



Certificate No. 5044

THANE MUNICIPAL CORPORATION, THANE

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

सुधारीत परवानगी/सी.सी. : इमारत - स्टिल्ट + 1 ते 6 मजले + 7 वा मजला (पार्ट)

V. P. No. S02/0100/12 TMC / TDD / 4116/22 Date : 04/07/2022
 To, Shri / Smt. 10 फोल्डस् आर्किटेक्टस् अँड कन्सल्टंटस् (Architect)

Shri _____ (Owners)

मे. एकदंत हौसिंग तर्फे भागीदार श्री. हसमुख सुरजी शाह व श्री. अशोक वसनजी पासड (मालक/विकासक)

With reference to your application No. 615 dated 21/04/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. _____ in village नौपाडा Sector No. 2 Situated at Road / Street As above ~~Sector No.~~ / C.S.T. No. / ~~F.P. No.~~ खालील प्रमाणे

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.
मौजे नौपाडा, ता. वजि. ठाणे येथील भुखंडावरील सि.टी. एस. क्र. 771 ते 782, टिका क्र. 11.
- 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**

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,

Municipal Corporation of P.T.O.
 the city of, Thane.

- 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 provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer
- 10) 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 regard shall be submitted along with the application for occupancy certificate
- 11) Lift Certificate from PWD should be submitted before Occupation Certificate
- 12) NOC for Drainage, Water & Tree will be submitted before Occupation Certificate.
- 13) NOC for CFO department will be submitted before Occupation Certificate.
- 14) C.C. Tv System shall be installed before applying for Occupation Certificate.
- 15) Rain Water Harvesting System should be installed before applying for Occupation Certificate.
- 16) The proposed Building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 and certificate of structural stability should be submitted at the stage of Plinth and Occupation Certificate.
- 17) If the no of female labours on site are more than 10, then baby sitting & other arrangements are to be provided for their children.
- 18) 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.

b) इतर नमुद करावयाच्या अटी:-

- १९) सदर परवानगीच्या 3 महिन्यांच्या आत दि.02/09/2013 रोजीच्या परिपत्रकानुसार वा. वि. व विकासक यांचे कडील बांधकामाचे सद्यस्थितीबाबतचे हमीपत्र वेळोवेळी सादर करणे बंधनकारक आहे.
- २०) सदर परवानगीच्या ६ महिन्यांच्या आत भाडेकरूचे नोंदणीकृत करारनामे सादर करणे आवश्यक आहे.
- २१) जोत्याची सुचना देण्यापूर्वी मोकळ्या जागेचा कर भरणा केलेली पावती सादर करणे आवश्यक आहे.
- २२) वापर परवान्यापूर्वी विषयाकरीत भूखंडाची सनद सादर करणे आवश्यक राहिल.

समाधान
 "मंजूर नकाशानुसार इंधन न करणे तसेच
 विकासक विषयक निर्देशनांनुसार आवश्यक त्या
 परवानगा व सेवा स्विकारून वापर करणे, महाराष्ट्र
 प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२
 अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जालील
 तास्त ३ वर्षे कैद व १,०००/- रुंड होऊ शकतो"

Your's faithfully,

 ०१-०७-२०२०

(मुनिउ पारित)
 कायकारी अभियंता,

शहर विकास विभाग,

Municipal Corporation of

The City of Thane.

