



Certificate No. 5234

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT

Amended PERMISSION/ COMMENCEMENT CERTIFICATE

Plot A-Permission Wing A - Basement + Ground + 1st to 3rd Podium + Podium Top + 1st to 2nd Floor
Wing B - Basement + Ground + 1st to 3rd Podium + Podium Top + 1st to 3rd Floor
Wing C - Basement + Ground + 1st to 3rd Podium + Podium Top + 1st to 3rd Floor
Plot A- C. C. - Wing A - Basement + Ground + 1st to 3rd Podium + Podium Top + 1st to 2nd Floor
Wing B - Basement + Ground + 1st to 3rd Podium + Podium Top + 1st to 3rd Floor
Wing C - Basement + Ground + 1st to 3rd Podium + Podium Top + 1st to 3rd Floor

V. P. No. S04/0185/21 TMC / TDD 4301/23 Date : 21/02/2023

To, Shri / Smt. M/s. Spaceage Consultant (Architect)

B/106, Natraj Bldg., Nahur, Mulund (W)

Shri M/s. Raymond Ltd. (Owners)

With reference to your application No. 8677 dated 06/02/2023 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. _____ in village Panchpakhadi Sector No. IV Situated at Road/Street 15 mt. D.P. Road S. No./C.S.T. No./F.P. No. 121, 83/1 & 83/3

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 UDCPR. If any other statutory permission, as required to be obtained from any department of the State or Central Govt. Departments/ undertakings under the provisions of any other laws / rules, it shall be binding on the owner / developer to be obtain such permission from the concerned authority. If any irregularity is found at later date, the permission shall stand cancelled.
6. 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**

Office No. _____

Office Stamp _____

Date _____

Issued _____



Yours faithfully,

Municipal Corporation of
the city of, Thane.

7. If in the development Permission reserved land/ amenity space/ road widening land is to be handed over to the authority in 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 compound wall with the gate shall be constructed by leveling the surface and separate 7/12 extract / PR Card for area shall be submitted within 6 month from C.C.
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 the completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable
11. Certificate / letter for plantation of trees on the land, if 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, design and drawings 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.
14. The owner / developer shall submit the completion certificate from the service consultant , the authority for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
15. CFO NOC Shall be submitted before occupation certificates.
16. The proposed building should be structurally designed by considering seismic forces as per I.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage Intimation of plinth & Occupation Certificate.
17. Rain water harvesting system should be installed before applying for occupation certificates.
18. Solar Water heating system should be installed before applying for occupation certificates.
19. Balance 2nd installment on Premium FSI charges & Ancillary FSI charges with interest shall be paid before applying for occupation certificates.

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे फेट व रु. ५०००/- दंड होऊ शकतो"

Yours Faithfully,

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

