



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended

PERMISSION/

COMMENCEMENT CERTIFICATE

Bldg. No. C - Gr.(Pt) + Stilt (pt.) + 1st to 22nd floor

V. P. No. S11/0089/14

TMC / TDD 14118/22

Date : 6/7/2022

To, Shri / Smt. Jitendra Mukadam (Architect)

(for Godbole Mukadam & Associates)

Shri Sanjay Vitthalbhai Thakarani (Owners)

Partner of M/s Uma Realty

With reference to your application No. 1240 dated 10/05/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Daighar Sector No. XI Situated at Road / Street 25.00 mt Wide Road S. No. / C.S.T. No. / F. P. No. 27/1, 27/2 & 28/1

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 (Optional)
- 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 _____

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, 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) NOC from water dept. drainage dept. and tree dept. should be submitted before O.C.
- 15) Conditions mentioned in Amended Permission /C.C. vide no. TMC/TDD/3795/21 Dated: - 7/12/2021 shall be binding upon the Developer/Owner
- 16) Affidavit Dated 17/05/2022 submitted by Developer/Owner regarding third party rights shall be binding upon them.

सावधान

“मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या व घेता बांधकाम बापर करणे, महाराष्ट्र प्रादेशिक व नगर रक्षण अधिनियमाचे कलम ५२ अनुसार दंडसक्त व गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे दंड व रक ५०००/- दंड होऊ शकतो”

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____



Your's faithfully,

[Signature]
 Town Development & Planning officer
 Town Development Department
 Thane Municipal Corporation

Copy to :-

1. Dy. Municipal Commissioner – Zone.
2. E.E. (Encroachment)
3. Competent Authority (U.L.C.)
For Sec.20, 21 & 22 if required
4. TILR for necessary correction in record of Land is affected by Road, Widening / reservation.