

टनन - ५
दस्त क्र. ७५७३ / २०२४
eL/११५



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE



Bldg No A-1 - Basement + Ground (pt) + Stilt (pt) + 1st to 20 Flrs
Bldg No B-1 - Basement + Ground (pt) + Stilt (pt) + 1st to 21 Flrs.

V.P. No. 805/0193/19 TMC/TDD/3848/21 Date: 31/12/21
To, Shri / Smt. M/s Aryan Consultants (Ar. Sachin Sklvi) CA/2006/37402

Shri JVM Spaces through partner Mr. Nimit Mehta & Mr. Manthan Mehta

With reference to your application No. 9368 dated 14/12/2021 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 Dhokali Sector No. 05 Situated at Road / Street _____ S. No. / C.S.T. No. / F. P. No. 13 (Old S.No.150)

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) Information Board to be displayed at site till Occupation Certificate.
- 7) If in the development permission reservation 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.

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

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,

Municipal Corporation of
the city of, Thane.

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दस्त क्र ७५०३/२०२४

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- 8) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 9) Provision for recycling of Gray water , where ever applicable shall be completed of The project before completion of the building and documents to that it shall be submitted along with the application form of occupancy certificate.
- 10) Lift Certificate from PWD should be submitted before Occupation Certificate. Applicable.
- 11) Permission for cutting of tree, if necessary, shall be obtained from the local authority. Also the certificate/letter for plantation of trees on the land, as required under the provision of tree act, shall be submitted before occupation certificate.
- 12) Authority will not supply water for construction.
- 13) Areas/cities where storm water drainage system exists or designed drawings from service consultants 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.
- 13) The owner/developer shall submit the completion from the service consultant for completion of the septic tank or proper connection to thesewerage system of the authority or sewage treatment plant (where ever necessary).

- १४) सुधारीत परवानगी प्रमाणपत्र, वि. प्र. क्र. एस०५/०१९३/१९, टीएमसी/टीडीडी/३५८४/२१, दि. २७/०४/२०२१ मधील संबंधीत अटी विकासावर बंधनकारक राहिल.
- १५) प्रस्तावित ॲक्सेस रोडबाबत कोणतीही हरकत / वाद निर्माण झाल्यास त्याचे निराकरण करणे भूखंडमालक यांचेवर बंधनकारक राहिल.

Office No. _____
Office Stamp _____
Date _____
Issued _____

Your's faithfully,

(Sunil Patil) 21/12/2024

(Sunil Patil)
Executive Engineer
Town Planning Department.
Thane Municipal Corporation, Thane.

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.

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दस्त क्र. 104403/2028

900/994

Certificate No. 5260



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

Bldg.No A-1 - Basement + Gr + 1st to 20th Flrs

Bldg.No B-1 - Basement + Gr (Pt) / Stilt (Pt)+ 1st to 21th Flrs

V. P. No. S05/0193/19

TMC/TDD/4340/23

Date: 24/3/23

To, Shri / Smt. Aryan Consultants (Sachin Salvi) (Architect)

Shri JVM Spaces through partner Mr. Nimit Mehta & Mr. Manthan Mehta

With reference to your application No. 7694 dated 30/12/2022 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 Dhokali Sector No. 05 Situated at Road/Street _____ S. No./C.S.T. No./F. P. No. 13(Old S.No. 150)

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.

5. सुधारित परवानगी / प्रारंभ प्रमाणपत्र संदर्भ क्र. टिएमसी/टिडीडी/ ३८४८/२१ दिनांक ३१.१२.२०२१ मधील अटी बंधनकारक राहतील.

6. ठाणे महानगरपालिकेला हस्तातरीत करण्यात आलेल्या पार्किंग आरक्षण क्र. ५व एच.सी.एम.टी.आर. खालील क्षेत्रासाठी मंजूर अभिन्यासातील ६.०० मी मोकळ्या जागेतून पोहोच रस्ता उपलब्ध करणे तसेच त्याबाबत दिलेले हमीपत्र विकासक / भूखंडमालक यांचेवर बंधनकारक राहिल.

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

सावधान

मंजूर झालेले विकासक यांच्या वतीने आवश्यक त्या परवानगी व अटी बंधनकारक राहिले, महानगरपालिकेच्या अधिकार क्षेत्रात अतिरिक्त काल १२ महिन्यांसाठी मुदत आहे. त्यासाठी लागू असलेली सर्व अटी व शर्ती पार पाडणे आवश्यक आहे. ५०००/९९४ क्र. १०४४०३/२०२८ दि. २४/३/२३



Yours faithfully,

(Sunil Patil)
Executive Engineer,
Town Planning Department,
Thane Municipal Corporation, Thane.