



Certificate No. 4690

THANE MUNICIPAL CORPORATION, THANE(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT**सुधारीत PERMISSION/ COMMENCEMENT CERTIFICATE**Bldg. No.1, WING A-Ground (part) /Stilt (part) + 1st to 4th Podium Floors + 1st to 29th floors, Bldg. No.1 WING B-Fitness Centre (4th Podium Level on Ground floor), Bldg. No.2-WING A-Ground (part) /Stilt (part) + 1st to 4th Podium Floors + 1st to 29th floors, Bldg. No.2-WING B- Fitness Centre (4th Podium Level on Ground floor), Bldg. No.3- Ground (part)/Stilt (part) + 1st to 4th Podium Floors + 1st to 13th floors, Club House-Ground floor + 1st floor (On 4th Podium Level)V. P. No. S05/0177/19 TMC / TDD 3803/21 Date : 10/12/2021
To, Shri / Smt.10 Folds Architect & Consultants (Architect)Shri Rajul V. Vora & Others (Owners)
M/s. Dosti Enterprises through Mr. Deepak K. Goradia & Mr.Rajul V. Vora (POA)With reference to your application No. 6248 dated 06/10/2021 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. As above in village Balkum Sector No. v Situated at Road / Street Thane Bhiwandi Wadapa Rd. S. No. / C.S.T. No. / E.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.43/2(Pt.), 43/3, 43/4, 43/5, 44/1 Pt.), 45/1 Pt.), 46/1/A, 47/1, 47/2A, 47/2/3/2/A(Pt.), 47/3/1/A, 47/4/A, 47/5(Pt.) at Village Balkum, Tal. & Dist. Thane.

- 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
- 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 & 7/12 Extract shall be transfered 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**

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,

P.T.O.

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.
- 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) Developer/Owner shall remain responsible for any disputes regarding Ownership and boundary of plot, approach road & Court Matter. Thane Municipal Corporation will not be responsible for the same.
- 15) Undertakings regarding ULC dt. 05/08/2021, regarding Non creation of third party interest in amended plans dt. 22/11/2021 & regarding Hazard Line dt. 07/12/2021 submitted by the Developer shall be binding on the Developer.
- 16) Undertakings dt. 05/08/2021, regarding payment of Stamp duty as per Govt. Notification TPS-1820/AN.27/ C.R.80/20/UD-13, Dt.14/01/2021 submitted by the Developer shall be binding on the Developer.
- 17) Developer shall be responsible to maintain CCTV system.
- 18) Since the proposed structure is in the influence of Hazard Line, necessary adaptive and mitigation measure must be taken while planning & designing the structure. Before submitting plinth completion intimation, storm water design from Environment Consultant considering Hazard Line & NOC from storm water drainage dept. shall be submitted.
- 19) The structure should be designed to take into account impacts of climate change & shoreline changes.
- 20) If more than 10 female works are employed on site then creeche and required facilities shall be provided.
- 21) Before submitting intimation for Plinth completion, compound wall shall be constructed on the plot boundary.
- 22) NOC from Tree, Water & Drainage Dept. shall be submitted before O.C.
- 23) Final NOC from Fire dept. shall be submitted before O.C.
- 24) Sanad shall be submitted before O.C.
- 25) TILR plan showing plot boundary shall be submitted before intimation of plinth completion.
- 26) Revised E.C. from Environmental Department shall be submitted before further C.C.
- 27) It shall be necessary to pay necessary charges before further C.C.
- 28) Before intimation of plinth completion it shall be necessary to submit remarks from MSEDCL regarding land allotted for Electric Sub-station.
- 29) It shall be binding on the developer to obtain Occupation Certificate for the Affordable Housing Tenements (to be handed over to MHADA) before applying for Occupation Certificate for the Sale Component.
- 30) It shall be binding on the Owner/ developer to submit the plans sanctioned by Thane Municipal Corporation, while applying to Environmental Department and to submit the copy of this application to Thane Municipal Corporation.
- 31) Undertaking dt.7.12.2021 submitted by the developer, regarding not starting the construction activity for the additional area for which C.C. is not granted, until submission of the Environmental Clearance to TMC, shall be binding on the Developer.
- 32) This Permission is issued for the sole purpose of applying for environmental clearance from the State Environmental Impact Assessment Committee (SEIAC), as per the request of developer. It is further clarified that this permission does not construe the approval to commence the development or construction on the additional area for which commencement certificate is not sanctioned. The developer will have to obtain the statutory commencement certificate, for the area considered in this permission for which commencement certificate is not issued, as per the extant DCR in tune with the SEIAC obtained before further development for, which commencement certificate is not granted, construction activity can be started. This permission shall not form a basis for any claim of compensation, grant of rights or otherwise.

Yours Faithfully,

Town Development & Planning Officer
Town Development Department
Municipal Corporation of
the city of, Thane.



सावधान

"मंजूर नकाशानुसार बांधकाम न करणे व त्याच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महामार्ग प्रादेशिक व नगर रचना अधिनियमाचे कलम 177 अनुसार दंडलयात गुन्हा आहे. त्यासाठी जास्तीत जास्त 2 वर्षे किंवा रु. 5000/- दंड होऊ शकतो"