



THANE MUNICIPAL CORPORATION, THANE

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

Building No. A - Still(pt.)/ Gr.(pt.) + 1 to 6th Flrs. + 7th Flrs. (pt.) only

V. P. No. S02C/0231/21 TMC/DD 3687/21 Date: 02/09/2021
To, Shri / Smt. Tvakshati Architecture (Architect)
Shri Satishdham Co.Op. Hsg. Soc. Ltd (Owners)
Mr. Jatin I. Shaha & Other for Shri N.X. (P.O.A.)

With reference to your application No. 264 dated 06/07/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Thane Sector No. 02 Situated at Road / Street 9.00 M. wide Road S.No. / C.S.T.No. / F.P.No. 315, 316, 317 & 318

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.

**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.T.O.)

- 0881
- 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 within 6 months from the commencement certificate.
 - 9) All the provision mentioned in ULCPR, as may be applicable, shall be binding on the owner/developer
 - 10) Storm water drainage system completion certificate from storm water drain department 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 certificate/ letter for plantation of trees on the land, if required under the provision of tree shall be submitted before occupancy certificate.
 - 13) Registered Agreement of balance three tenements must be submitted within 6 months.
 - 14) Relevant condition mentioned in Permission Dt. 31.05.2021 will be binding upon you.
 - 15) Affidavit submitted by developer Dt. 07.07.2021 shall be binding on him.

सावधान

Office No. _____
 Office Stamp _____
 Date Issued _____
 नगर निकासाच्या संरक्षणास न करणे वलेव विकास नियंत्रण नियमसुद्धा आवश्यक त्या परवानगीचा न देता बांधकाम करणे, महाराष्ट्र प्रादेशिक नगर स्थाना अधिनियमाचे कलम ५२ अनुसार दंडलपना गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व र. ५०००/- वड होऊ शकतो "



Yours faithfully,

(Signature)

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.