



Certificate No. 4826

THANE MUNICIPAL CORPORATION, THANE

सुधारीत परवानगी/सी.सी.

(Registration No. 3 & 24)

PERMISSION/

SANCTION OF DEVELOPMENT

COMMENCEMENT CERTIFICATE

इमारत टाईप D१ - तळ (पार्ट) + स्टिल्ट (पार्ट) + १ पोजियम (पार्ट) + १ ते २१ मजले,

इमारत टाईप D२ - २ लेव्हल बेसमेंट + तळ (पार्ट) + स्टिल्ट (पार्ट) + २ लेव्हल पोजियम (पार्ट) + १ ते ९ मजले

व इमारत टाईप D३ - २ लेव्हल बेसमेंट + तळ (पार्ट) + स्टिल्ट (पार्ट) + २ लेव्हल पोजियम (पार्ट)

V. P. No. S06/0315/18 (2008/37) TMC / TDD / 3362 / 22 Date : 11/02/2022

To, Shri / Smt. श. फोल्डस् आर्किटेक्टस् अँड कन्सल्टंटस् (Architect)

Shri

(Owners)

मे. विहंग इन्फ्रास्ट्रक्चर्स प्रा. लि. तर्फे श्री. योगेश के. चंडेगाला आणि श्री. विहंग प्रताप सरनाईक (विकासक/मालक)

With reference to your application No. ७४८ dated २९/११/२०२१ 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. वरील प्रमाणे in village मौजे ओवळे Sector No. ६ Situated at Road / Street खालील प्रमाणे S. No. / C.S.T. No. / F.P. No. खालील प्रमाणे

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.

मौजे ओवळे, ता. व. जि. ठाणे येथील नविन स. क्र. 69/1/1, 69/1/2, 69/3/A/1, 69/3/A/2, 69/4, 69/5/1, 69/5/2, 69/6, 72/4/B, 72/4/C, 72/4/D, 72/4/E, 74/1/1B, 74/1/2B, 74/1/2A, 74/1/3A, 74/1/3B, 74/3/1, 74/3/2, 74/5, 74/2B, 74/2A/1, 74/2A/2, 74/4, 75/1/A, 75/1/B, 75/2/B, 75/2/C, 77/2, 77/3, 77/1/2, 77/1/3, 78/3/B/1, 78/3/B/2, 78/3/B/3, 78/4/A, 78/4/B, 78/3/A/1, 78/3/A/2, 78/1/B, 78/1/D, 78/1/E & नविन स. क्र. 76.

- 5) Condition mentioned Amended Permission/C.C. vide no. TMC/TDD/2960/19 dated 22/01/2019 will be binding upon the developer.
- 6) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 7) 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.

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) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 9) This permission does not entitle you to develop the land which does not vest in you.
- 10) 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.
- 11) NOC from Storm water, Drainage and Tree Department need to be submitted before Plinth intimation.
- 12) Authority will not supply water for construction.
- 13) Information Board to be displayed at site till Occupation Certificate.
- 14) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 15) Provision for recycling of Gray water, shall be completed for the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
- 16) 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.
- 17) NOC from MSEDCL shall be submitted within 6 months.
- 18) Before submitting application for Plinth Intimation it is mandatory to construct compound wall as per final TILR Map.
- 19) Before submitting application for Plinth Intimation it is mandatory to submit Final TILR for newly added S.No.76.
- 20) It is binding on Developer to comply conditions mentioned in Regulation no. 3.8.2 of UDCPR.
- 21) Lift Certificate from PWD should be submitted before Occupation Certificate.
- 22) Certificate/letter for plantation of trees on the land, under the provision of tree act, shall be submitted before occupation certificate.
- 23) Before applying for OC it is mandatory to obtain Sanad form Collector Office.
- 24) अस्तित्वातील बेसमेंटमधील STP वर वाणिज्य इमारत क्र.१० तळ + १ मजला प्रस्तावित केलेली आहे. तरी सदर इमारतीचे काम सुरु करण्यापूर्वी मलनिःसारण विभाग, ठा.म.पा. ठाणे यांचा ना हरकत दाखला सादर करणे आवश्यक राहिल.
- 25) दि. ०१/०४/२०१९ रोजी अदा करण्यात आलेल्या सुधारीत परवानगी/सी.सी. प्रमाणपत्रामधील अट क्र. १२ नुसार अभिन्यासातील इमारत क्र.७ टाईप D३ च्या जोत्यापूर्वी सुविधा भुखंडाचे क्षेत्र महापालिकेच्या नावे दाखल करणे आवश्यक आहे.
- 26) पुढील वापर परवानापूर्वी Organic Waste Disposal System कार्यान्वित करुन सदर बाबत तांत्रिक सल्लागार यांचा नारहकत दाखला सादर करणे आवश्यक राहिल.
- 27) नियोजित इमारत क्र.D२ करीता अग्निशमन विभागाकडील सुधारीत ना हरकत दाखला पुढील परवानगीपूर्वी सादर करणे आवश्यक राहिल.

सावधान

"संजूर नकाशानुसार बांधकाम न करणे तसेच विकास निर्देशानुसार नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर स्थाना अधिनियमाचा कलम ५२ अनुसार दण्डलयात गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे वेद व रु. ५०००/- वेद होऊ शकतो"



Your's faithfully,

कार्यकारी अभियंता,
शहर विकास विभाग

Municipal Corporation of
The City of Thane.