



Certificate No. 5096

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/ COMMENCEMENT CERTIFICATE

Building – Ground (pt) + Stilt (pt) + 1st to 7th Floors + 8th (pt.) Floor Only.

V. P. No. S2C/0225/20 TMC / TDD / 4180/22 Date: 18/8/2022
To, Shri / Smt. Jitendra Mukadam (Architect)
For M/s. Godbole Mukadam & Associates.,
Shri Mr. Ramesh Jagannath Jadhav (Owners)

With reference to your application No. 1400 dated 17/05/2022 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 Thane Sector No. 02 Situated at Road/Street 18.00 mt. D.P. Road S.No. / C.S.T.No. / F.P.No. 13A, Tika No. 08

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 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) 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 month from the commencement certificate
- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer

**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.

P.7.0.

- 10) 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 regard shall be submitted along with the application for occupancy certificate
- 11) Lift Certificate from PWD should be submitted before Occupation Certificate
- 12) 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
- 13) NOC From water dept, drainage dept., and tree dept., should be submitted before O.C. s

b) इतर नमुद करावयाच्या अटी

- 1) जोत्याची सुचना देण्यापूर्वी व वापर परवान्यापूर्वी आर.सी.सी. तज्ञांकडील स्टॅबिलिटी प्रमाणपत्र दाखल करणे आवश्यक आहे.
- 2) Rain Water Harwesting बाबत तरतुद केली असल्याचे खाजगी संस्थेचे प्रमाणपत्र वापर परवान्यापूर्वी सादर करणे आवश्यक आहे
- 3) वापर परवान्यापूर्वी इमारतीच्या आतील बाजूस तसेच समोरील बाजूस रस्त्याचे सी.सी. टि.व्ही. चित्रीकरण करण्यास सी.सी. टि.व्ही. यंत्रणा बसविल्याबाबतचे खाजगी संस्थेचे प्रमाणपत्र सादर करणे आवश्यक आहे.

Office Stamp
 "महानगर नकाशाबाबतचे सुचना न करणे व तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवान्याच्या न देणे याबाबत वापर करणे, महानगर प्रादेशिक व नगर नियंत्रण अधिनियमाचे कलम ५२ अनुसार प्रमाणपत्र मुळात आहे. त्यासाठी जास्तीत जास्त ३ वर्षे वैध व रु. ५०००/- दंड होऊ शकतो."



Yours Faithfully

(Signature)
 17/08/2022

(Syril) Patil
 Executive Engineer,

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

Applications
 Admin details
 Cash flow
 CMA
 2+2+2
 Property details
 A&L details
 Kyc details