



Certificate No. 4779

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

**PERMISSION / SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE**

इमारत क्र. १४ - तळ / स्टिल्ट + १ ते १४ मजले

इमारत क्र. १५ - तळ / स्टिल्ट + १ ते ८ मजले

V. P. No. एस०१/००१६/१० TMC/TDD/3887/22 Date: 27/1/2022
To, Shri / Smt. मे. प्राणी देवप्रसाद अग्रो (Architect)Shri मे. शुभम डेव्हलपर्स तर्फे भागीदार श्री. मनोज दि. शहा व श्री. राजु खेतवानी (विकासक तथा POAH
इमारत क्र. १४ व १६ करीता) व जय मॉ कॉ. ऑप. हो. सोसा. लि. (मालक) - इमारत क्र. १५ करीता

With reference to your application No. १७६९ dated २२.१२.२१ 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. बरील प्रमाणे in village कोपरी Sector No. ९ Situated at Road/Street १०.० मी. डी.पी. 8/10x / C.S.T. No. / 7/10x १०२५/ए व १०२५/ए(पै)

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 Commencing 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 Regulation. 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 in the name of authority with in 6 months 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**

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

माणे पहा...

Municipal Corporation of
the city of, Thane.

- 9) All the provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner / developer.
- 10) Provisions 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 regards shall be submitted along with the application for occupancy certificate (optional)
- 12) Lift certificate from PWD should be submitted before Occupation Certificate.
- 13) Permission for cutting of tree 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) NOC from water dept. drainage dept. and tree dept. should be submitted before O.C.
- 15) Final NOC from CFO should be submitted before O.C.
- 16) A structural stability certificate from the Structural engineer confirming IS Code No.1893 & 4326 to be submitted before commencement of work & before Occupation Certificate.
- 17) Rain water Harvesting System to be provided before occupation certificate.
- 18) CCTV camera to be installed on site before O.C.
- 19) Revised P.R. card for CTS No. 1025/A(P) by including ownership to existing building no. 15 & 16 needs is to be submitted within 6 months from the date of permission.

Yours faithfully,

(Signature)
2001/2022

(सुनिह पायीह)
कार्यकारी अभियंता

(शहर विकास विभाग)
Municipal Corporation of
the city of, Thane

मा. उपनगर अभियंता (विकास व नियोजन)यांच्या मान्यतेनुसार,

सावधान

मजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमंनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बांधणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम १२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो.

