

THANE MUNICIPAL CORPORATION, THANE

UDCPR. Regul. No. 2-4, 2-7

(Registration No. 3-8-24)

SANCTION OF DEVELOPMENT

rended. Permission/Commencement	CERTIFICATE
Permission - Building F :-Gr(Comm.) + 1st (Comm	n) + 2nd (Comm) floor + 3rd floor (Comm.)
	8 floors + 29th Recreational floor
Permission/ C.C Building F:- Gr(Comm.)+1st (C	omm)+2nd (Comm) floor+3rd floor (Comm.)
+Service floor + 4th to 27 (Old V. P. No. 2004/12)	/ floors .
	DD/1009(P/c)2023/Auto DCR Date: 28/09/2023
To, Shri / Smt. Sandeep Prabhu	(Architect)
(For M/s. SAAKAAR)	
Shri Fardun Nadirshah Mulla & Others M/s. Neelkanth Mansions an	(Owners) d Infrastructure Pvt. Ltd. (P.O.A.H.)
With reference to your application No. 4791	dated 4/9/2023 for development
permission / grant of Commencement certificate un	nder section 45 & 69 of the the Maharashtra
Regional and Town Planning Act 1966 to ca	rry out developement work and or to erect
building No. As above in village Majiv	vade Sector No. IV Situated
34B/13B/ 516; 918/1/D/1, 318/1/D/2, 319/1A, 319/1/B/1	S.No./ S.T.No. /F.P.No. S.No. 312/1/A,
512/17D; 510; 510/1/D/1, 510/1/D/2, 519/1A, 519/1/B/)	G.319/1/B/Z
The development permission / the commencement of conditions.	certificate is granted subject to the following
The land vacated in consequence of the enfor	reement of the set back line shall form Part of
the public street.	coment of the set back line shall form I art of
2) No new building or part thereof shall be occu	upied or allowed to be occupied or permitted
to be used by any person until occupancy per	
3) The development permission / Commence	그는 그들은 그들은 살아보다는 것이 되는 그들은 그는 그는 그는 그는 그를 모르는 것이 없었다.
period of one year Commenceing from the d	
4) This permission does not entitle you to develo	op the land which does not vest in you.
5) This permission is being issued as per the	provisions of sanctioned Development Plan
department of the State or Central Go provisions of any other laws / rules, it shall	ission, as required to be obtained from any ovt. Departments/ undertakings under the libe binding on the owner / developer to be authority. If any irregularity is found at later il Occupation Certificate.
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WARNING: PLEASE NOTE THAT THE DI CONTRAVENTION OF THE A AMOUNTS TO COGNASIBLE UNDER THE MAHARASHTRA PLANNING ACT. 1966	PPROVED PĽAŇŠ OFFENGÉ PÚNISHABLE
	Yours faithfully,
Office No.	a companies
Office Stamp	
Date —	
Issued ———	Municipal Corporation of the city of Thane
	the city of, Thane.

- If in the development Permission reserved land/amenity space/road widening land is to 7) 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 before issue of commencement certificate & Separate 7/12 extract / PR Card for area shall be submitted within 6 month from C.C.
- All the provision mentioned in UDCPR, as may be applicable, shall be binding on the 8) owner/developer.
- Provision for recycling of Gray water, where ever applicable shall be completed of the 9) project before the completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
- Lift Certificate from PWD should be submitted before Occupation Certificate, if 10) applicable
- Permission for cutting tree, if necessary, shall be obtained from the tree authority. Also 11) the certificate / letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
- Authority will not supply water for construction. 12)
- Areas/cities where storm water drainage system exists or designed, design and drawings 13) from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement Certificate and completion certificate of the consultant & TMC dept. in this regard shall be submitted along with the application for occupancy certificate.
- The owner / developer shall submit the completion certificate from the service 14) consultant to the authority for completion of the septic tank or proper connection to the sewerage system or sewage treatment plant (where ever necessary)
- Revised Environmental Clearance shall be submitted before C.C. of remaining floors. 15)
- Payment of remaining 80% Ancillary Premium with Interest shall be done before 16) applying for occupancy certificate.
- Remaining labour welfare tax shall be paid before applying for further C.C. of 17) remaining floors.

विकारक बिल्डेबन विश्वभागलीका

warning: Please THAT THE DEVELOPMENT IN CONTRAVENTION PUNISHÄBLE UNDER THE MAHARASHTRA REGIONAL AND TOWN अनुसार दखल PLANNING ACTIVAGE आस्तीत

भारत ३ वर्ष केंद्र व रू ५०००/- इंड होज शकतो"

Yours faithfully,

Office No.

Office Stamp.

Date:

Issued by:

Copy To:

1)

Dy. Municipal Commissioner -

2) E. E. (Encroachment)

Competent Authority (U. L. C.) for sec. 20, 21 & 22

TILR for necessary correction in record of Land is affected by Road Widening / Reservation.

ve Engineer, Town Development Department, Thane Municipal Corporation, the city of Thane.