated at Road / Street 4.5 mt. & 9 mt. Road ~~S.No. / C.S.T. No. / F.P.No.~~ 153A, B, C, D & E

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 sanctioned Development Plan and Development Control Regulations. Any other statutory permission, 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) Authority will not supply water for construction (Optional)
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.

**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,*

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Issued \_\_\_\_\_

Municipal Corporation of  
~~the city of Thane.~~

P. T. O.

- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach Road.
- 10) Solar Water Heating System should be installed before applying for Occupation Certificate.
- 11) C.C. T.V. System shall be installed before applying for Occupation Certificate.
- 12) Rain Water Harvesting System should be installed before applying for Occupation Certificate.
- 13) All site safety Arrangements to be made while construction phase.
- 14) It is mandatory to implement Vector Borne Disease action plan.
- 15) Information board to be displayed at site till Occupation Certificate.
- 16) The proposed Building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 and certificate of structural stability should be submitted at the stage of Plinth and Occupation Certificate.
- 17) It is necessary to submit Status of Work every three months by Architect & Applicant.
- 18) Design drawings from Service consultant for storm water drainage & completion certificate must be submitted before applying for Occupation Certificate.
- 19) If the number of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their children.
- 20) Boundary wall should be constructed before Plinth Certificate.
- 21) Tree, Water & Drainage NOC must be submitted before Occupation Certificate.
- 22) Lift Certificate from PWD should be submitted before Occupation Certificate.
- 23) Letter box should be installed on Ground floor before Occupation Certificate.
- 24) Sanad should be submitted before applying Occupation Certificate.
- 25) 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.
- 26) Developer's Undertaking with respect to ULC shall be binding upon them.
- 27) It shall be binding on the developer to get sanction for construction and debris management plan from Solid Waste Management Department and to submit NOC for the same.
- 28) Directive given by Maharashtra Pollution Control Board & State / Central Gov. about Construction of building for prevention of pollution will be binding on Developer.
- 29) As per UDPCR-2020 Clause 9.27.1 High speed lift must be provided in proposed building.
- 30) Registered agreement must be submitted before plinth intimation.
- 31) परवानगी / सी. सी. प्रमाणपत्र अदा केल्यापासून 6 महिन्यांच्या आत अथवा Plinth Intimation पूर्वी मारका उता-यावरील श्री. सुरेश एन. सावंत यांचे नाव कमी करून श्री. सीदप रायश्री शहा यांच्या नावाची नोंद केल्या मारका उतारा सदर करणे आवश्यक.
- 32) परवानगी / सी. सी. प्रमाणपत्र अदा केल्यापासून 6 महिन्यांच्या आत अथवा Plinth Intimation पूर्वी भाडेकरूंचे नोंदणीकृत करारनामे दाखल करणे आवश्यक.

### सावधान

नवी मुंबई नगरपालिका  
 Office No. बंधकाम व करणें वसवे  
 विकार विभाग, नवी मुंबई नगरपालिका, नवी मुंबई  
 Office Stamp आशुषक रसा  
 परवानगी व सी. सी. प्रमाणपत्र अदा करणे, नगराध्य  
 प्रादेश Date नगर कार्य अधिकारि विभागे कलम ५२  
 अनुसस Issued मारक उता आहे. त्यासाठी जास्तीच  
 जास्त ३ वर्षे केंद्र व रु. ५०००/- दंड होऊ शकतो. \*



Yours Faithfully

Executive Engineer,

Town Development Department,  
 Thane Municipal Corporation