



Certificate No. 4787

THANE MUNICIPAL CORPORATION, THANE

(Regulation
Registration No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION/ COMMENCEMENT CERTIFICATE

Bldg No. A-1:- Ground / Stilt + 1st to 14th Floors + 15th (pt) Floor to 23rd (pt) Floors,

V. P. No. S05/0208/21 TMC / TDD / 3885/22 Date : 27/01/2022

To, Shri / Smt. ~~M/s Aryan Consultants for Sachin Salvi (Architect)~~

Shri ~~M/s Shivshakti Engineers through partner Mr. Pranay Shah (Owner)~~

With reference to your application No. 9367 dated 14/12/2021 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. As above in village Balkum Sector No. Y Situated at Road / Street 20.00 m. D.P. road S. No. / G.S.T. No. / F.P. No. 148 H.No. 10

(Old S.No. 71 H.No 10

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) 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) Information Board to be displayed at site till Occupation Certificate.
- 7) If in the development permission reservation land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary Registered transfer deed shall be executed in the name of authority within 6 month from the commencement 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.

P.T.O

- 8) All the provision mentioned in UD CPR, as may be applicable, shall be binding on the Owner/developer.
- 9) 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.
- 10) Lift Certificate from PWD should be submitted before Occupation Certificate, if Applicable.
- 11) Permission for cutting of tree, 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.
- 12) Authority will not supply water for construction.
- 13) Areas/cities where, storm water drainage system exists or designed, design and drawings from service consultants for storm water drainage should be submitted to the conceded 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.
- 14) The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
- १५) आय. एन.डी. पी. विभागाचे अभिप्राय / ना हरकत दाखला प्राप्त करून प्रस्तावाधीन भूखंडाकरीता अॅक्सेस विकसीत करणे भूखंडमालक यांचेवर बंधनकारक राहील.
- १६) मंजूर नकाशानुसार प्रस्तावित इमारतीचे प्रत्यक्ष बांधकाम चालू करण्यापूर्वी प्रस्तावाधीन भूखंडावरील स्टॅमॅ वॉटर ड्रेनेज व्यवस्था तसेच प्रस्तावित इमारतीच्या जोत्याच्या उंचीबाबत संबंधीत विभागाचे अभिप्राय / ना हरकत दाखला सादर करणे भूखंडमालक यांचेवर बंधनकारक राहील.
- १७) प्रस्तुत परवानगीपासून सहा महिन्यांच्या कालावधीमध्ये मुदतीमध्ये विकास आरखड्यातील रस्त्याच्या क्षेत्राचे नोंदणीकृत अभिहस्तांतरणपत्र सादर करणे बंधनकारक राहील.
- १८) वापर परवान्यापूर्वी इमारतीच्या ठिकाणी आतील बाजूस तसेच इमारतीच्या समोरील रस्त्याच्या बाजूस सी. सी. टी. व्ही यंत्रणा कार्यन्वित करणे आवश्यक राहील.
- १९) वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाची NOC सादर करणे आवश्यक.
- २०) बांधकाम व निष्कासन कचरा व्यवस्थापन आरखडा, घनकचरा व्यवस्थापन (प्रकल्प) विभाग यांचेकडे मंजूरीकरीता सादर करणे व त्यानुसार ना हरकत प्रमाणपत्र घेणे विकासक यांचेवर बंधनकारक राहील.

सावधान

आपण महाराष्ट्रसार वाढकाम ना करणें तसेच विकास निर्वहण निमनकरीतुआर आगश्यक त्या परवानगा ना देण ना माना पावर करणें, नदराने



Your's faithfully,
 (Signature)
 27-01-2022
 Executive Engineer,
 Town Planning Department,
 Thane Municipal Corporation, 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.