



Certificate No. 4770

THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/ COMMENCEMENT CERTIFICATE

इमारत क्र.१: तळघर + तळ/स्टील्ट (पार्ट) +१ ते २१ मजले, इमारत क्र.२: तळघर + तळ/स्टील्ट (पार्ट) +१ ते ३४ मजले, इमारत क्र.३: तळघर + तळ/स्टील्ट (पार्ट) +१ ते ३४ मजले, इमारत क्र.४: तळघर + तळ/स्टील्ट (पार्ट) +१ ला मजला.

V. P. No. S11/0226/20 TMC / TDD/3860/22 Date : 11/01/2022

To, Shri / Smt. १०फोल्डस आर्किटेक्टस् अँड कन्सल्टंट्स (Architect)

स्मिता सखाराम नाख्ये व इतर (Owners)

Shri (Owners)

श्री. दिपक किशन गरोडिया संचालक मे. चलामा इन्फ्राप्रॉपटीज प्रा.लि. (POAH)

With reference to your application No. ९६०७ dated २०/१२/२०२१ 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. वरीलप्रमाणे in village शिळ Sector No. 11 Situated at Road / Street ६०.०० मी. मुंबई-पुणे रस्ता 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.

मौजे शिळ, ता.जि. ठाणे येथील सर्व्हे नं. 181/2G, 181/2H, 181/2D, 156/3

- 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).
- 8) 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.

- 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 with in 6 month 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 Plinth Intimation 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 form 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 2020.
- 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) Revised E.C. from Environment Department shall be submitted before further C.C.
- 21) If more than 10 female workers are employed on site Creche and require facility shall be provided.

सावधान

"मजूर मकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीद्वारे आवश्यक त्या परवानग्या न घेता बांधकाम करणे वरमणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्वासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो "



Your's faithfully,

[Signature]
 19/11/2022
 कार्यकारी अभियंता,
 शहर विकास विभाग,
 Municipal Corporation of
 The City of Thane.