



Certificate No. 5070

# THANE MUNICIPAL CORPORATION, THANE

REGULATION  
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/ COMMENCEMENT CERTIFICATE

सुधारीत परवानगी : इमारत टाईप C1: तळघर + तळ (वाणिज्य) + 1ला मजला (वाणिज्य) + 2 ते 12 मजले + 13वा मजला

Recreational Floor + 14 ते 22 मजले (रहीवास), इमारत टाईप C2 : तळघर + तळ(वाणिज्य) + 1ला मजला(वाणिज्य) + 2 रा मजला.

सी.सी.: इमारत टाईप C1: तळघर + तळ (वाणिज्य) + 1ला मजला (वाणिज्य) + 2 ते 12 मजले + 13वा मजला Recreational Floor + 14 ते 22 मजले.

V. P. No. S03/0047/17 (2000/84) TMC / TDD / 4164/22 Date : 02/08/2022

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

Shri F.G.P Limited (मालक) (Owners)

मे. कशिष पार्क रिलॉन्सचे भागीदार श्री. सौरभ अगरवाल (कुलमुखत्यारधारक)

With reference to your application No. 2714 dated 22/06/2022 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. वरील प्रमाणे in village मौजे नौपाडा, ठाणे Sector No. 3 Situated at Road / Street \_\_\_\_\_ S. No. / C.S.T. No. / F. P. No. to 21, 37 to 39 & 40(Part)

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 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) NOC from Storm water, Drainage and Tree Department need to be submitted before Plinth intimation.
- 7) Authority will not supply water for construction.
- 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 \_\_\_\_\_

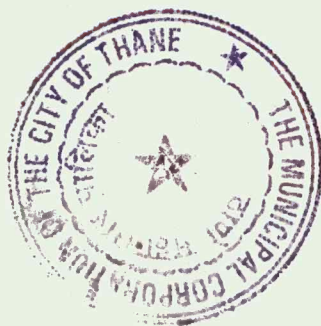
Yours faithfully,

Municipal Corporation of  
the city of, Thane.

- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 10) 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.
- 11) 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 consultant in this regard shall be submitted along with the application for occupancy certificate (Optional).
- 12) Before submitting application for Plinth Intimation it is mandatory to construct compound wall as per final TILR Map.
- 13) It is binding on Developer keep open the Access as per Deed of Right of way.
- 14) Lift Certificate from PWD should be submitted before Occupation Certificate.
- 15) Permission for cutting trees, 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.
- 16) Solar Water Heating system & Rain Water Harvesting system shall be installed before occupation certificate.
- 17) Developers Affidavit regarding RERA Act shall be binding on them.
- 18) Developers Affidavit regarding Deem Conveyance shall be binding on them.
- 19) Amended Environmental Clearance NOC shall be submitted before Plinth intimation
- 20) दाखल प्रस्तावांतर्गत बेसमेंट काही ठिकाणी जमिनीच्या पातळीस समांतर प्रस्तावित केलेले असल्याने बेसमेंट करीता Mechanical Ventilation प्रस्तावित करणे आवश्यक राहिल.
- 21) दाखल प्रस्तावांतर्गत प्रस्तावित केलेले वाढीव पार्किंग करीता भविष्यात सुधारीत नकाशे मंजूर न केल्यास वाढीव पार्किंग ठाणे महानगरपालिकेस विना मोबदला हस्तांतरीत करणे विकासकांस बंधनकारक राहिल.
- 22) Before submitting application for Plinth Intimation it is mandatory to submit Final TILR map showing plot boundary.

### सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तराच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर स्वना अधिनियमाचे कलम ५२ अनुसार दंड्यत्वपात्र मुक्ता आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- वंड होऊ शकतो"



Your's faithfully,

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