

Certificate No. **4990****THANE MUNICIPAL CORPORATION, THANE**Regulation
(Registration No. 3 & 24)**SANCTION OF DEVELOPMENT****PERMISSION/ COMMENCEMENT CERTIFICATE**

Bldg. No.1, WING A - Basement + Ground (part) /Stilt (part) + Podium (part)/ Residential (part) + 1st to 10th (part) floors.
Bldg. No.1, WING B - Basement + Ground (part) /Stilt (part) + Podium (part)/ Residential (part) + 1st to 10th (part) floors.
Club House - On Podium R.G.2.

V. P. No. S05/0136/17 TMC / TDD / 4080/22 Date : 15/06/2022
To, Shri / Smt. 10 Folds Architect & Consultants (Architect)

Shri M/s. D.D. Associates (Owners)

With reference to your application No. 1602 dated 20/05/2022 for development permission / grant of ~~Commencement~~ certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Kolshet Sector No. V Situated at Road / Street 40 Mt. D.P.Road S. No. / C.S.T. No. / F.P. No. 85/7

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) प्रारंभ प्रमाणपत्रापूर्वी अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे व अग्निशमन विभागाकडील नाहरकत दाखल्यानुसार मंजुर नकाशामध्ये कोणत्याही सुधारणा करणे आवश्यक होत असल्यास सुधारीत नकाशे मंजुरीकरीता सादर करणे बंधनकारक राहील.
- 6) प्रारंभ प्रमाणपत्रापूर्वी भुखंडावरील स्ट्रॉम वॉटर ड्रेनेज व्यवस्थेचे तज्ञ सल्लागार यांचेमार्फत संकल्पन करुन त्यानुसार प्रस्तावित इमारतीच्या जोत्याच्या उंचीबाबत संबंधीत विभागाचे अभिप्राय सादर करणे आवश्यक.
- 7) प्रारंभ प्रमाणपत्रापूर्वी भुखंडासाठी अस्तित्वातील मुख्य रस्त्यापासुन किमान आवश्यक रुंदीचा ४०.००मी. रुंद रस्त्याच्या भाग पक्क्या स्वरुपात विकसीत करणे आवश्यक राहील.
- 8) अभिन्यासातील प्रस्तावित मेकॅनिकल पार्किंग बाबत विकासक यांचे हमीपत्र बंधनकारक राहील.

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.

P. T. O.

- 9) 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.
- 10) NOC from Storm water, Drainage and Tree Department need to be submitted before Plinth intimation.
- 11) Authority will not supply water for construction (Optional).
- 12) Information Board to be displayed at site till Occupation Certificate.
- 13) 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.
- 14) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 15) Provision 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.
- 16) 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(Optional).
- 17) Before submitting application for Plinth Intimation it is mandatory to construct compound wall as per final TILR Map.
- 18) Before applying for OC it is mandatory to obtain Sanad from Collector Office.
- 19) Before submitting application for Plinth Intimation it is mandatory to submit Final TILR map showing plot boundary.
- 20) It is binding on Developer to comply conditions mentioned in Regulation no. 3.8.2 of UDCPR 2020.
- 21) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 22) 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.
- 23) Solar Water Heating System & Rain Water Harvesting System shall be installed before Occupation Certificate.
- 24) E.C. from Environment Department shall be submitted before C.C., if applicable.
- 25) If more than 10 female workers are employed on site Creche and require facility shall be provided

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- बंड होऊ शकतो"



Yours Faithfully,

(Sunil Patil)
Executive Engineer

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