

Certificate No. **4794****THANE MUNICIPAL CORPORATION, THANE****(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE**Amended **PERMISSION/**Wing- A: - Ground floor (Part) Stilt (Part)+ 1st to 7th Floors (residential)
Wing- B: - Stilt + 1st to 7th Floors (residential)
Wing- C: - Ground floor (Part) Stilt (Part)+ 1st to 3rd Floors (residential)V. P. No. S09/0072/17 TMC / TDD /3888/22 Date: 28/11/2022
To, Shri / Smt. M/s. Design Consortium (Architect)
For A.G. Jathar
Shri M/s. Baitun Nasir Urban Co-op. credit Soc. Ltd. (Owners)
M/s. Crown Developers (POAH)With reference to your application No. 8290 dated 09/03/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Kausa Sector No. IX Situated at Road/ Street 30m wide D.P. Road S. No. / C.S.T. No. / F.P. No. S.No. 126/1

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. Authority will not supply water for construction.
7. Information Board to be displayed at site till Occupation Certificate.
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.

**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.

PTO

1854

9. All the provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
10. Provision for recycling of Grey 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 Plinth of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
12. Certificate of approval from concerned Department for Solid Waste management proposed in the project shall be submitted before C. C. & completion of same shall be submitted before 1st O.C.
13. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable
14. 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.
15. N.O.C. from Water dept., Drainage dept. and Tree dept. should be submitted before O.C.

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण निवमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व शहर स्वभा अधिनियमाचे कलम ५२ अनुसार दंडसंचार गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"



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

Signature