



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

VP No : **S06/0214/15**
Revised

No : **TMC/TDD/3308/20**

Date : **1/1/2020**

Building Details

Building Name : B (BUILDING)	Building Use : Resi_Commercial
Name of PWork : B-1 (BUILDING)	
Floor Name : GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR	
Building Name : A (BUILDING)	Building Use : Resi_Commercial
Name of PWork : A-1 (BUILDING)	
Floor Name : GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR	

To,

Sandeep Prabhu (CA/92/14860)
M/S. HAWARE HOUSING

(Architect)
(Owner)
(Power of Attorney Holder)

Sir,

With reference to your application No S06/0214/15 dated 9/11/2019 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 Sector: Sector 6, Village :- Vadvali, Survey No / H No. :- 19, Final Plot / Hissa No. :- 14, 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 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.

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 According to Affidavit Dt. 25/9/2019 submitted by Applicant, he has requested to utilise regular

TDR in lieu of SlumTDR as it was not available to him from market.

A : To be complied before Commencement Certificate

- 1 Conditions mentioned in the permission no TMC/TDD/2510/18 dt 8/2/2018 and C.C. NO TMC/TDD/2880/18 dt 22/11/2018 will be binding on the developer.
- 2 Conditions mentioned in Amended ULC NOC no.ULC/TA/ATP/SECTION 20/SR/1093/689/09 dated 30/12/2019 shall be binding on the developer.
- 3 Undertaking given by the developer regarding the use of multipurpose room will be binding on them
- 4 Undertaking given by the developer regarding not creating third party interest will be binding on them

D : To be complied before Occupation Certificate

- 1 Pit type parking mechanism should be installed and commissioned before applying for Occupation Certificate and the Completion certificate of the agency should be submitted

Office No.....

Office Stamp.....

Date :- 1/1/2020

Document certified by Shailendra P
Bendale
<shailendra.bendale@thane.municipal.gov.
in>
Name : Shailendra P Bendale
Designation : TDPO
Date : 01-Jan-2020 18:32:01
Organization : Thane Municipal
Corporation
Certificate : 2020316110027E88
Permission : 2019368909

Thane Municipal Corporation.