



Certificate No. 5066

THANE MUNICIPAL CORPORATION, THANE**REGULATION**
(Registration No. 3 & 24)**SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE**

इमारत क्र.1 : तळ(पार्ट)/स्टिल्ट(पार्ट) + 1 ते 3 मजले + 4था मजला (पार्ट) ते 7 वा मजला (पार्ट) करीता फक्त.

V. P. No. S2T/0112/22 TMC / TDD / 4150/22 Date : 22/07/2022To, Shri / Smt. फोल्डस आर्किटेक्ट्स अँड कन्सल्टंट्स (Architect)नटराज को.ऑप.हौसिंग सोसा.लि. (मालक)Shri मे.लखानी बिल्डर्स प्रा.लि.(विकासक/कुलमुखत्यारपत्रधारक) (Owners)

With reference to your application No.492 dated 18/04/2022 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.वरीलप्रमाणे in village पाचपाखाडी Sector No. 2 Situated at Road / Street खालीलप्रमाणे S.No. / C.S.T.No. / F.P.No. खालीलप्रमाणे

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 Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
मौजे पाचपाखाडी, ता. व जि. ठाणे येथील अंतिम भुखंड क्र.294
- 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**

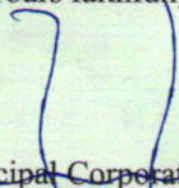
Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,


Municipal Corporation of
the city of, Thane.

P.T.O

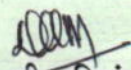
- 8) Thane Municipal Corporation shall not supply water for construction.
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach Road.
- 10) Solar Water Heating System should be installed before applying for Occupation Certificate.
- 11) C.C. Tv System shall be installed before applying for Occupation Certificate.
- 12) Rain Water Harvesting System should be installed before applying for Occupation Certificate.
- 13) All site safety arrangements to be made while construction phase.
- 14) It is mandatory to implement Vector Borne Disease action plan.
- 15) Information board to be displayed at site till Occupation Certificate.
- 16) Record of Rights of road area to be handed over to the Corporation should be transferred on TMC name within 6 months.
- 17) 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 at the stage of Plinth and Occupation Certificate.
- 18) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 19) Design drawings from Service consultant for storm water drainage & completion certificate must be submitted before applying for Occupation Certificate.
- 20) If the number of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their children.
- 21) Boundary wall should be constructed before Plinth Certificate.
- 22) Tree, Water & Drainage NOC must be submitted before Occupation Certificate.
- 23) Lift Certificate from PWD should be submitted before Occupation Certificate.
- 24) Letter box should be installed on Ground floor before Occupation Certificate.
- 25) Sanad should be submitted before applying Occupation Certificate.
- 26) 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.
- 27) Developer's Undertaking with respect to ULC shall be binding upon them.
- 28) Directive given by Maharashtra Pollution Control Board & State / Central Gov. about Construction of building for prevention of pollution will be binding on Developer.
- 29) परवानगी अदा केल्यापासुन 6 महिन्यामध्ये किंवा वापर परवान्यापुर्वी जे प्रथम येईल त्यापुर्वी अंतिम भुखंड क्र. 294 चा ताबा घेणे आवश्यक.
- 30) दाखल प्रस्तावातील इमारत क्र. विंग G मधील 13 सदनिकांधारकांव्यतिरीक्त उर्वरीत 2 सदनिकाधारक तथा सहधारक यांनी विकासकांसमवेत केलेला करारनामा Plinth intimation पुर्वी सादर करणे आवश्यक.
- 31) प्रस्तावाधीन भुखंडाकरीता नगर भुमापन अधिकारी, ठाणे यांचे कार्यालयाकडील अंतिम भुखंड क्र.294 ची हद्द दर्शविणारा हद्द कायम मोजणी नकाशा पुढील 6 महिन्याच्या कालावधीमध्ये अथवा Plinth intimation पुर्वी घेणे आवश्यक.
- 32) It shall be binding on the developer to get sanction for construction and debris management plan from Solid Waste Management Department & to submit NOC for the same.

Yours Faithfully,

सावधान

“मजूर नकाशानुसार बांधकाम न करणें तसेच विकास नियंत्रण नियमानुसार आवश्यक त्या परवानग्या न घेता बांधकाम करणें, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५०००१ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो.”




कार्यकारी अभियंता,
शहर विकास विभाग
Municipal Corporation of
the city of Thane.