



Certificate No. 4992

THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION/ COMMENCEMENT CERTIFICATE

Building - Stilt + 1st to 7th Floor

V. P. No. S02/0337/22 TMC / TDD /4073/22 Date : 15/06/2022
To, Shri / Smt. M/s. Esthete Arch. & Cons. (Architect)
Thane
Shri M/s. Quick Developers (Owners) (P.O.A.H)

With reference to your application No. 1250 dated 10/05/2022 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. As above in village Naupada Sector No. II Situated at Road/ Street 9.00 M. D.P. Road S.No. / C.S.T. No. / E.P. No. 27/12 T.No.21

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) 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) Authority will not supply water for construction.
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) In the development permission road widening land to be handed over to the authority in the lieu of incentive FSI, then necessary PR Card in name of TMC shall be submitted 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.

- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 10) 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.
- 11) Lift Certificate from PWD should be submitted before Occupation Certificate.
- 12) The certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
- 13) It shall be binding upon the owner/developer /Power of Attorney Holder to follow and abide by all the guidelines, rules and regulations issued by Central/ State Government and TMC from time to time for prevention of COVID - 19 pandemic.
- 14) Directions given by State govt./ Central Govt. and Maharashtra Management Control Board will be binding to prevent pollution during construction of Building.
- 15) Balance Agreements of existing tenement owners on stamp paper should be submitted by developer within 6 months.
- 16) As per UDCPR-2020 Clause 9.27.1 High speed lift must be provided in proposed building.

सावधान

मजूर नकाशानुसार बांधकाम न करणें तसेच विकास निधीनुसार आवश्यक त्या परवानग्यां, पत्रां वगैरे वापर करणें, महाराष्ट्र प्रादेशिक व नगर स्वच्छता अधिनियमाचे कलाम ५२ अनुसार वास्तव गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

Office No.
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Date
Issued



Yours faithfully,

**Executive Engineer,
Town Planning Department,
Thane Municipal Corporation, Thane.**