



Certificate No.

4730

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

EWS इमारत क्र.१: तळ (पार्ट) + स्टिल्ट (पार्ट) + ३ मजले पोंडियम + अप्पर स्टिल्ट + १ ते २७ मजले, विंग ए इमारत क्र.२: तळ (पार्ट) + स्टिल्ट (पार्ट) + ३ मजले पोंडियम + अप्पर स्टिल्ट + १ ते ३१ मजले, विंग बी इमारत क्र.२: तळ (पार्ट) + स्टिल्ट (पार्ट) + ३ मजले पोंडियम + अप्पर स्टिल्ट + १ ते ३१ मजले, विंग सी इमारत क्र.२: तळ (पार्ट) + स्टिल्ट (पार्ट) + ३ मजले पोंडियम + अप्पर स्टिल्ट + १ ते ३१ मजले, विंग ए इमारत क्र.३: तळ (पार्ट) + स्टिल्ट (पार्ट) + ३ मजले पोंडियम + अप्पर स्टिल्ट + १ ते ३१ मजले, विंग बी इमारत क्र.३: तळ (पार्ट) + स्टिल्ट (पार्ट) + ३ मजले पोंडियम + अप्पर स्टिल्ट + १ ते ३२ मजले, विंग सी, इमारत क्र.३: तळ (पार्ट) + स्टिल्ट (पार्ट) + ३ मजले पोंडियम + अप्पर स्टिल्ट + १ ते ३२ मजले, क्लब हाऊस: तळ + १ मजला.

V. P. No. S05/0135/17TMC / TDD / 3844/21Date : 31/12/2021To, Shri / Smt. १० फोल्ड्स आर्किटेक्ट्स अँड कन्सल्टंट्स (Architect)Shri मे. दोस्ती एंटरप्रायझेस व इतर (Owners)मे. दोस्ती एंटरप्रायझेस तर्फे श्री. दिपक किशन गरोडिया व श्री. राजुल वृ. वोरा (मालक/विकासक)

With reference to your application No. ९४६९ dated १६/१२/२०२१ 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. वरील प्रमाण in village बाळकुम Sector No. 5 Situated at Road / Street ठाणे - भिवंडी वडपा रोड S. No. / C.S.T. No. / F. P. No. As below

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.

S.No.21(Pt), 22(Pt), 25/5(Pt), 25/6, 25/7(Pt), 25/8, 25/9(Pt), 25/10A, 25/10B, 25/11, 40/15(Pt), 40/17(Pt), 40/18, 40/19, 40/22(Pt), 41/8, 41/9(Pt), 41/10, 41/12, 41/13, 41/14, 41/17, 41/18, 42/1, 42/2, 42/3, 43/1, 43/2(Pt), 44/1(Pt), 44/2A(Pt), 44/2B(Pt), 45/1(Pt).

- 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) NOC from Strom water, Drainage and Tree Department need to be submitted before Plinth intimation.
- 7) Authority will not supply water for construction (Optional).

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.

- 8) Information Board to be displayed at site till Occupation Certificate.
- 9) 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.
- 10) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 11) 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.
- 12) 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).
- 13) Before submitting application for Plinth Intimation it is mandatory to construct compound wall as per final TILR Map.
- 14) Before applying for OC it is mandatory to obtain Sanad from Collector Office.
- 15) Before submitting application for Plinth Intimation it is mandatory to submit Final TILR map showing plot boundary.
- 16) It is binding on Developer to comply conditions mentioned in Regulation no. 3.8.2 of UDCPR.
- 17) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 18) 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.
- 19) Solar Water Heating System & Rain Water Harvesting System shall be installed before Occupation Certificate.
- 20) Affidavit submitted by developer regarding ownership court cases shall be binding on developer.
- 21) Revised E.C. from Environment Department shall be submitted before further C.C.
- 22) Conditions mentioned in collector order dated 26/08/2011 regarding S.No.21, 22 shall be binding on developer.
- 23) Construct hard surface road before C.C.
- 24) Developer shall make ISO standard artificial ventilation provision for bathroom & ducts.
- 25) If more than 10 female workers are employed on site Creche and require facility shall be provided.

सावधान

"मजूर नकाशासुसार बांधकाम न करणें तसेच विकास नियंत्रण विभागानुसार आवश्यक त्या परवानग्या न घेता बांधकाम करणें, महाराष्ट्र प्रादेशिक व नगर उचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र बुज्जा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."



Your's faithfully,

(Signature)
 (मुनीश भायेंत)
 कार्यकारी अभियंता,
 शहर विकास विभाग,
 Municipal Corporation of
 The City of Thane.