



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

VP No : **S02/0278/19 NEW**

No : **TMC/TDD/3266/19**

Date : **27/11/2019**

Zone : **R1**

**Building Details**

Building Name : BUILDING (1)	Building Use : Resi_Commercial
Name of PWork : BUILDING-1 (1)	
Floor Name : GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR	

To,

**Aniruddha Pramod Gurjar ( CA/89/12125 )**

**(Architect)**

**MAYUR CO.OPP.HSG.SOC.LTD., M/S.MAHESH BORKAR  
CIVIL ENGINEERS AND CONTRACTORS**

**(Owner)**

**M/s. MAHESH BORKAR CIVIL ENGINEERS AND  
CONTRACTORS**

**(Power of Attorney Holder)**

Sir,

**With reference to your application No S02/0278/19 dated 14/6/2019 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 2, Village :- Thane, CTS / Hissa No. :- 20/1, Tika No. :- 16, 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 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) 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.

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

**B : To be complied before Commencement Notice**

- 1 Members Name of Registered Development Agreement must be incorporate on Tax Assessment Extract copy & it should be submit before CN.
- 2 Registered Agreement of Chawl Tenant should be submitted before C.N.
- 3 Water & Tax Department No Due Certificate should be submitted before starting work on site.
- 4 Water Connection Discontinuation report from Water Department must be produce before CN

**C : To be complied before Plinth Certificate**

- 1 It is necessary to construct the building considering the seismic zone and related provisions of I.S. Code for the same and to submit a Certificate for Design & Stability from R.C.C. Consultant to that effect before Plinth & Occupation Certificate.
- 2 Compound wall on boundary of Plot must be constructed before Plinth
- 3 Declaration of Site Status of Work shall be submitted by Architect & Developer at interval of every 3 Months.

**D : To be complied before Occupation Certificate**

- 1 NOC from Drainage Department, Water Supply Department & Garden Department should be submitted before Occupancy Certificate
- 2 Affidavit Submitted for ULC is binding .
- 3 Capitation fees must be paid before occupation certificate.
- 4 If Labour Worker count is more than 10 No. it is necessary propose Creche and other facility and demolish the same before OC

Office No.....

Office Stamp.....

Date :- 27/11/2019