



Certificate No. 5030

**THANE MUNICIPAL CORPORATION, THANE**

*Regulation*  
(Registration No. 3 & 24)

**SANCTION OF DEVELOPMENT**

**COMMENCEMENT CERTIFICATE**

Amended PERMISSION/

**Basement + Gr. Floor (Part Comm. + Common Facilities Meter Room, Common Toilet, Electrical Services) + 1<sup>st</sup> floor (Part Commercial) + 2<sup>nd</sup> floor to 30<sup>th</sup> floor + 31<sup>st</sup> floor (Part Fitness Centre)**

V. P. No. S04/0145/18 TMC / TDD /4139/22 Date : 19/07/2022

To, Shri / Smt A. G. Jathar for (Architect)

M/s. Design Consortium

Shri Vikas & Jankadevi' Co. Op. Hsg. Soc (Others)

M/s. Fortune Infra Creators Pvt. Ltd.,

With reference to your application No. 2431 dated 15/06/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. 24 & 31 in village Majiwade Sector No. IV Situated at Road / Street 12 mt. Layout Road S. No. / C.S.T. No. / F.P. No. 206/5,6,7(Pt) & 209/5

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) Conditions mentioned in NOC of K.H. & A.D.B. shall be binding upon applicant vide letter no. CO/KB/AA/NOC/386/2022 dated 10/06/2022.
- 6) All the conditions mentioned in the layout approval dtd.31/01/2022 are binding upon the applicant.
- 7) Thane Municipal Corporation will not supply water for construction.
- 8) As per CFO NOC, no compound wall shall be constructed on plot boundary.
- 9) TMC shall not be responsible for allotment flats to existing tenement after completion of redevelopment. Society/Developer shall be responsible for same.

**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.

PTO

- 0807
- 10) In case of any dispute arising between society, members and developer. TMC shall be not responsible for same.
  - 11) All the submitted U/T and Affidavits are binding upon Society/ Developer.
  - 12) Information board should be displayed on site from C.N. till obtaining O.C.
  - 13) Proposed building should be structurally designed considering seismic forces as per IS code no. 1893 & IS 875 and stability certificate from Structural Engineer should be submitted at the stage of plinth and Occupation Certificate.
  - 14) NOC from drainage department for Storm water drain system should be submitted before plinth and the system should be commissioned before O.C.
  - 15) Final NOC from Fire Department shall be submitted before O.C.
  - 16) Final NOC from Tree & Drainage Department shall be submitted before O.C.
  - 17) R.W.H. shall be constructed and commissioned before O.C.
  - 18) Solar water heating system should be installed and commissioned before O.C.
  - 19) Licence, NOC & etc. for Passenger Lift shall be submitted before O.C.

### सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बापर करणे, महाराष्ट्र प्रादेशिक व महानगर स्वता अधिनियमाचे कलम ५२ अनुसार दखलवस्त गुहा आहे. त्यासाठी तास्तीत तास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"



Yours Faithfully,

*[Signature]*  
Executive Engineer  
Town Development Department  
Municipal Corporation of  
the city of, Thane.