



THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT AMENDED PERMISSION / COMMENCEMENT CERTIFICATE

COMPOSITE BUILDING - SALE WING - GR. FLOOR (Pt.) + STILT (Pt.) + 5 UPPER FLOORS
& SLUM WING - GR. FLOOR + 16 UPPER FLOORS.

V.P. No. 2005/124 TMC/TDD/202 Date 08/11/2012

To,

M/s SHRUSTI (Architects)

M/s Kalpataru Enterprises (Developers)

M/s Ghantali-Sainath Co. Hsg. Soc. (Proposed)

Sir,

With reference to your application No. 30441 dated 26/09/2012 for Development Permission / grant of Commencement Certificate under sections 45 & 69 of the Maharashtra Regional & Town Planning Act, 1966 to carry out development work and/or to erect building No. 1 in village Panchpakhadi, Sector No. II, Ward No. situated at Ghantali Road, Tika No. 15, C.T.S. No. 13 A, the Development Permission / Commencement Certificate is granted subject to the following conditions.

- 1) The land vacated in consequences 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 land which does not vest in you.
- 5) All relevant conditions of Letter of Intent of 02.06.2005 shall be binding on you.
- 6) Payment of all charges/premiums/etc. shall be made time to time to T.M.C.
- 7) Any disputes/claims etc. arising in the Eligibility List or Ownership of the land shall be the sole responsibility of owner/developer. T.M.C. shall not be liable for it.
- 8) Boundaries of Plot shall be demarcated prior to start of work on site & compound wall shall be erected thereon prior to issue of the Plinth Completion Certificate.
- 9) The slum dwellers shall be given possession of their tenements only after all the dues etc. of T.M.C. have been cleared
- 10) The eligibility of all non-eligible slum dwellers shall be ascertained prior to issue of the Occupancy Permission. If eligibility is not ascertained then such tenements shall be deemed as additional P.A.P. tenements and shall be handed over to T.M.C.

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

Yours Faithfully

Office No. _____

Office Stamp _____

Date _____

Municipal Corporation of
the City of Thane.

p.t.o.

- 11) Stability certificate from Structural Engineer in accordance to Seismic forces as per provisions of IS Code 1893 & 4325 shall be submitted prior to start of work.
- 12) Stability certificate from Structural Engineer shall be submitted prior to request of Plinth Completion Certificate and prior to the application for Occupancy Permission.
- 13) N.O.C.s from the Water, Drainage & Tree Dept. of T.M.C. shall be submitted prior to the application for Occupancy Permission.
- 14) N.O.C. from C.F.O. to be submitted before giving the Commencement Notice.
- 15) N.O.C. for Storm Water Drainage to be submitted before giving the Commencement Notice.
- 16) Solar Water heating System shall be installed and commissioned on site prior to the application for Occupancy Permission.
- 17) Rain Water harvesting System shall be installed and commissioned on site prior to the application for Occupancy Permission.
- 18) Site Information Board to be displayed on site from the day of commencement of work on site till the issue of the Occupancy Permission.
- 19) Area under Road Set-back to be handed over to the Thane Municipal Corporation and fresh P.R. Card Extract showing the transferred area in the name of T.M.C. to be submitted prior to the application for Occupancy Permission.
- 20) Labour Welfare Tax to be paid prior to request of Plinth Completion Certificate.



Yours Faithfully

[Handwritten Signature]
7/11/12

Executive Engineer

Town Development Dept.

Municipal Corporation of City of Thane.

[Handwritten Signature]
7/11/12

Office No.

सावधान

"मंजूर नकाशा अनुसार बांधकाम न करणें तसेच
Office स्टाम्प नियमावलीनुसार आवश्यक वजा
पुण्यानगरी व पंचायत बांधकाम बांधकाम, महापालिका
Date प्रादेशिक व नगर रचना अधिनियमाचे कलम 22
अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जाणवीत
जाल्ले ३ वर्षे कैद व रु ५०००/- दंड होऊ शकतात."

Copy to:

1. Dy. Municipal Commissioner - Zone.
2. E.E. (Encroachments).
3. Competent Authority (U.L.C.)
For Sections 20,21 & 22 if required.
4. TILR for necessary correction in record if
Land is affected by Road- Widening/reservation.