



Certificate No. 4682

THANE MUNICIPAL CORPORATION, THANE*Regulation*
(Registration No. 3 & 24)

Amended

**PERMISSION/ SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE****Ground + 1st Floor (Commercial) + 2nd Floor Scooter Parking + 3rd to 15th Floor (Resi.)
+ 16th Floor (Recreational Floor)**

V. P. No. S04/0093/16 TMC / TDD 13774/21 Date : 24/11/2021
 To, Shri / Smt. M/s. Design Consortium (Architect)
For A.G. Jathar
 Shri M/s. Satnam Enterprises (Owners)
M/s. Nakshatra Builders

With reference to your application No. ⁸⁰⁴ dated 30/04/2021 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. A-06 & Enc. No. 4 in village Majiwade Sector IV Situated
 at Road / Street 40 mt. wide D.P. Road (Tansa Pipeline Road) S. No. / C.S.T. No. / F.P. No. 206/4 (Pt.) 381 (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 MHADA NOC no.CO/KB/AA/Vartak Nagar/246/2021dt.26/4/2021 are binding upon Owner / Developers.
6. Condition mentioned in layout approval vide V.P.No.90/150 (old) & S04/0165/19 (New), dt.24/07/2020 Permission no. TMC/TDD/3437/2020 are binding upon Owner / Developer.
7. Distribution/Rehabilitation of Encroachment area in the project is the responsibility of Owner / Developer.
8. Developer's Affidavit submitted as per provisions of UDCPR- Regulations no. 2.2.3 (v) shall be binding upon them.
9. TMC charges shall be paid from time to time.
10. Affidavit submitted for LBT & Women labour shall be binding upon 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**

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Municipal Corporation of
the city of, Thane.

PTO

11. Certificate, Calculation & drawings for SWD from MEP consultant shall be submitted before plinth intimation & same shall be submitted before O.C. & SWD shall be constructed & commissioned before O.C.
12. R.C.C. of the building shall be designed with considering seismic forces (BS Code 1893 & 4326) & RCC consultant shall submit drawing, calculation and stability certificate for same before Plinth intimation & O.C.
13. Final C.F.O. - NOC shall be submitted before O.C.
14. NOC for water (if applicable), Drainage & Tree shall be submitted before O.C.
15. License / NOC for passenger lift shall be submitted before O.C.
16. CC-TV. camera system as prescribed shall be installed in the building before O.C.
17. Mechanical parking as per approved plan shall be installed in the building before O.C.
18. NOC for Solid Waste Management, Debris Management shall be submitted before next Permission.
19. 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
20. Authority will not supply water for construction (Optional)
21. Information Board to be displayed at site till Occupation Certificate.
22. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer
23. Provision 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.

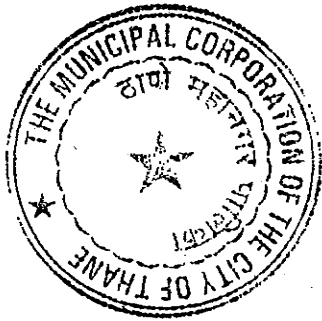
सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बापर करणे, महाराष्ट्र प्रादेशिक व नगर स्वयं-अधिनियमाचे कलम ५२ अनुसार दखलवता सुद्धा आहे. त्यासाठी जास्तीत जास्त ३ बंदे पैदा व रु. ५०००/- बंद होऊ शकतो"

Office No.

Office Stamp

Date



Yours Faithfully

Executive Engineer
Town Development Department,
Municipal Corporation of
the city of, Thane