



Certificate No. **4950**

THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/ COMMENCEMENT CERTIFICATE

Amended

Wing "A" - Stilit + 1st to 14th floor
Wing "B" - Stilt + 1st to 13th + 14th floor (Pt.)

V. P. No. S11/0139/17 TMC / TDD 14048/22 Date : 09/05/2022
To, Shri / Smt. M/s. HABITAT (Architect)
103, Daffodil, off Almeda Road, Near TMC, Thane
Shri M/S.R.S. Construction (Owners)
407, Punit Chambers, plot No.796-C, Turbhe, Navi Mumbai.

With reference to your application No. 10239 dated 05/01/2022 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 Sangarli Sector No. 11 Situated at Road / Street Off Kalyan Shil Rd. S. No. / C.S.T. No. / F.P. No. 19, H.No. 5(pt)

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 statuory 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 permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies.
7. Authority will not supply water for construction (Optional).
8. Information Board to be displayed at site till Occupation Certificate.

**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,

PTD

Municipal Corporation of
the city of, Thane.

9. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 months from the commencement certificate.
10. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
11. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
12. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate(Optional).
13. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
14. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
15. N.O.C. from water dept., drainage dept. and tree dept. should be submitted before O.C.
16. The proposed building should be structurally designed by considering seismic forces as per I.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage Intimation of plinth & Occupation Certificate.
17. CCTV System shall be installed before applying for occupation certificates.
18. Rain water harvesting system should be installed before applying for occupation certificates.
19. Solar Water heating system should be installed before applying for occupation certificates.
20. Condition mentioned in Permission vide no.TMC/TDD/2401/17dated 17/11/2017will be binding on developer.
21. Condition mentioned in C.C. vide no. TMC/TDD/2478/18Dated 19/01/2018will be binding on developer.
22. Condition mentioned in Plinth Certificate vide no. TMC/TDD/PCC/1245/20Dated 13/03/2020 will be binding on developer.
23. Revised T.I.L.R shall be submitted on or before 15th May, 2022.

सावधान

“मजूर नकाशासुसार बांधकाम न करणे तसेच विकास नियंत्रण अधिनियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलाम ५२ अनुसार दखलपात्र नुहा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे फेद व रु. ५०००/- दंड होऊ शकतो”



Your's faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Executive Engineer,
Town Development Department,
Municipal Corporation of
The City of Thane.

Handwritten signature and date: 29/5/2022