



Certificate No. 3239

THANE MUNICIPAL CORPORATION, THANE

^{Regulation}
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / ~~COMMENCEMENT CERTIFICATE~~

Permission granted for : Lower Ground (Part Stilt + Part Commercial) + Upper Ground (Part Commercial + Part Residential) + Service Floor + 1st to 24th Upper Floor(Residential)

V. P. No. S04/0072/15 TMC / TDD / 2097/17 Date: 15/3/2017
To, Shri / Smt. M/S. Design Consortium For (Architect)
Shri. A.G. JATHAR
Shri Vasant Vihar & Chandrama CHSL (Owners)
M/s. Fortune Infra Creators Pvt.Ltd.(Developer)

With reference to your application No. 11610 dated 21/12/2016 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. 27 & 28 in village Majiwade Sector No. IV Situated at Road / Street Vartak Nagar Mhada Colony S. No. / C.S.T. No. / F. P. No. 206/1(pt) & 229/2(pt)

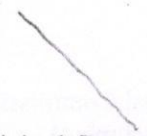
The development permission / ~~the commencement~~ certificate is granted subject to the following conditions.

- 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.
- 5) Conditions specified in Chief Officer KH&ADB vide letter No.
 - a) CO/KB/ARCH/NOC/1391/2014 dated 10.07.2014
 - b) CO/KB/ARCH/NOC/1274/2014 dated 02.07.2014shall be binding upon Developer / Society.
- 6) All conditions mentioned in the layout approval dt.30.10.2009 are binding upon Society / Developer.
- 7) Distribution of tenements to the member as mentioned in Development agreement shall be responsibility of Society and Thane Municipal Corporation shall not be responsible for same.
- 8) Thane Municipal Corporation will not supply water for construction.

**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. _____
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Date _____
Issued _____

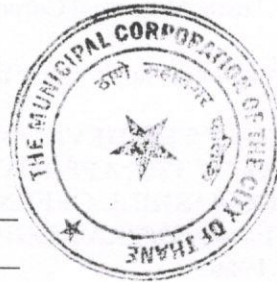
Yours faithfully,


Municipal Corporation of
the city of, Thane.

P.T.O.

- 9) Any dispute arising between members of the society shall be resolved by the developers/ society and Thane Municipal Corporation shall not be responsible for same.
- 10) No compound wall shall be constructed on plot boundary as per CFO NOC.
- 11) Time to time necessary charges shall be paid to Thane Municipal Corporation, Thane.
- 12) If water supply scheme is handed over to Thane Municipal Corporation then NOC from Water Supply Dept. shall be submitted before O.C.
- 13) Affidavit, dated 25/01/14 for staircase premium shall be binding upon developer.
- 14) Society / Developer shall immediately handover to Thane Municipal Corporation, the area under internal road widening.
- 15) L.B.T. Affidavit shall be binding upon society/ Developer
- 16) Organic waste management shall be installed & commissioned in the scheme.
- 17) Temporary creche and hygienic toilets for labour shall be constructed on site and shall be maintained till O.C.
- 18) Consent from encroachers (B-28/DE-1) shall be submitted before C.C. and agreements for the same shall be submitted before Plinth.
- 19) Tree NOC from tree authority shall be submitted before C.C.
- 20) Labour welfare tax shall be paid before C.C.
- 21) Separate NOC for encroached area (nomenclature in layout approval as (B-28/DE-1) from MHADA shall be submitted before plinth.
- 22) For amalgamation of applicant Societies, MHADA NOC and Final Order from Deputy Registrar of Societies shall be submitted before Plinth.
- 23) Building shall be structurally designed as per B.S. Code 1893 & 4326 and structural stability certificate & drawings shall be submitted at the time of Plinth and O.C.
- 24) Information board should be Displayed on site till obtaining O.C.
- 25) Pre- NOC for Storm water drain along with required drawings from M.E.P. Consultant shall be submitted before applying for plinth.
- 26) Revised lease deed regarding the additional plot area, between MHADA and Society shall be submitted before O.C.
- 27) Final CFO -NOC shall be submitted before O.C.
- 28) Supplementary lease deed for Tit-bit land admeasuring 454.69 Sq.Mtrs. shall be submitted before O.C.
- 29) NOC from Tree and Drainage department shall be submitted before O.C.
- 30) NOC from concerned Government department for passenger Lift shall be submitted before O.C.
- 31) Mechanical Tower shall be installed & commissioned.
- 32) NOC from concerned Government department for Passenger lift shall be submitted before O.C.
- 33) Certificate for Installing and commissioning Solar Water heater system shall be submitted before O.C.
- 34) SWD & RWH completion certificates from drainage and water department shall be submitted before O.C.
- 35) Letter Boxes shall be installed on ground floor before O.C.
- 36) C.C.T.V. surveillance camera shall be installed and commissioned at strategic locations before O.C.

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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