



Certificate No. 4921

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

PERMISSION SANCTION OF DEVELOPMENT COMMENCEMENT CERTIFICATE

Bldg. 1 - Gr. / St. + 1st to 21st (Pt.) / Part Recreation floor
Bldg. 2 - Gr. + 1st floor (Comm.)

V. P. No. S06/0379/22 TMC / TDD 4015/22 Date : 31/3/2022
To, Shri / Smt. M/s. Scapes (S. Gupte) (Architect)
Gupte cottage, Panchpakhadi, Thane (w)
Mr. Navnath R. Patil & Others, Mr. Prakash T. Savla (Owners)
Shri M/s Anant Square & M/s. Shivbhakti Corporation (Developer)
Mr. Gaurav D. Dehia, Mr. Sachin Mirani & Mr. Prakash T. Savla (Partner)

With reference to your application No. 42780 dated 28/03/2022 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 Vadavali Sector No. VI Situated at Road/Street 30.0mt. W.D.P. Road S.No./C.S.T.No./F.P.No. 76/20, 113/1, 3, 5

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.
- 4) The permission is being issued as per the provisions of sanctioned 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.
- 5) Information board to be displayed at the site till occupation certificate.
- 6) 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 5 month from the commencement certificate.

P.T.O.

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.

- 2) All the provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 3) Provision for recycling of grey 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 for of occupancy.
- 10) Lift certificate from PWD should be submitted before occupation certificate, if applicable.
- 11) Permission for cutting of the 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.
- 12) Registered agreement regarding reservation development should be submitted prior to commencement of work. Such agreement part of this permission.
- 13) Registered transfer deed for transfer of constructed amenity/area in favour of Authority shall be executed after completion of the Amenity and before handing over possession to the authority. No occupancy certificate will be granted to the owner share unless the amenity transfer to the authority.
- 14) Balance amount of instalment shall be paid before occupation certificate at the rate of interest 2.4% per annum.

सावधान

“मंजूर लकाशानुसार बांधकोम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न देता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे प्रथम 42 अनुसार दखलपत्र घेऊन बांधकाम करणे अस्तीत नगर 3 वर्षे काळ व 20 फीट वर बांधकाम करणे”

Yours faithfully,



Executive Engineer
Municipal Corporation of
the city of Thane.

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

Yours faithfully,

Municipal Corporation of
the city of Thane

Office No. _____
Office Stamp _____
Date _____
Place _____