



THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

Permission :- Ground floor (part stilt + part commercial) + Service floor + 1st floor (part Residential + part Fitness Center) + 2nd to 25th Upper floors + 26th floor (Residential)

C.C. :- Ground floor (part stilt + part commercial) + Service floor + 1st floor (part + Residential + part Fitness Center) + 2nd to 24th Upper floors (Residential)

V. P. No. S04/0036/11 TMC / TDD /2055/17 Date : 7/2/2017

To, Shri / Smt. A.G. Jathar (Architect)

M/S. Design Consortium

Shri Vartak Nagar Om Sai & (Owners)

Vartak Nagar Lucky Star CHSL.

Fortune Infra Creators Pvt.Ltd.(Developer)

With reference to your application No. 8181 dated 7/9/2016 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. 19 & 20 (New) in village Majiwade Sector No. IV Situated at Road / Street Mhada Colony Road S. No. / C.S.T. No. / F. P. No. 207 (pt) & 208 (pt)

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 Chief Officer KH & ADB vide letter No.
 - a) CO/KB/ARCH/NOC/1015/2011, Dt. 13/5/2011.
 - b) CO/KB/ARCH/NOC/863/2011, Dt. 28/4/2011.
 - c) CO/KB/AA/NOC/2537/2011, Dt. 16/12/2011.
 - d) CO/KB/ARCH/NOC/2540/2011, Dt. 16/12/2011.
- 6) All the conditions mentioned in the layout approval dtd.30.10.2009 are binding upon the Society / 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

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Municipal Corporation of
the city of, Thane.

- 7) Distribution of tenements to the member mentioned in Development agreement shall be responsibility of Society and Thane Municipal Corporation shall not be responsible for the same.
- 8) Thane Municipal Corporation will not supply water for construction.
- 9) Any dispute arising between members of the society shall be resolved by the developers/ society and Thane Municipal Corporation shall not be responsible for the same.
- 10) Compound wall shall not be constructed on plot boundary as per CFO-NOC.
- 11) Necessary charges shall be paid to Thane Municipal Corporation, Thane as & when demanded so.
- 12) The NOC from water supply Dept. of TMC shall be submitted after Commissioning of ESR & distribution network which has been exclusively for MHADA Layout.
- 13) Affidavit, dated 13/01/14 for staircase premium shall be binding upon developer.
- 14) Society / Developer shall immediately handover to Thane Municipal Corporation, the area under internal road widening.
- 15) L.B.T. shall be paid from time to time and the receipt / NOC of the first installment shall be submitted before plinth.
- 16) Organic waste management system shall be installed & commissioned in the scheme.
- 17) Temporary creche and hygienic toilets for labour, shall be constructed on site and shall be maintained till O.C.
- 18) For amalgamation of applicant Societies, MHADA NOC and Final Order from Deputy Registrar of Societies shall be submitted before Plinth.
- 19) Building shall be structurally designed as per B.S. Code 1893 & 4326 and structural stability certificate & drawings shall be submitted at the time of Plinth and O.C.
- 20) Information board should be displayed on site till obtaining O.C.
- 21) Pre- NOC for Storm water drain along with required drawings from M.E.P. Consultant shall be submitted before applying for plinth.
- 22) Revised lease deed regarding the additional plot area, between MHADA and Society shall be submitted before O.C.
- 23) Final CFO -NOC shall be submitted before O.C.
- 24) NOC from Tree and Drainage department shall be submitted before O.C.
- 25) NOC from concerned Government department for passenger Lift shall be submitted before O.C.
- 27) Mechanical Tower Parking shall be installed & commissioned.
- 28) NOC from concerned Government department for Passenger lift shall be submitted before O.C.
- 29) Certificate for Installing and commissioning of Water heating system based on solar energy shall be submitted before O.C.
- 30) SWD & RWH completion certificates from drainage and water department shall be submitted before O.C.
- 31) Letter Boxes shall be installed on ground floor before O.C.
- 32) C.C.T.V. surveillance camera system shall be installed and commissioned in internal part of building as well as outside the building at strategic locations.
- 33) 15% incentive FSI for redevelopment shall be subject to Govt.'s approval.

सावधान
"नकल वगैरह जमा करणे तसेच विकसित निवेशासाठी आवश्यक त्या परवानकांची माग करणे, महाराष्ट्र प्रादेशिक दुरुवा अविलंबमाये कलम ५२ अनुसार रचना करणे. त्यासाठी जास्तीत जास्त ३ वर्षे वेळ त.स. ५०००/- देऊ शकतो."

Office No. _____
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Issued _____



Your's faithfully,

[Signature]
Executive Engineer,
Town Development Department,
Municipal Corporation of
The City of Thane.

Copy to :-

- 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.