



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

VP No : **S06/0238/16**
Revised

No : **TMC/TDD/3210/19**

Date : **19/10/2019**

Zone : **R1**

Building Details

Building Name	:1 (MEDITATION ROOM)	Building Use	:Resi_Commercial
Name of PWork	:1-1 (MEDITATION ROOM)		
Floor Name	:GROUND FLOOR		
Building Name	:L (GR./ST.+ 25TH FLOOR)	Building Use	:Resi_Commercial
Name of PWork	:L-1 (GR./ST.+ 25TH FLOOR)		
Floor Name	:BASEMENT FLOOR, GROUND/STILT FLOOR, GROUND PODIUM FLOOR, FIRST PODIUM 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, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR		

To,

Subhash Vasant Gupte (CA/80/5667)

(Architect)

Anant chandar Patil, Neerabai Kisan Mhatre, Heerabai Lahu Thakur, Satyabhaga Prakash Patil, Kanta Dinesh Chaudhari, Jaywant Narayan Bhoir

(Owner)

M/S V. R. CONSTRUCTORS PVT. LTD.

(Power of Attorney Holder)

Sir,

With reference to your application No S06/0238/16 dated 28/5/2019 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 KAVESAR, Sector 6, Ward 2 situated at Road/Street..... 225/7/ / / / 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 PPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Conditions

- 1 If HRC committee instist any changes in the floors below 70 mt height , It will be the responsibility of the developer to get those changes ammended at his own cost. TMC will not be responsible for the same .
- 2 Commencement Certificate upto 22nd floor only.

A : To be complied before Commencement Certificate

- 1 HRC NOC should be submitted before C.C of 23rd floor.

B : To be complied before Commencement Notice

- 1 Conditions mentions in AMENDED permission /cc no TMC/TDD/1949 /16 DT 7/10/2016 will be binding on the developer.

D : To be complied before Occupation Certificate

- 1 Organic waste disposal system should be installed before applying for O.C
- 2 Multipurpose room should be used only for residential purpose .

- 3 Conditiond mentioned in the CFO NOC dt 20/8/2019 wil be binding upon the developers.
- 4 Indemnity bond Dt. 23/09/2019 regarding U.L.C Scheme order & U.L.C extension order given by developer will be binding up on the developer.
- 5 Indemnity bond Dt. 23/09/2019 regarding changes in ground floor clubhouse "B" and podium of R.G. area "B" will be binding up on the developer.
- 6 Indemnity bond Dt. 23/09/2019 regarding changes in commercial use on ground floor will be binding up on the developer
- 7 Indemnity bond Dt. 23/09/2019 regarding deletion of sub plot 'B' S. no. 225/3 from V.P. no. 2006/177 will be binding up on the developer
- 8 Indemnity bond Dt. 7/10/2019 regarding use of TDR potential and NBWL for Tungareshwar and Flamingo Eco sensitive zone will be binding up on the developer.

Office No.....

Office Stamp.....

Date :- 19/10/2019