

THANE MUNICIPAL CORPORATION, THANE
Regulation No. 3 & 24)
स्धारीत SANCTION OF DEVELOPMENT स्थारीत SANCTION OF DEVELOR PERMISSION/ COMMENCEMENT CERTIFICATE

इमारत क्र.1: - स्टिल्ट + 1 ते 18 मजले करीता फक्त

| V. P. No. S | 11/0137/16 TMC/TDD/4097/22 Date: 23/06/202 |
|--------------|---|
| To, Shri/S | 11/0137/16 TMC / TDD <u> 4097 22</u> Date : 23/06/2025 omt. १०फोल्डस् ऑफ्ड कन्सल्टंटस् (Architect) |
| | अरिहं <u>त सुपरस्टक्चर लि.तर्फे श्री.अशोक</u> बी. छाजेड (विकासक/मालक) |
| | (Owners) |
| | |
| With re | eference to your application No. 462 dated 18/04/2022 for development |
| | grant of Commencement certificate under section 45 & 69 of the the Maharashtra |
| | Town Planning Act, 1966 to carry out developement work and or to erect |
| building No. | As above in village Padale, Thane Sector No. 11 Situated |
| | t — 30.00 mt. D.P. Road S. No. / C.S.T. No. / F.P. No. As below |
| The developm | nent permission / the commencement certificate is granted subject to the following |
| conditions. | tent permission, the commencement estation is granted and and the |
| | nd vacated in consequence of the enforcement of the set back line shall form Part of |
| the pu | blic street. |
| | w building or part thereof shall be occupied or allowed to be occupied or permitted |
| | sed by any person until occupancy permission has been granted. |
| | evelopment permission / Commencement Certificate shall remain valid for a |
| | of one year Commenceing from the date of its issue. ermission does not entitle you to develop the land which does not vest in you. |
| , | ge Padale, Tal. & Dist. Thane on plot bearing S.No. 15, Hissa No.2A/1B+8B/3(Pt) |
| | ions mentioned in Permission vide no. TMC/TDD/2272/12 dated 05/08/2017, C.C. |
| | no.TMC/TDD/2964/19 dated 23/01/2019 & Plinth Certificate vide no. |
| | TDD/PCC/1238/20 dated 26/02/2020 shall be binding on the developer. |
| | Permission is being issued as per the provisions of sanctioned Development Plan |
| | evelopment Control Regulation. Any other statutory Permissions, as required from |
| | and Central Govt. Departments undertaking shall be taken by the applicant. If any |
| | |
| ırregu | larity is found at later date, the Permission shall stand cancelled. |
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| | |
| 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 ——— | Municipal Corporation of |
| Issued — | the city of, Thane. |

- 7. Storm Water Drainage completion for Drainage Department before applying for Occupation Certificate.
- 8. Authority will not supply water for construction (optional).
- 9. Information board to be displayed at site till Occupation Certificate.
- 10. If 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 shall be executed in the name of authority within 6 month from the issue of Amended Permission/C.C.
- 11. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 12. 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.
- 13. 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.
- 14. It shall be binding on the developer to keep open the Access as per Deed of Right of way.
- 15. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 16. 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.
- 17. Solar Water Heating System and Rain Water Harvesting shall be installed before applying for Occupation Certificate.
- 18. NOC from Tree, Water & Drainage Department shall be submitted before O.C.
- 19. Undertaking dated 09/05/2022 regarding Amended Permission as per UDCPR 2020 submitted by the developer shall be binding upon them.
- 20. Undertaking regarding change in R.G. and internal changes in building dated 26/05/2022 submitted by the Developer's shall be binding upon them.

सावधान

"मंजूर नकाशानुसार गांधकाम न करणे तसेच विकास निर्धाण निर्धमार्चलीनुसार आवश्यक त्या पर्यानग्या म चेला गांधकाम वाषर करणे, महाराष्ट्र प्रावेशिक व मनर रकता अधिनियमाचे कलम ५२ अनुसार विकासभाग मुख्य अधि, त्यासाठी जारतीत नास्त ३ वर्ष केंद्र व ६, ५०००/- वंड होऊ शकतो"

Yours Faithfully,

शहर विकास व नियोजन अधिकारी, Municipal Corporation of the City of Thane.