



Certificate No.

002348

THANE MUNICIPAL CORPORATION, THANE*Regulation*
(Registration No. 3 & 24)**SANCTION OF DEVELOPMENT****PERMISSION / COMMENCEMENT CERTIFICATE**Permission :- Basement (Pump Rm) +Ground floor (Part Stilt+Meter Rm) +1st floor (Transformer & Generator Rm) +2nd Floor (Fitness center & Society office + Service floor)+3rd to 28th (Part) floor (Resi)C.C :- Basement (Pump Rm) +Ground floor(Part Stilt+Meter Rm) +1st floor (Transformer & Generator Rm) +2nd Floor (Fitness center & Society office + Service floor)+3rd to 27th floor (Resi)

V. P. No. S04/0064/14 TMC / TDD 11433/15 Date : 19/6/15
To, Shri / Smt. Design Consortium For (Architect)
A.G. Jathar
Shri Ekta CHSL (Owners)

With reference to your application No. 7133 dated 8/10/2014 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. 18 in village Majiwade Sector No. IV Situated at Road/Street Pokhran Road No 1. S. No. /C.S.T. No. /F. P. No. 208,H.No 3,4,209, H. No 12

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) Conditons mentioned in NOC of K.H.& A.D.B. shall be binding upon applicant vide letter no. CO/KB/Arch/NOC/1273/2014 dated 02/07/2014.
- 6) All the condition's mentioned in the layout approval dtd.30.10.2009 are binding upon the applicant.
- 7) Thane Municipal Corporation will not supply water for construction.
- 8) As per CFO NOC, no compound wall shall be constructed on plot boundary.
- 9) C.C. for 278.92 sq.m. built up area shall be release after U.D department's explanation, to be obtained and submitted by Mhada.

**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

- 10) TMC shall not be responsible for allotment flats to existing tenement after completion of redevelopment. Society/Developer shall be responsible for same.
- 11) In case of any dispute arising between society, members and developer. TMC shall be not responsible for same.
- 12) Staircase premium as prescribed by TMC shall be paid before Plinth/O.C.
- 13) All the submitted U/T and Affidavits are binding upon Society/ Developer.
- 14) Information board should be displayed on site from C.N. till obtaining O.C.
- 15) Vacant land tax should be paid before C.N.
- 16) Proposed building should be structurally designed considering seismic forces as per IS code no. 1893 & IS 875 and stability certificate from Structural Engineer should be submitted at the stage of plinth and Occupation Certificate.
- 17) NOC from drainage department for Storm water drain system should be submitted before plinth and the system should be commissioned before O.C.
- 18) Final NOC from Fire Department shall be submitted before O.C.
- 19) Final NOC from Tree & Drainage Department shall be submitted before O.C.
- 20) R.W.H. shall be constructed and commissioned before O.C.
- 21) Solar water heating system should be installed and commissioned before O.C.
- 22) Stack Parking shall be installed before O.C.
- 23) Licence, NOC & etc. for Passenger Lift shall be submitted before O.C.
- 24) Revised lease deed of TMC with Mhada for the balance Tit-bit area of 216.59/sq.m after deducting road setback and as per approved drawing shall be submitted before O.C.
- 25) LBT & Other charges shall be paid from time to time.

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASTHRA REGIONAL AND TOWN PLANNING ACT 1966

Yours faithfully

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

Pranav
 20/11/2014

EXECUTIVE ENGINEER
 Town Development Department,
 Municipal Corporation of
 The City of Thane.

सावधान

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

