



Certificate No. 3453

**THANE MUNICIPAL CORPORATION, THANE****Regulation  
(Registration No. 3 & 24)****SANCTION OF DEVELOPMENT**Amended **PERMISSION / COMMENCEMENT CERTIFICATE**Permission - Ground & First floor commercial + 2<sup>nd</sup> to 7<sup>th</sup> floors podium parking + 8<sup>th</sup> to 27<sup>th</sup> floors complete & 28, 29<sup>th</sup> floor (part) residential.C.C. - Ground & First floor commercial + 2<sup>nd</sup> to 7<sup>th</sup> floors podium parking + 8<sup>th</sup> to 26<sup>th</sup> floors complete residential.

V. P. No. S04/0059/13 TMC / TDD 12255/17 Date: 25/7/2017  
 To, Shri / Smt. Shri. A.G. JATHAR For (Architect)  
M/S. Design Consortium  
 Shri Shree Ganesh CHSL (Owners)

With reference to your application No. 2630 dated 3/6/2017 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. 1 & 10 in village Majiwade Sector No. 4 Situated at Road / Street 40 Mt. wide Pokhran Road No. 1 S. No. / C.S.T. No. / F.P. No. 208/7 & 8

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) Conditions mentioned in NOC of K.H.& A.D.B. shall be binding upon applicant vide letter no. CO/KB/Arch/NOC/2522/2011 dated 15/12/2011.
- 6) Conditions mentioned in NOC of K.H.& A.D.B. shall be binding upon applicant vide letter no. CO/KB/Arch/NOC/2520/2011 dated 15/12/2011.
- 7) All the condition's mentioned in the layout approval dtd.30.10.2009 are binding upon the applicant.
- 8) Thane Municipal Corporation will not supply water for construction.
- 9) In case of any dispute arising between society members / encroacher's and Developer; Thane Municipal Corporation shall not be responsible for the settlement of same.

**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.

P.T.O



8348

- 10) Staircase premium as prescribed by TMC shall be paid before Plinth /O.C.
- 11) As per CFO NOC, no compound wall shall be constructed on plot boundary.
- 12) Pre NOC of tree cutting from Tree Authority shall be submitted before C.C. & final NOC for same shall be submitted before O.C.
- 13) C.C. for 373.07/sq.m built up area shall be released after satisfactory explanation from U.D. Department to be obtained and submitted by MHADA.
- 14) All the submitted u/t and Affidavits are binding upon Society/ Developer.
- 15) Information board should be displayed on site from C.N. till obtaining O.C.
- 16) All the encroachments in the plot shall be demolished before C.N.
- 17) Vacant land tax should be paid before C.N.
- 18) Agreements of encroacher's shall be submitted .
- 19) Proposed building should be structurally designed considering seismic forces as per B. S. code no.1893 & 4326 and stability certificate from Structural Engineer should be submitted at the stage of plinth and Occupation Certificate.
- 20) NOC for society amalgamation from MHADA & DY. District Register of society's shall be submitted before plinth.
- 21) NOC from drainage department for Storm water drain system should be submitted before plinth and the system should be commissioned before O.C.
- 22) Final NOC from Fire Department shall be submitted before O.C.
- 23) Letter boxes should be provided on ground floor before O.C
- 24) S.W.D & R.W.H. shall be constructed and commissioned before O.C.
- 25) Solar water heating system should be installed and commissioned before O.C.
- 26) Car Lift shall be installed before O.C.
- 27) License, NOC & etc. for Passenger Lift shall be submitted before O.C.
- 28) Revised lease deed of society with Mhada for the balance Tit-bit area of 154.57/sq.m after deducting road setback shall be submitted before O.C.
- 29) Area affected by DP/Internal road set back shall be developed by Society/Developer before O.C.
- 30) LBT shall be paid from time to time & receipt/NOC of the first installment shall be submitted before plinth.

**सावधान**

"संज्ञक नमूनेनुसार बांधकाम न करणें वरुन  
Office No. नमूनेनुसार आवश्यक त्वा  
ने नमूनेनुसार नियमावलीनुसार आवश्यक त्वा  
Office Stamp नमूनेनुसार वापर करणें, महाराष्ट्र  
Date नमूनेनुसार अधिकार्याचे कलम ५२  
Issued अन्वयेने बांधकाम पुन्हा आहे. व्यासादी जास्तीत  
जास्त ३ वर्षे केवळ रु. ५०००/- दंड होऊ शकतो."



Your's faithfully,

Executive Engineer,  
Town Development Department,  
Municipal Corporation of  
The City of Thane.

**Copy to :-**

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