



Certificate No. 5255

**THANE MUNICIPAL CORPORATION, THANE**

UDCPR Regulation No. 2.6 &amp; 2.7

(Registration No. 3 &amp; 24)

SANCTION OF DEVELOPMENT

PERMISSION/ COMMENCEMENT CERTIFICATE

Building No. A - Stilt + 1<sup>st</sup> To 7<sup>th</sup> + 8 (pt.) Floor only

Project Code - TMCB-22-91113

V. P. No. S05/0228/23 TMC / TDD / 4326/23 Date : 15/03/2023  
 To, Shri / Smt. M/s. Builtform Architects. (Architect)  
Shram Safalya Co.Op. CHS. Siddharth Nagar, Kopri, Thane (E)  
 Shri Ashok Watika co-op. Hsg. Society (Owners)

With reference to your application No. 8710 dated 07/02/2023 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. As above in village Dhokali, Thane Sector No. 05 Situated at Road / Street 9.0 M. W. Road S. No. / C.S.T. No. / F. P. No. 76/B/12

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) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 6) 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.
- 7) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 8) This permission does not entitle you to develop the land which does not vest in you.
- 9) 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.

**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.]

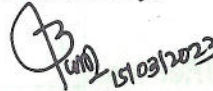
- 10) Authority will not supply water for construction
- 11) Information Board to be displayed at site till Occupation Certificate.
- 12) If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority within 6 months from the commencement certificate
- 13) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer
- 14) 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 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
- 15) Lift Certificate from PWD should be submitted before Occupation Certificate
- 16) 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.
- 17) बांधकाम साईटवरील सर्व प्रकारच्या सुरक्षिततेच्या उपाययोजना करण्याची संपूर्ण जबाबदारी मालक / विकासकाची राहिल.
- 18) जोत्यापुढील काम सुरु करणेपूर्वी तसेच वापर परवान्यापूर्वी आर.सी.सी. तज्ञाकडील स्ट्रक्चरल स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक.
- 19) जोत्यापुढील काम सुरु करणेपूर्वी भुखंडाचे हद्दीवर कुंपणभित बांधणे आवश्यक राहिल.
- 20) ठा.म.पा. /शविवि /स.स.न.र./ 3078 दिनांक 02/09/2013 रोजीच्या परिपत्रकानुसार मंजुरी दिलेल्या बांधकामाबाबत वा.वि. /विकासक/जमिनमालक यांनी दर तीन महिन्यांनी कामाच्या सद्यस्थितीबाबतचे प्रतिज्ञापत्रक सादर करणे आवश्यक.
- 21) जोत्यापुढील काम सुरु करणेपूर्वी दिनांक 04/07/2015 रोजीच्या परिपत्रकानुसार मालक / विकासक यांनी पाळणाघराकरीता प्रतिज्ञापत्र सादर करणे आवश्यक राहिल. तसेच कामगारांसाठी स्वच्छतागृह बांधणे व 10 पेक्षा जास्त महिला कामगार असल्यास त्यांच्या मुलांसाठी पाळणाघर बांधणे आवश्यक.
- 22) वापर परवान्यापूर्वी वृक्ष, पाणी व ड्रेनेज विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
- 23) वापर परवान्यापूर्वी Rain Water Harwesting यंत्रणा बसविण्यात आल्याचे खाजगी संस्थेचे प्रमाणपत्र सादर करणे आवश्यक आहे.
- 24) वापर परवान्यापूर्वी इमारतीच्या आतील बाजूस तसेच समोरील बाजूस रस्त्याचे सी.सी. टि.व्ही. चित्रीकरण करण्यास सी.सी. टि.व्ही. यंत्रणा बसविल्याबाबतचे खाजगी संस्थेचे प्रमाणपत्र सादर करणे आवश्यक आहे.
- 25) अशोक वाटीका को.ऑ.हौ.सो. यांचे दि. ०६/०३/२०२३ रोजीचे सोसायटीच्या सभासदांना देण्यात येणा-या क्षेत्रफळाबाबतचे तसेच दि.०६/०३/२०२३ रोजीचे पार्किंगबाबतचे हमीपत्र सोसायटीस बंधनकारक राहिल.

### सावधान

“मजूर नकाशांनुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बांधू नये, महाराष्ट्र कलंकित व नगर उद्योग अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो.”



Your Faithfully,

  
(Sunil Patti)  
Executive Engineer  
(Town Development Department)  
Municipal Corporation of  
the city of, Thane.