



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

VP No : **S2C/0186/18 NEW**

No : **TMC/TDD/3554/21**

Date : **17/2/2021**

**Building Details**

Building Name	: (NAKHUDA)	Building Use	: Resi_Commercial
Name of PWork	: -1 (NAKHUDA)		
Floor Name	GROUND FLOOR, first FLOOR, second FLOOR, third FLOOR, fourth FLOOR, fifth FLOOR, sixth FLOOR, seventh FLOOR		

To,

**Prashant Arunkumar Thakkar ( CA/97/21229 ) (Architect)**  
**Azim Nakhuda, Nazma Mukadam, Razia Mukadam, Yasmin (Owner)**  
**Harge, Mahajbin Rumane**  
**Holy Square Realty its Through Partner Javed Shaikh (Power of Attorney Holder)**

Sir,

**With reference to your application No. S2C/0186/18 dated 15/12/2018 and development Permission No. TMC/TDD/3104/19 dated 13/6/2019 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 2 Congested, 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.

**A : To be complied before Commencement Certificate**

- 1 All Tenement Register Agreement will be submitted before applying C.C.
- 2 Area under Road Deed of Transfer register Declaration should be submitted before C.N. & Record of right in respect of road area should be transferred on T.M.C. name before Plinth Certificate
- 3 N. A. Tax Receipt will be submitted before applying C.N.
- 4 Affidavit regarding Ladies labor will be submitted before C.N.
- 5 G.R dated 02/09/2013 Architects & Developer self declaration should be submitted necessary.
- 6 Area Under Road 7/12 Extract should be transferred on T.M.C. name before Plinth Certificate.
- 7 CCTV to be installed inside & outside the building before occupation certificate
- 8 In future Any Dispute of ownership & Plot Boundry will be responsibility of land owner
- 9 N.O.C. from tree, Water, Drainage department should be obtained before Occupation Certificate.
- 10 Information board be displayed on site up to obtaining Occupation Certificate.

**Conditions**

- 1 Affidavate dated 12.02.2021 submitted by Developer regarding remaining tenement and any dispute in legal heir of original tenent will be binding on developer
- 2 Agrement of remaining two tenent should be submitted before plinth certificate

Office No.....

Office Stamp.....

Date :- 17/2/2021

Document certified by Sunil M Patil  
<sunilpatil.patil05@gmail.com>  
Name : Sunil M Patil  
Designation : E.E.  
Date : 17 Feb 2021 16:42:37  
Organization : Government of Maharashtra  
Certificate : 28c57e04012c9a8  
Permission No :

**Thane Municipal Corporation.**