



Certificate No. 4688

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended

PERMISSION/ COMMENCEMENT CERTIFICATE

Bldg. Nexus Park A:- Basement/ Lower Stilt + Gr. + 1st to 2nd Flrs.

Bldg. Nexus Park B:- Basement/ Lower Stilt + Stilt + 1st to 6th Flrs.

Bldg. Nexus Park C:- Basement/ Lower Stilt + Stilt + 1st to 7th Flrs.

V. P. No. S11/0234/20TMC / TDD 3800/21Date: 9/12/2021To, Shri / Smt. Sameer S. Lotke & Associates (Architect)Shri Ganesh G. Tawre & Others (Owners)
For M/s Nexus Group (P.O.A. Holder)

With reference to your application No. 6444 dated 13/10/2021 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. As above in village Dawale Sector No. 11 Situated at Road / Street _____ S. No. / ~~C.S.T~~ No. / F.P. No. 6/7A

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.

**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.

(P.T.O.)

- 8) 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.
- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer
- 10) 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.
- 11) 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 and NOC from storm water Dept. in this regard shall be submitted along with the application for occupancy certificate.
- 12) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable
- 13) 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.
- 14) Condition mentioned in Permission C.C. TMC/TDD/3474 Dated 07.10.2020 will be binding on developer.
- 15) N.O.C. from water dept. and drainage dept. should be submitted before O.C.
- 16) The proposed building should be structurally designed by considering seismic forces as per I.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage Intimation of plinth & Occupation Certificate.
- 17) CCTV System shall be installed before applying for occupation certificates.
- 18) Rain water harvesting system should be installed before applying for occupation certificates.
- 19) Solar Water heating system should be installed before applying for occupation certificates.

सावधान

Office No. महाराष्ट्र नगरपालिका निकायानुसार बांधकाम न करणे तसेच
Office Stamp नियमावलीनुसार आवश्यक त्या
Date महाराष्ट्र न घेता बांधकाम वापर करणे, महाराष्ट्र
Issued व नगर रचना अधिनियमाचे कलम
अनुसार दखलपात्र गुन्हा आहे. त्यासाठी
५०००/- दंड होऊ शकतो

Yours faithfully,

[Signature] 3/12/2021

**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.

