



Certificate No. 4685

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT**Amended PERMISSION/ COMMENCEMENT CERTIFICATE**

इमारत क्र. व स.नं. मागील पानावर नमुद नुसार

V. P. No. २००६/१६८ TMC / TDD 3761/21 Date : 17/11/2021
 To, Shri / Smt. मे. शशी देशमुख अण्ड असो. (Architect)
 Shri श्री. विश्वनाथ सिताराम ठाकूर व इतर (Owners)
मे. पुराणिक बिल्डर्स लि.- विकासक

With reference to your application No. ६४१७ dated १२/१०/२०२१ 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. वरिल प्रमाणे in village भाईदरपाडा Sector No. ०६ Situated at Road / Street घोडबंदर रोड S. No. / G. S. P. No. / P. P. No. मागील पानावर नमुद नुसार

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.
- 5) Condition mentioned in Amended Permission C/C Certificate No. TMC/TDD/2533/18 Dated. 12.3.2018 is binding upon you.
- 6) Condition mentioned in Plinth Certificate no. TMC/TDD/PPC/1158/20 Dated. 11.8.2020 is binding upon you.
- 7) Condition mentioned in Plinth Certificate no. TMC/TDD/PCC/1304/20 Dated. 15.12.2020 is binding upon you.
- 8) Information Board to be displayed at site till Occupation Certificate.
- 9) A Structural stability certificate from the structural engineer confirming IS Code No. 1893 & 4326 to be submitted before 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,

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

सुधारित परवानगी/सी.सी.

इमारत टाईप सी- विंग ए - बेसमेंट + तळ + मेझेनाइन + १ मजला/१ लेव्हल पोडीयम + २ मजला/२ लेव्हल पोडीयम + ३ मजला/३ लेव्हल पोडीयम + ४ ते २५ मजले
इमारत टाईप सी- विंग बी - बेसमेंट + तळ + मेझेनाइन + १ मजला/१ लेव्हल पोडीयम + २ मजला/२ लेव्हल पोडीयम + ३ मजला/३ लेव्हल पोडीयम + ४ ते २५ मजले
इमारत टाईप ए ३- लोअर ग्राउंड + १ लेव्हल पोडीयम + २ लेव्हल पोडीयम + तळ/पोडीयम + १ ते २ मजले
इमारत टाईप ए ४-लोअर ग्राउंड + १ लेव्हल पोडीयम + २ लेव्हल पोडीयम + तळ/पोडीयम + १ ते २ मजले

मोजे भाईंदरपाडा, ठाणे येथील स.नं. ९८/१/अ/१, ९८/१/अ/२, ९८/३/अ (पै), ९८/३/ब, १००/११/१/अ/१, १००/११/१/अ/२, १००/११/१/ब, १००/११/२, १००/१२/अ, १००/१२/ब, १००/१४/अ, १००/१४/ब/१, १००/१४/ब/२, १००/१५/अ, १००/१५/ब/१, १००/१५/ब/२, १००/१५/ब/३, १००/१७/अ, १००/१७/ब, १००/१८, १००/१९, १००/२०, १००/२१, १००/२२, १००/२३, १००/२४, १०१/५ व १०९/३०/३

- 10) Open land Tax should be paid and receipt should be submitted time to time.
- 11) NOC from Drainage & water to be submitted before occupation certificate.
- 12) Rain water harvesting system to be provided before occupation certificate.
- 13) Lift Certificate from PWD should be submitted before Occupation Certificate.
- 14) CCTV cameras to be installed at external & internal side of the building before Occupation certificate.
- 15) Owner/Developer will be responsible for any dispute regarding tenants, ownership, boundary of the plot, court matter or any complain & Thane Municipal Corporation will not be responsible for the same.
- 16) If the numbers of female labourer on site is 10 or more, than, Baby sitting & other arrangement are to be provided for their children.
- 17) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 18) 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.
- 19) Organic Waste Disposal system should be commissioned before occupation certificate.
- 20) Authority will not supply water for construction.
- 21) Completion certificate of the consultant for storm water drain shall be submitted along with the application for occupancy certificate.
- 22) The certificate/letter for plantation of trees on the land, under the provision of tree act, shall be submitted before occupation certificate.
- 23) To submit property card & CTS plan within one year or before occupation from C.T. Survey Department from issuance of this permission.
- 24) To submit Sub-division plan for S.No.98/3/A (pt.) within 6 months.
- 25) To submit Updated 7/12 Extract for S.No.100/12/B after deleting the ULC Remarks in others rights within 6 months.
- 26) To obtained Occupation Certificate for Affordable housing tenement before applying for Occupation Certificate for Sale building.

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम १९६२ च्या अनुसार दखलपात्र गुन्हा आहे. त्यासाठी अटोमॅटिक नगरी ३ वर्षे बंद व रु. ५०,००० दंड होऊ शकतो"

Copy To

- 1) Collector of Thane
- 2) Dy. Mum. Commissioner
- 3) E.E. (Water Works)
- 4) Assessor Tax Dept.
- 5) Vigilance Dept. T.D.D., Thane

Yours faithfully,

Executive Engineer

Town Planning Department,
Thane Municipal Corporation of, Thane