



Certificate No. 5021

THANE MUNICIPAL CORPORATION, THANE*Regulation*

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT**PERMISSION/ COMMENCEMENT CERTIFICATE**

स्टिल्ट + 1 ते 7 मजले + 8 वा मजला (पार्ट)

V. P. No. S02/0343/22 TMC / TDD /4105/22 Date : 29/06/2022
 To, Shri / Smt. M/S. Manav Consultants (Architect)
Thane
 Shri Manjiri Paranjape & others (Owners)
Shri. Mahesh Paranjape (POA Holder)

With reference to your application No. 380 dated 12/04/2022 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. As Above in village Thane Sector No. 2 Situated at Road / Street 9.0 M. Wide D.P. Road S.No. / C.S.T. No. / F.P. No. 636 to 639 Tika No.11

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) 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
- 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 & prevailing policies

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

Yours faithfully,

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

Municipal Corporation of
 the city of, Thane. (P.T.O.)

- 8) Thane Municipal Corporation shall not supply water for construction.
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundry of plot & approach Road.
- 10) Solar Water Heating System should be installed before applying for Occupation Certificate.
- 11) C.C.T.V. camera system shall be installed before applying for Occupation Certificate.
- 12) All site safety arrangement to be made while construction phase.
- 13) It is mandatory to implement Vector Borne Disease action plan.
- 14) Information Board to be displayed at site till occupation Certificate.
- 15) Record of Rights of Road area to be handed over to the Corporation should be transferred on TMC name within 6 Months.
- 16) The Proposed building should be structurally designed by considering seismic forces as per B.S.Code No.1893 & 4326 and certificate of structural stability should be submitted as the stage of plinth & Occupation certificate.
- 17) It is necessary to submit " Status of work " every three months by Architect and Developer
- 18) Design drawings from Service consultant for storm water drainage & completion certificate must be submitted before applying for Occupation Certificate
- 19) If the number of female labours on site are more than 10, then babysitting & other arrangement are to be provided for their children.
- 20) Lift Certificate from PWD should be submitted before Occupation Certificate
- 21) Letter Box should be installed on ground floor before Occupation certificate
- 22) Sanad should be submitted before applying Occupation Certificate.
- 23) Owners Undertaking with respect to ULC shall be binding upon them.
- 24) It shall be binding on the developer to get sanction for construction and debris management plan from Solid waste Management Department and to submit NOC for the same .
- 25) Directive given by Maharashtra Pollution Control Board & State / Central Gov. about construction of building for prevention of pollution will be binding on Owner.

सावधान

"मजूर नकाशानुसार बांधकाम न करणे वसेव विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र चुकता आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो "



Executive Engineer
Town Development Department
Thane Municipal Corporation, Thane

Copy to :-

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