



Certificate No. 4978

THANE MUNICIPAL CORPORATION, THANE**Regulation
(Registration No. 3 & 24)****SANCTION OF DEVELOPMENT****PERMISSION/ COMMENCEMENT CERTIFICATE**Gr. floor (Part Stilt Part Comm. + Service Floor + 1st (Resi.) + 29th Floors + 30th part Resi.

V. P. No. S04/0036/11 TMC / TDD 14084/22 Date : 17/06/2022
 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.

With reference to your application No.1205 dated 09/05/2022 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. 19 & 20 (New) in village Majiwade Sector No. IV Situated at Road / Street 12.0 mt. wide Internal 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 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) Conditions mentioned in NOC of K.H.& A.D.B. shall be binding upon applicant vide letter no.CO/KB/AA/NOC/204/2022 dated 22/04/2022.
- 6) All the conditions mentioned in the layout approval dtd.31/01/2022 are binding upon the applicant.
- 7) Thane Municipal Corporation will not supply water for construction.
- 8) As per CFO NOC, no compound wall shall be constructed on plot boundary.
- 9) TMC shall not be responsible for allotment flats to existing tenement after completion of redevelopment. Society/Developer shall be responsible for same.
- 10) In case of any dispute arising between society, members and developer. TMC shall be not responsible for same.

**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.

PTO

- 11) All the submitted U/T and Affidavits are binding upon Society/ Developer.
- 12) Information board should be displayed on site from C.N. till obtaining O.C.
- 13) Proposed building should be structurally designed considering seismic forces as per IS code no. 1893 & IS 875 and stability certificate from Structural Engineer should be submitted at the stage of plinth and Occupation Certificate.
- 14) NOC from drainage department for Storm water drain system should be submitted before plinth and the system should be commissioned before O.C.
- 15) Final NOC from Fire Department shall be submitted before O.C.
- 16) Final NOC from Tree & Drainage Department shall be submitted before O.C.
- 17) R.W.H. shall be constructed and commissioned before O.C.
- 18) Solar water heating system should be installed and commissioned before O.C.
- 19) Licence, NOC & etc. for Passenger Lift shall be submitted before O.C.

सावधान

"भंडूर गणेशानुसार बांधकाम न करणे तसेच विकास नियंत्रण निवामाधलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बाबत करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाची धारा ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"

Yours Faithfully,

Sept 2011
Executive Engineer

Town Development Department
Municipal Corporation of
the city of, Thane.

