



Certificate No. 5041

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT**COMMENCEMENT CERTIFICATE**

इमारत क्र. सी - तळ + १ ते २ मजले (वाणिज्य)

इमारत क्र. सी - विंग सी १ - ३ ते २० मजले,

इमारत क्र. सी - विंग सी २ - ३ ते ६ वा (पार्ट) मजले (म्हाडा वापर) + ६ वा (पार्ट) ते २० मजले करीता

V. P. No. S06/0039/18 TMC / TDD / 4125 / Date : 07/07/2022
 To, Shri / Smt. जोशी देशावरे अण्ड असो. (Architect)
अे विंग - २०३, आशर आयटी पार्क, वागळे इस्टेट, ठाणे
 Shri श्री. रोशन सुरेश पाटील व इतर ५ (Owners)

With reference to your application No. १६७४ dated २३/०५/२०२२ 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. वरीलप्रमाणे in village पारसिक Sector No. ०८ Situated at Road / Street जुना मुंबई पुणे रोड S. No. / C.S.T. No. / F. P. No. १९५अ/३अ व १९५अ/३ब

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.

Standared Conditions -

- 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 (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 month 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 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 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 regard 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) N.O.C. from water dept., drainage dept. and tree dept. should be submitted before O.C.

वापर परवान्यापुर्वी पुर्तता करावयाच्या अतिरिक्त अटी

- १) रेन वॉटर ड्रेनबाबत पुर्णत्वाचा दाखला सादर करणे आवश्यक.
- २) इमारतीच्या आतील बाजुस तसेच समोरील बाजुस सी.सी. टिक्की चित्रिकरण करण्यास सी. सी. टिक्की यंत्रणा कार्यान्वित करणे आवश्यक.
- ३) इमारतीचे बांधकाम आय.एस.कोड नुसार सक्षम असल्याबाबत आर.सी.सी. तज्ञांकडील स्ट्रक्चरल स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक.
- ४) अग्निशामन विभागाकडील अंतिम नाहरकत दाखला सादर करणे आवश्यक आहे.

सर्वसाधारण अटी :-

- १) भूखंडाचे हद्दीबाबत, मालकीबाबत तसेच भाडेकरूबाबत वाद अथवा न्यायालयीन दावा दाखल झाल्यास त्याचे निराकरण करण्याची सर्वस्वी जबाबदारी मालक / विकासकर्ते यांची राहिल त्यास ठा.म.पा जबाबदार राहणार नाही.

Office No.

Office Stamp

Date

Issued

सावधान

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

7/7/2022

कार्यकारी अभियंता,
शहर विकास विभाग,
ठाणे महानगरपालिका, ठाणे.

