



Certificate No. 4684

## THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)  
SANCTION OF DEVELOPMENT

PERMISSION/ COMMENCEMENT CERTIFICATE

Building Type T6A - Lower Ground + Ground + Stilt (pt.)/Podium (pt.) + 1<sup>st</sup> to 28<sup>th</sup> Floors,  
Building Type T6B - Lower Ground + Ground + Stilt (pt.)/Podium (pt.) + 1<sup>st</sup> Floor.

V. P. No. एस ०६/०३६७/२१ TMC / TDD 3797/21 Date : 07/12/2021  
To, Shri / Smt. श्रीमती अमिता आंबेकर (Architect)

Shri श्री. बबन दामोदर भोईर व इतर (Owners)  
मे. पुराणिक विल्डर्स लि. तर्फे भागीदार श्री. श्रीकांत पुराणिक व इतर (कुलमुखत्यारपत्रधारक)

With reference to your application No. 6839 dated 26/10/2021 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. वरील प्रमाण in village माघरपाडा Sector No. ०६ Situated at Road / Street घोडवदर रोड S. No. / C.S.T.No. / F.P.No. ५५/१/क व १/ग

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) 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.

**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,

Municipal Corporation of  
the city of, Thane.

P.T.O.



- 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 in the name of authority with in 6 month from the commencement certificate.
- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 10) Provision for recycling of Grey water , where ever applicable shall be completed of the project before the 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 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) Since the proposed structure is in influence of Hazard Line, necessary adaptive and mitigation measures must be taken while planning & designing the structure.
- 15) To pay open land tax before O. C.
- 16) To obtained Sanad for the above plot before O. C.
- 17) Structural Stability certificate to be submitted from R.C.C. Consultant before O. C.
- 18) Completion certificate from Strom Water drain department as per the Hazard line remarks before O. C.
- 19) To obtained consent to operate from Environment Department before O. C.
- 20) To submit completion certificate for Solar Assisted water heating (SWH) system / Roof top photovoltaic (RTPV) system from technical consultant before O. C.
- 21) To submit completion for Rain Water Harvesting scheme from service consultant and to obtain water NOC from water department before O. C.
- 22) The Organic Waste Disposal System should be operational before O. C.
- 23) To submit final NOC from Chief fire officer before O. C.
- 24) To pay balance amount Ancillary Premium of Rs.50,00,000/- with interest before O.C.

### सावधान

"मंजूर नक्शांनुसार बांधकाम न करणे तसेच विक्रय निबंधन 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 फंड व रु. ५०००/- वंड होऊ शकतो"

Yours faithfully,

कार्यकारी अभियंता  
(शहर विकास विभाग)

Municipal Corporation of  
Thane City of, Thane

मा. सहाय्यक संचालक नगर रचना, याच्या मान्यतेनुसार सादर \*

