



Certificate No. 5072

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

Amended ~~PERMISSION~~ SANCTION OF DEVELOPMENT COMMENCEMENT CERTIFICATE

Ground floor Part (Comm.), Part (stilt) & (Society office, Transformer & etc.) + 1st to 28th
Upper floor + 29th Floor (Part) Residential.

V. P. No. S04/0070/15 TMC / TDD /4186/22 Date : 2/9/2022
To, Shri / Smt. A. G. Jathar (Architect)
M/s. Design Consortium
Shri Shree Sandesh CHSL (Owners)
M/s. Aditya Enterprises (POAH)
For Satyendra Vishwakarma & Others

With reference to your application No. 2648 dated 21/06/2022 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. 22 (New) in village Majiwade Sector No. IV Situated at Road / Street 12m. wide Internal Road S. No. / C.S.T. No. / F.P. No. 206 (Pt) & 209 (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) Conditions mentioned in NOC of K.H. & A.D.B. shall be binding upon applicant vide letter no. CO/KB/AA/NOC/540/2022 dated 10/08/2022.
- 6) All the conditions mentioned in the layout approval dtd.31/01/2022 are binding upon the society/ developer.
- 7) Thane Municipal Corporation will not supply water for construction.
- 8) As per CFO NOC, no compound wall shall be constructed on plot boundary.
- 9) TMC shall not be responsible for allotment flats to existing tenement after completion of redevelopment. Society/Developer shall be responsible for same.
- 10) In case of any dispute arising between society, members and developer. TMC shall be not responsible for same.

**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.

PTO

- 11) All the submitted U/T and Affidavits are binding upon Society/ Developer.
- 12) Information board should be displayed on site from C.N. till obtaining O.C.
- 13) Proposed building should be structurally designed considering seismic forces as per IS code no. 1893 & IS 875 and stability certificate from Structural Engineer should be submitted at the stage of plinth and Occupation Certificate.
- 14) NOC from drainage department for Storm water drain system should be submitted before plinth and the system should be commissioned before O.C.
- 15) Final NOC from Fire Department shall be submitted before O.C.
- 16) Final NOC from Tree & Drainage Department shall be submitted before O.C.
- 17) R.W.H. shall be constructed and commissioned before O.C.
- 18) Solar water heating system should be installed and commissioned before O.C.
- 19) Stack Parking shall be installed before O.C.
- 20) Licence, NOC & etc. for Passenger Lift shall be submitted before O.C.

सावधान

"नजूर नकाशानुसार बांधकाम न करणें तसेच विकास नियंत्रण नियमवलीनुसार आवश्यक त्या परवानग्या व घेता घेऊनच बांधकाम करणें, महाराष्ट्र प्रादेशिक व शहर रचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व र. ५०००/- दंड होऊ शकतो."

Yours Faithfully,

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



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CONTRAVENTION OF THE APPROVED PLANS
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UNDER THE MAHARASHTRA REGIONAL AND TOWN
PLANNING ACT 1988