



Certificate No. 5057

THANE MUNICIPAL CORPORATION, THANE

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

Bldg. no. A - Gr. + 1st to 7th floor & Bldg. no. B - Gr. + 1st (Pt.) + 2nd to 6th floor
(By Utilizing DRC no. 374 (Road) & DRC no. 12 (Slum))

V. P. No. S06/0373/21 TMC / TDD /443/22 Date : 21/7/2022

To, Shri / Smt. M/s. Scapes (S. Gupte) (Architect)

Gupte cottage, Panchpakhadi, Thane (w)

Shri/Smt. Anubai Manik Bhoir & Others, (Owners)

M/s. Ace Signature Homes LLP (through its Partner)

Mr. Manish Dedhia & Gaurav Dedhia (Developer / P.O.A.)

With reference to your application No. 1824 dated 27/05/2022 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 Mogharpada Sector No. VI Situated at Road / Street Existing 9.00 mt. Road S. No. / C.S.T. No. / F. P. No. Old S. no. 46/2 & new S. no. 54/2

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.

P.T.O.

**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.

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 month 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 the 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 & TMC 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 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. If the proposed structure is in influence of Hazard Line, necessary adaptive and mitigation measures must be taken while planning & designing the structure.

Additional Conditions:

1. Conditions mentioned in Amended Permission/C.C. vide no. TMC/TDD/3943/22, dt. 09/02/2022 shall be binding upon Developer/Owner.
2. Affidavit given by Developer/Owner regarding third party rights shall be binding upon them.

सावधान

"मंजूर नकाशांनुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दंडापात्र मुद्दा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे दंड व रु. ५०००/- दंड होणे संभवित"

Yours faithfully,

Town Development & Planning Officer
Municipal Corporation of
the city of Thane.



Copy to:

- 1) Collector to Thane
- 2) Dy. Mun. Commissioner Zone _____ TMC
- 3) E.E. (Water works), TMC
- 4) Assessor, Tax Dept. TMC
- 5) Vigilance Dept. T.D.D. TMC