



Certificate No. 4619

THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT COMMENCEMENT CERTIFICATE

इमारत क्र. व स.नं. मागील पानावर नमुद नुसार

V. P. No. एस ०६/०१५५/१३ TMC / TDD/ 3704/21 Date : 28/9/2021
To, Shri / Smt. श्रीमती अमिता आवेंकर (Architect)
Shri (Owners)
मे. साईपुष्प एन्टरप्रायझेस चे भागीदार श्री. शैलेश गोपाळ पुराणिक व इतर (कुलमुखत्यारपत्रधारक)

With reference to your application No. ३८८५ dated १३/०७/२०२१ 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. वरील प्रमाणे in village ओवळे Sector No. ०६ Situated at Road / Street घोडबंदर रोड S. No. / C.S.T. No. / F.P. No. मागील पानावर नमुद नुसार

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 Commenceing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) Information Board to be displayed at site till Occupation Certificate.
- 6) A Structural stability certificate from the structural engineer confirming IS Code No. 1893 & 4326 to be submitted before occupation certificate.
- 7) Open land Tax should be paid and receipt should be submitted at the time of giving intimation for plinth completion.

**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**

Office No. _____
Office Stamp _____
Date _____
Issued _____

Yours faithfully,

Municipal Corporation of
the city of, Thane.

P.T.O.

परवानगी/सी.सी.

इमारत टाईप - अ-१ :- लोअर ग्राऊंड ३ + लोअर ग्राऊंड २ + लोअर ग्राऊंड १ + स्टिल्ट/
ग्राऊंड + १ ला मजला ते २५ मजले

इमारत टाईप - अ-२ :- लोअर ग्राऊंड ३ + लोअर ग्राऊंड २ + लोअर ग्राऊंड १ + स्टिल्ट/
ग्राऊंड + १ ला मजला ते २५ मजले

इमारत टाईप - बी :- लोअर ग्राऊंड २ + लोअर ग्राऊंड १ + स्टिल्ट/ग्राऊंड + १ मजला

वाणिज्य इमारत क्र.१ :- ग्राऊंड मजला

वाणिज्य इमारत क्र.२ :- ग्राऊंड मजला

क्लब हाऊस :- तळ + १ मजला (पार्ट)

मौजे ओवळे, ता. व. जि. ठाणे येथील (जुना स.न.१२०) न.स.न.४५/२/अ व ४५/२/ब (न.भू.क्र.५६३),
न.स.न.४५/४ (न.भू.क्र.५६२), न.स.न.४५/५ (न.भू.क्र.५६१), न.स.न.४५/९/अ व ४५/९/ब (न.भू.क्र.५५८), व
न.स.न.४५/१०/अ व ४५/१०/ब (न.भू.क्र.५६०)

- 8) NOC from Drainage, water Garden Dept. to be submitted before occupation certificate.
- 9) Rain water harvesting system to be provided before occupation certificate.
- 10) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable
- 11) CCTV cameras to be installed at external & internal side of the building before Occupation certificate. It is responsibility of the Developer/Society to keep them in working condition.
- 12) Owner/Developer will be responsible for any dispute regarding tenants, ownership, boundary of the plot, court matter or any complain & Thane Municipal Corporation will not be responsible for the same.
- 13) If the numbers of female labourer on site is 10 or more, than, Baby sitting & other arrangement are to be provided for their children.
- 14) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 15) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, 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.
- 16) Organic Waste Disposal system should be commissioned before occupation certificate.
- 17) Authority will not supply water for construction.
- 18) In the development Permission 7/12 extract of road widening land in the name of TMC must be submitted within 6 month from the commencement certificate.
- 19) Storm water drainage system design and drawings from Service consultant should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
- 20) The certificate from garden department required under the provision of tree act, shall be submitted before occupation certificate.
- 21) Necessary Charges shall be paid to TMC as and when become due
- 22) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra land revenue code and prevailing policies
- 23) Solar water heating system should be installed before applying for occupation certificate.



- 24) All site safety arrangements to be made while construction phase.
- 25) It is mandatory to implement vector borne disease action plan.
- 26) Final CFO NOC should be submitted before occupation certificate, if applicable.
- 27) Regularization for waste water treatment & recycling as per govt. resolution dated 15th Jan 2016 is applicable & to be complied prior to applying for occupation certificate.
- 28) It is necessary to submit Status work every three months by architect & applicant.
- 29) Boundary wall should be constructed before plinth certificate.
- 30) Letter box should be installed on ground floor for all flats before occupation certificate.
- 31) 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.
- 32) To submit property card & CTS plan within one year from C.T. Survey Department from issuance of this permission.
- 33) NOC from Solid Waste Management Department for Construction and Debris Waste Management plan must be submitted.

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दंड्यमान गुहा आहे. न्यायाधी आस्तील जास्त ३ वर्षे कैद व ५,००,०००/- दंड होऊ शकतो"

मा. सहाय्यक संचालक नगर रचना यांच्या मान्यतेनुसार सादर,

Yours faithfully,

कार्यकारी अभियंता
(शहर विकास विभाग)

Municipal Corporation of
Thane City of, Thane

