



Certificate No. 5043

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT

AMENDED

PERMISSION/ COMMENCEMENT CERTIFICATE

Building – Ground – Commercial (pt) + Stilt (pt) + 1st to 17th Floors + 18th (pt.) Floor Only.

Car Parking Tower (15 Level)

V. P. No. S08/0011/10 TMC / TDD / 7822/22 Date : 06/06/2022
To, Shri / Smt. Joshi Deshaware & Assocs. (Architect)

Shri Mr. Pradip Dattatray Kini & (Owners)
Mr. Hanuman Ramchandra Kini (P.O.A)

With reference to your application No. 2336 dated 13/06/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Kalwa Sector No. 08 Situated at Road/ Street 30.00 mt. D.P. Road S. No. / C.S.T. No. / F.P. No. 54 H.No. 2

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 Regulation. 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 (Optional)
- 7) Information Board to be displayed at site till Occupation Certificate.
- 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 with in 6 months from the commencement certificate.
- 9) All the provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner / developer.

**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)

- 10) Provisions 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.
- 11) 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 regards shall be submitted along with the application for occupancy certificate (optional)
- 12) Lift certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 13) 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.
- 14) NOC from water dept. drainage dept. and tree dept. should be submitted before O.C.
- 15) इमारतीचे जोत्यापुढील काम सुरु करणेपूर्वी Hazard Line च्या अनुषंगाने Storm Water विभागाकडील ना हरकत दाखला सादर करणे आवश्यक राहिल.
- 16) सुधारीत परवानगी / सीसी प्रमाणपत्र ठामपा/शविवि/३१०५/२२ दि. ३१.०१.२०२२ मधील अटी बंधनकारक राहतील.

सावधान

"मजूर नकाशानुसार बांधकाम न करणे तसेच विकास निवांरण नियमवलीनुसार आवश्यक त्या परवानग्या न घेता बांधकामे करणे, महाराष्ट्र पादेशिक व नगर सवारी नियमावली कलम ५१ अनुसार दखलपत्र कळवा आहे. तयारवाटी जास्तीत जास्त ३ वर्षे वैध व रु. ५०००/- चं डेड होऊ शकतो."

Office No.

Office Stamp

Date

Issued



Yours Faithfully

[Handwritten Signature] 6/7/22

Executive Engineer,
Town Development Department,
Thane Municipal Corporation

[Handwritten Initials]