



Certificate No. 4765

THANE MUNICIPAL CORPORATION, THANE

Amended

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT COMMENCEMENT CERTIFICATE

Bldg Wing A & B – Stilt + 1st to 8 Floors

V. P. No. S08/0115/21 TMC/TDD/3970/22 Date: 15/02/2022
To, Shri / Smt. M/s Aryan Consultants (Ar. Sachin Salvi) CA/2006/37402 (Architect)

Shri M/s Mildstone Enterprises LLP (P.O.A. Holder)

With reference to your application No. 9693 dated 21/12/2021 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 Kalwa Sector No. 08 Situated at Road / Street _____ S.No. / C.S.T. No. / F.P.No. 1332 (pt)

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) 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**

Yours faithfully,

Office No. _____

Office Stamp _____

- 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 if at shall be submitted along with the application form of occupancy certificate.
- 10) Lift Certificate from PWD should be submitted before Occupation Certificate, if Applicable.
- 11) 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.
- 12) Authority will not supply water for construction.
- 13) Areas/cities where strom water drainage system exists or designed, design and drawings from service consultants for storm water drainage should be submitted to the concemed 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.
- 14) N.O.C.from water dept. drainage dept should be submitted Occupation Certificate.

१५) भूखंडाची पोटविभागणी करून हद्द कायम मोजणी नकाशा व त्यानुसार स्वतंत्र मालमत्ता पत्रक Plinth Intimation पुर्वी सादर करणे आवश्यक राहिल.

१६) वापर परवाना प्रमाणपुर्वी जलसंचय व जलसंदारण (रेन वॉटर हार्वेस्टिंग सिस्टीग) बसविणे आवश्यक राहिल.

१७) वापर परवाना प्रमाणपुर्वी तळ मजल्यावर सदनिकाधारकांसाठी स्वतंत्र पत्रपेटया बसविणे आवश्यक राहिल.

१८) वापर परवाना प्रमाणपुर्वी इमारतीच्या ठीकाणी आतील बाजुस तसेच इमारतीच्या रस्त्याच्या बाजुस सी.सी.टि.व्ही चित्रीकरण करणेस सी.सी.टि.व्ही यंत्रणा कार्यान्वित करणे आवश्यक राहिल.

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____



Your's faithfully,

(Signature)
 15/02/2022

(Sunil Patil)
 Executive Engineer

Town Planning Department,
 Thane Municipal Corporation, Thane.

(Signature)

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. T.I.R for necessary correction in record of
 Land is affected by Road Widening / reservation.