



THANE MUNICIPAL CORPORATION, THANE

Amended

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

Stilt + 26th Upper floor

V. P. No. S04/0025/10 TMC / TDD /10/13/13 Date: 30/11/2013
To, Shri / Smt. M/S. Subhash Patil & Asso. (Architect)

Shri Pratik Subhash Patil (Owners)
M/S. Puneet Developers

With reference to your application No. 17522 dated 31/7/2013 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. 20 (Old) in village Majiwade Sector No. 4 Situated at Road/Street Internal S. No. / C.S.T. No. / F. P. No. 211, H.No 5

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. Conditions mentioned in NOC No. CO/KB/ARCH/NOC/1836/2010, date 8/10/2010 shall be binding upon applicant.
6. Conditions mentioned in NOC No. CO/KB/ARCH/NOC/1804/2010, date 04/10/2010 shall be binding upon applicant.
- 7 Thane Municipal Corporation will not supply water for construction.
8. Proposed building should be structurally designed considering seismic forces as per B.S. code no. 1893 & 4326 and stability certificate from Structural Engineer should be submitted at the stage of plinth and Occupation Certificate.
9. NOC from INDP department & drainage department for storm water drainage system should be submitted before plinth and the system should be commissioned before O.C.
10. Letter boxes should be provided on ground floor before O.C.

**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.

11. S.W.D. & R.W.H. should be installed and commissioned before O.C.
12. Information board should be displayed on site till obtaining Occupation Certificate.
13. Revised Lease deed of Society with MHADA shall be submitted in concurrence to the area certificate submitted (additional area 489.42 sq.mt.) before O.C.
14. Additional 24 conditions of MHADA Layout approval are binding upon the applicant.
15. Housing tax/water bill, if any dues, shall be cleared before C.N.
16. Distribution of tenements to the member mentioned in development agreement shall be responsibility of society and Thane Municipal Corporation shall not be responsible for same.
17. Any dispute arising between members of the society shall be resolved by the developer/ society and Thane Municipal Corporation shall not be responsible for same.
18. CFO NOC shall be submitted before P.C. & O.C. conditions mentioned in CFO NOC shall be binding upon applicant.
19. Vacant land tax shall be paid before applying to C.N.
20. NOC from concerned Government department for passenger lift shall be submitted before O.C.
21. Certificate for installing and commissioning Solar Water Heater system shall be submitted before O.C.
22. Necessary charges shall be paid time to time TMC Thane.
23. If water supply handed over to TMC then NOC from water supply department shall be submitted before O.C.
24. Decision of Hon. Court regarding Petition No 86/2013 will bind on Developer and Society. TMC will not responsible.

सावधान

"मंजूर नकाशानुसार बांधकाम न करणें तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणें, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अन्वये दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे दंड व रु. ५०००/- दंड होऊ शकतो."

Yours faithfully,

[Signature]
2011/11/19

Executive Engineer

Town Development Department

Municipal Corporation

of the City of Thane

