



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

VP No : S01/0073/19 NEW

No : TMC/TDD/3154/19

Date : 13/8/2019

Zone : R1

Building Details

Building Name : COMM.+RESI. (1)	Building Use : Resi_Commercial
Name of PWork : COMM.+RESI.-1 (1)	
Floor Name : PIT 1 FLOOR, PIT 2 FLOOR, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR	

To,

Makarand Toraskar (CA/99/24593)

(Architect)

LAXMI KASHINATH THANEKAR, HEMKANT KASHINATH
THANEKAR, DINANATH KASHINATH THANEKAR

(Owner)

DINANATH KASHINATH THANEKAR

(Power of Attorney Holder)

Sir,

With reference to your application No S01/0073/19 dated 1/6/2019 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 KOPRI, Sector 1, Ward 90 situated at Road/Street..... /1681/ / /T.P.2 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 shall 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 CC, if not submitted.
- 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.
- 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.

A : To be complied before Commencement Certificate

1. Applicant will remain responsible for any disputes regarding Tenant.
2. no. of above ten women worker, work on proposed site then palnaghar & other amenities provide on site for their children.
3. Declaration regarding status of work submitted after three months time to
4. Registered agreements with tenants to be submitted before applying for C.C.
5. Cess of worker welfare & Service Tax and Development Charges should be
6. Measurement plans should be submitted before C.C.. If any change in plot boundary or road line as per measurement plan, then same are amended plans submitted for approval.
7. No Dues Certificate of Water & Tax Department shall be submitted before C.N.
8. The Certificate of Water Supply Department regarding disconnection of water line shall be submitted before Commencement Notice.
9. Compound wall constructed on site before applying Plinth Certificate.

Office No.....

Office Stamp.....

Date :- 20/8/2019

Document certified by Sunil M
Patil
<sunilpatil.patil05@gmail.com>
Name : Sunil M Patil
Designation : EE
Date : 20 Aug 2019 12
Organization : Government
Maharashtra
Certificate No : 2019/08/01/051CC
Permitted

Thane Municipal Corporation.