

By Utilizing DRC No
009 (Slum), 010 (Slum)
058 (Const. Amenity)
264 (Res.), 322 (Road)



Certificate No. **4692**

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

Amended

~~PERMISSION~~

Bldg No. A (Stilt+ Podium+1st to 19th floor),
Bldg No. B (Stilt+ Podium + 1st to 20th floor)

V. P. No. S 06/0130/12 TMC / TDD 13940/22 Date : 9/2/2022
To, Shri / Smt. Jitendra Mukadam (Architect)
(for Godbole Mukadam & Associates)
Shri Smt. Shakuntala Pherwani (Owners)
Shri Tejas D Jain & Shri Nishit J Mehta for M/s Sager Enterprise (P.O.A.H)

With reference to your application No. 9336 dated 14/12/2021 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 Owala Sector No. VI Situated at Road / Street 12 mt Road. S. No. / C.S.T. No. / F. P. No. Old S.No.133 New S.no. 20

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 Regulation. 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) Authority will not supply water for construction (Optional)
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) All the provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner / developer.

**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

Tiara

- 9) Provisions 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.
- 10) 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 regards shall be submitted along with the application for occupancy certificate (optional)
- 11) Lift certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 12) 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.
- 13) NOC from water dept. drainage dept. and tree dept. should be submitted before O.C.
- 14) ठामपा/शिविवि/3244/19 दि. 07/11/2019 रोजीच्या सुधारीत परवानगी/ सीसी प्रमाणपत्रातील अटी विकासकावर बंधनकारक राहतील.
- 15) युएलसी विभागाकडील दि. २९/०७/२०२१ रोजीचे सुधारीत आदेशामध्ये नमुद अटी विकासकांवर बंधनकारक राहतील.
- 16) अग्निशमन विभागाकडील सुधारीत नाहरकत दाखल्यामधील अटी विकासकांवर बंधनकारक राहतील.
- 17) दि. १४/०१/२०२१ रोजीच्या शासन निर्णयाच्या अनुषंगाने प्रिमियम अधिमुल्यावर ५०% सुट मिळणेकामी विकासक यांनी सादर केलेले हमीपत्र विकासक यांचेवर बंधनकारक राहिल.

सावधान

"मंजूर. नकाशांनुसार बांधलेले न करणे तसेच विकास विधेयान नियमावलीनुसार आवश्यक त्या परवानगा न घेता बांधकाम बांधणे, सहासक प्रादेशिक व नगर स्वभा अधिनियमाचे कलाम ५२ अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"

Office No. _____
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Issued _____



Your's faithfully,


Town Development & Planning officer
Town Development Department
Municipal Corporation of
The City of Thane.

1. Dy. Municipal Commissioner – Zone.
2. E.E. (Encroachment)
3. Competent Authority (U.L.C.)
For Sec.20, 21 & 22 if required
4. TILR for necessary correction in record of
Land is affected by Road, Widening / reservation.