



Certificate No. 4739

## THANE MUNICIPAL CORPORATION, THANE

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

इमारत - बेसमेंट + तळ / स्टिल्ट + मेझेनिन मजला + 1 ते 16 मजले

V. P. No. 508/0199/20 TMC / TDD / 3829/21 Date : 27/12/2021  
To, Shri / Smt. मे. जोशी देशावरे अण्ड असो. (Architect)

Shri मे. आशर वेंचर्स तर्फे श्री. अजय आशर (Owners)

With reference to your application No. १४७४ dated १६/१२/२०२१ 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. वरील प्रमाण in village माजिवडे Sector No. ४ Situated at Road / Street ४०.०० मी. डी.पी. रोड S. No. / C.S.T. No. / F.P. No. १३४/३ई, १३३/३, १३४/२ब, १३४/४ब, १३९/३ब, पांचपाखाडी स.नं. ५१५/२

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. भूमी अभिलेख विभागाकडील मोजणी नकाशा व हद्द कायम मोजणी नकाशा यांच्या हद्दीमध्ये बदल असल्यास त्यानुसार सुधारित नकाशा मंजूर करून घेणे आवश्यक राहिल.
6. अस्तित्वातील बांधकाम तोडण्यापूर्वी सदर बांधकामाचे मालमत्ता कर व पाणी बील भरण्याचा दाखला व भोगवटा बंद केल्याचा दाखला सादर करणे आवश्यक.
7. परवानगी /सी.सी. अदा केलेनंतर एक महिन्याचे आत रस्त्याखालील हस्तांतरित करावयाचे क्षेत्राची तावा पावती व ट्रान्सफर डीड दाखल करणे आवश्यक.
8. दि.१६/१२/२०२१ रोजीचे विकासक यांचे हमीपत्र विकासक 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**

Yours faithfully,

Office No. \_\_\_\_\_

Office Stamp \_\_\_\_\_

Date \_\_\_\_\_

Issued \_\_\_\_\_

Municipal Corporation of  
the city of, Thane.

- 087A
9. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
  10. 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.
  11. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
  12. This permission does not entitle you to develop the land which does not vest in you.
  13. 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.
  14. Necessary permission from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies.
  15. Authority will not supply water for construction (Optional)
  16. Information Board to be displayed at site till Occupation Certificate.
  17. 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
  18. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer
  19. 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.
  20. 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. (Optional)
  21. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable
  22. 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.
  23. Condition mentioned in Permission .TMC/TDD/3474 dated 07/10/2020 will be binding on developer.
  24. NOC from Water dept. Drainage Dept. and tree dept. should be submitted before O.C.
  25. 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 & Occupancy Certificate.
  26. CCTV system shall be installed before applying for Occupancy Certificate.
  27. Rain Water Harvesting system should be installed before applying for Occupation Certificate.
  28. Solar Water heating system should be installed before applying for Occupancy Certificate.
  29. This permission is subjected to submission of Plot Boundary Drawing from TILR department before plinth intimation.

### सावधान

मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास विंग्रंथ नियमावलीनुसार आवश्यक त्या इतरांनग्या न घेता बांधकाम बापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचं कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"

Yours Faithfully,

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

