



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION/ COMMENCEMENT CERTIFICATE

Gr.(Pt) + Stilt (pt.) + 1st to 7th floor & 8th (Part) floor

V. P. No. S02/0309/20 TMC / TDD 14119/22 Date : 6/7/2022
To, Shri / Smt. Jitendra Mukadam (Architect)
(for Godbole Mukadam & Associates)
Shri New Vaishali Co-Op Hsg. Soc Ltd. (Owners)
Shri. Kaustubh Kalke & Other Partner of M/s Joshi & Yash Developers LLP (POAH)

With reference to your application No. 830 dated 27/04/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Thane Sector No. II Situated at Road / Street 9.00 mt Wide Road S. No. / C.S.T. No. / F. P. No. 64B/2 Tika 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 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 Regulation. 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 (Optional)
- 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 with in 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.

- 9) All the provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner / developer.
- 10) Provisions 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 in this regards shall be submitted along with the application for occupancy certificate (optional)
- 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) NOC from water dept. drainage dept. and tree dept. should be submitted before O.C.

प्रत्यक्ष काम सुर करण्यापुर्वी पूर्तता करावयाच्या अटी

१. सर्व भोगबटाधारकांसोबतचे करारनामे सादर करणे आवश्यक.
२. स्टॉर्म वॉटर ड्रेनबाबत खाजगी सल्लागाराची संकल्पन व नकाशे सादर करणे आवश्यक.
३. नियोजित इमारतीची संरचना आय.एस.कोड १९८३ आणि ४३६२ मधील भूकंपरोधक तरतुदीनुसार संकल्पन असल्याबाबत आर.सी.सी तज्ञांचे प्रमाणपत्र सादर करणे आवश्यक.

वापर परवान्यापुर्वी पूर्तता करावयाच्या अतिरिक्त अटी

- १) वापर परवाना प्रमाणपत्रापुर्वी आ.सी.सी तज्ञांचे स्टॅबिलीटी प्रमाणपत्र सादर करणे आवश्यक.
- २) वापर परवान्यापुर्वी जलसंचय व जलसंधारण यंत्रणा (रेन वॉटर हार्वेस्टिंग सिस्टीम) बसविणे आवश्यक राहिल.
- ३) वापर परवान्यापुर्वी इमारतीच्या आतील बाजुस तसेच समोरील बाजुस सी.सी. टिक्की चित्रिकरण करण्यास सी. सी. टिक्की यंत्रणा कार्यान्वित करणे आवश्यक राहिल.

सावधान

Office No. "मंजूर नव्यानुसार बांधकाम न करणे तसेच विकसित नियंत्रण नियमावलीनुसार आवश्यक त्या Office Stamp प्रमाणित व नकाशा वापर करणे, महाराष्ट्र Date प्रमाणित व नकाशा वापर करणे आवश्यक. कलम ५२ Issued प्रमाणित व नकाशा वापर करणे आवश्यक. कलम ५२

Your's faithfully,

[Signature]

Town Development & planning Officer
Town Development Department
Municipal Corporation of
The City of Thane.



Copy to :-

1. Dy. Municipal Commissioner – Zone
2. E.E. (Encroachment)
3. Competent Authority (For Sec.20, 21 & 22 if required)
4. TILR for necessary correction in record of Land is affected by Road, Widening / reservation.