



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

VP No : **S05/0006/08**
Revised

No : **TMC/TDD/3590/21**

Date : **30/4/2021**

Building Details

Building Name	: 1 (BLDG.)	Building Use	: Resi_Commercial
Name of PWork	: 1-1 (BLDG.)		
Floor Name	: PODIUM 1 FLOOR, GROUND FLOOR, LOWER GROUND FLOOR		
Building Name	: 2 (BLDG.)	Building Use	: Resi_Commercial
Name of PWork	: 2-1 (BLDG.)		
Floor Name	: PODIUM 1 FLOOR, GROUND FLOOR, LOWER GROUND FLOOR		
Building Name	: 7 (BLDG.)	Building Use	: Resi_Commercial
Name of PWork	: 7-1 (BLDG.)		
Floor Name	: LOWER GROUND FLOOR, GROUND FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, FIRE CHECK FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR		

To,

Anil Hassanand Jagwani (CA/2001/27699)

(Architect)

"Hausa Narayan Mhatre and others 19

(Owner)

", Sadanand Motiram Patil and others 19, "Hausa Narayan Mhatre and others 19, Sadanand Motiram Patil and others 19, "Parshuram Narayan Bhoir and others 6, "Tulsidas Motiram Patil and others 9, "Tulsidas Motiram Patil and others 9, "Savitri Harichandra Patil and others 16, "Savitri Harichandra Patil and others 16, "Hirabai Tukaram Patil (Kini), "Rupabai Vaman Mali and others 16, "Yogeshwar Hirachand Patil and others 9, "Yogeshwar Hirachand Patil and others 9, "Tulsidas Motiram Patil and others 9, "Lata Subhash Mahatre and others 9, "Ashok Keshav and others 3, "Kiran Raghunath Patil and others 12, "Kiran Raghunath Patil and others 12, "Veenabai Vasant Bhoir and others 9, "Narayan Atmaram and others 5, "Narayan Atmaram and others 5, "Chandrakant Bhiva Patil and others 3, Laxman Chango, Maruti Jaggu Bhoir, Namubai Undyra Ulevkar and others 7, "Alka Ashok Patil and others 4

", Pandurang Narayan Bhoir others 3, Motibai Maruti Madhavi and others 8, Venubai Ramchandra Patil and others 12, Vinayak Kashinath Patil and others 12, Vinayak Kashinath Patil and others 12, Venubai Ramchandra Patil and others 12, "Harshal Ganesh Mhatre and others 9, "Namdeo Shankar Patil and others 9, "Bharat Gajanan

Patil and others 12, "Narayan Manglya Patil and others 7, "Narayan Manglya Patil and others 7, "Narayan Manglya Patil and others 7, Ambi Aau Hari and others 30, Dilip Ramchandra and others 30, Ramesh Ramji Patil and others 1, Rakhmabai Narayan Patil and others 12, Baliram Ramchandra Patil, Kashibai Chandrya Mhatre and others 19, Vinayak Kashinath Patil and others 7, Vanubai Madukar Shingi and others 12, Ramchandra Ragho Patil and others 5, Ramchandra Ragho Patil and others 5, "Chanpubai Divdya Bhoir and others 29, "Chanpubai Divdya Bhoir and others 29, "Chanpubai Divdya Bhoir and others 29, "Chanpubai Divdya Bhoir and others 29, "Chanpubai Divdya Bhoir and others 29, "Chanpubai Divdya Bhoir and others 29, Kashinath Pandurang Patil and others 18, Kashinath Pandurang Patil and others 18, Kashinath Pandurang Patil and others 18, Harishchanra Krishna Patil and others 8, Harishchanra Krishna Patil and others 8, Narandra Vinayak Patil and others 8, Ashok Krishna Bhoir and others 9, Ashok Krishna Bhoir and others 9, Anna Ganpat Patil, Anna Ganpat Patil, Anna Ganpat Patil, Anna Ganpat Patil, Anna Ganpat Patil, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Dosti Enterprises, Rajesh Premji Shah, Rajul Vrajlal Vora, Rajul Vrajlal Vora, Rajul Vrajlal Vora, Rajul Vrajlal Vora

(Power of Attorney Holder)

Sir,

With reference to your application No. S05/0006/08 dated 10/10/2019 and development Permission No. TMC/TDD/3442/20 dated 31/7/2020 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 5, Village :- BALKUM, Survey No / H No. :- 16 (H.NO. 1,2,3,4,5,6,8,9,10,11,12A,12B), 17 (H.NO. 1,2,3,4,5,6,7A+B,8,9,10,11A+B+C,12,13,14), 18 (H.NO. 1,2,3,4,5,6,7,8,9,10,11), 19 (H.NO. 23,29,30,31,32,37,42,43Pt.,45), 22Pt, 23, 24Pt, 25(H.NO, 1PT.,2,3,4,5PT.,7PT.,9PT.,12PT.,13A PT.), 26(H.NO.8A,9,10A+B, 11A+B,12), 27 (H.NO.10,11,15,16,17), 40 (H.NO.15PT.,17PT.,22PT.) , 48/4A PT., 49(H.NO. 1PT, 2,3,4,5,6,7,8A), 50/3A, 51 (H.NO.3A,5), 77(H.NO. 13PT., 14), 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 15th 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.

Conditions

- 1 Conditions mentioned in Amended Permission vide no. TMC/TDD/3442/20 dated 31/07/2020 shall be binding on the Developer.
- 2 Conditions mentioned in Amended C.C. vide no. TMC/TDD/3556/21 dated 05/03/2021 shall be binding on the Developer.
- 3 Conditions mentioned in CFO NOC shall be binding on the Developer.
- 4 Developer's Affidavit dated 24/02/2021 stating that Government Decision in respect of Thane Creek Flamingo Sanctuary as well as in respect of payment of 2% of the Project Cost as Conservation & Protection fund shall be binding on them.

Office No.....

Office Stamp.....

Date :- 30/4/2021

Thane Municipal Corporation.