



Certificate No. 5085

THANE MUNICIPAL CORPORATION, THANE

UDCPA REG. No. 2-6 & 2-7
(Registration No. 1-2-34)SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

Amended

PERMISSION

Wing C : 11th flr. (pt) to 15th floors

Revised Buildy Permit H-1-143257

New Proposal No. TMCB-22-ENTRY-71736

O.L.D. V.P. No. 94/002

TMCB/RB/2022/AFL/00014
TMC/TDD

Date: 11/10/2022

To, Shri / Smt. Ulhas G. Pradhan (Architect)
Rajsheela Apt., 1st floor, Charai, Thane (W)Shri Mr. Pandharinath Sitaram Patil (Owners)

With reference to your application No. 9455 dated 15/12/2021 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. C in village Vitava - Kalwa, Thane Sector No. VIII Situated at Road / Street Thane S.No./C.S.T.No./F.P.No. 721B/1, B/2, B/4, B/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) 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.
- 7) Information board will displayed at till Occupation Certificate .
- 8) If in the developments permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of lieu of incentive FSI, if any, them 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

Office No. _____
Office Stamp _____
Date _____
Issued _____

Yours faithfully/



Thane Municipal Corporation
APPENDIX D-1
SANCTION OF BUILDING PERMISSION
AND COMMENCEMENT CERTIFICATE



सोकार्थेवा इत्येक कायदा
Right to Public Service Act
आफनी सेवा जागवे कर्तव्य

Revised Building Permit No - 143257
Proposal Code : TMCB-22-ENTRY-71736

Permit No. : TMCB/RB/2022/APL/00014
Date : 11/10/2022

Reference:- Building Permission No. : ~~0795~~
Approval date : 22/02/2018

Building Name : Building
C(Residential)

Floors :

EXISTING STILT FLOOR,EXISTING TYPICAL FLOOR 1ST TO 7TH
,EXISTING 8TH FLOOR,EXISTING TYPICAL FLOOR 9TH AND 10TH
,EXISTING 11TH PART FLOOR ,TYPICAL FLOOR 12TH AND 14TH AND
15TH ,13TH FLOOR

To,

- i) PANDHARINATH SITARAM PATIL,
KALVA, VITAVA, THANE
ii) Ulhas Pradhan (Architect)

Sir/Madam,

With reference to your application No RTMCB202200503, dated 10-10-2022 for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with Maharashtra Municipal Corporations Act, 1949 , to carry out development work / Building on Plot No 1721,B/1,1721/B,2,1721/B/4,1721/B/5, Revenue S.No. / Khasra no. / Gut no 1721,B/1,1721/B,2,1721/B/4,1721/B/5. City Survey No , Mouje vitava, kalva,vitava, thane situated at Road / Street kalva, vitava, thane, Society amber galaxy . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, 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 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 reserved land/amenity space/road winding 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.
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.
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.

Signature valid

Digitally signed by SANDHARINATH SITARAM PATIL
PANDHARINATH SITARAM PATIL
Date: 2022.10.10 10:18 IST
Reason: Approval Certificate
Location: Thane Municipal Corporation



Assistant Director Town Planning,
Thane Municipal Corporation.

Scan QR code for verification of authenticity.



THANE MUNICIPAL CORPORATION, THANE

UDCPA REG. No - 2-6 & 2-7
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended.

PERMISSION/ COMMENCEMENT CERTIFICATE

Wing C : 11th flr. (pt) to 15th floors

Revised Building Permit No - 143257

New Proposal No. TMCB-22-ENTRY-71736

OLD V. P. No. 94/002

TMCB/RB/2022/APL/00014

Date: 11/18/2022

To, Shri / Smt. Ulhas G. Pradhan (Architect)
Rajsheela Apt., 1st floor, Charai, Thane (W)

Shri Mr. Pandharinath Sitaram Patil (Owners)

With reference to your application No. 9455 dated 15/12/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. C in village Vitava - Kalwa, Thane Sector No. VIII Situated at Road / Street Thane S.No./C.S.T.No./F.P.No. 721, B/1, B/2, B/4, B/5

The development permission / the commencement certificate is granted subject to the following conditions.

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- 6) Authority will not supply water for construction.
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- 8) If in the developments permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of 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

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully/

Municipal Corporation of
the city of, Thane.

P.T.O

- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner /developer.
- 10) 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 from of occupancy.
- 11) Areas/cities where storm water drainage system exists of 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 of the consultant in this regard shall be submitted along with the application for occupancy certificate.
- 12) Lift Certificate form PWD should be submitted before Occupation Certificate.
- 13) Permission of 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) It shall binding upon the developer to follow and abide by all the rules and regulation published by central State Govt. regarding prevention of spread of COVID-19.
- 15) या पूर्वी प्रदान करण्यात आलेल्या सुधारित परवानगी / सी.सी. प्रमाणपत्र ठामपा/शिविवि/१५१, दि.२२/२/२०१८ मधील अटी बंधनकारक राहतील.
- 16) Solar Water heating system should be installed before applying for occupation certificates.
- 17) CCTV System shall be installed before applying for occupation certificates.
- 18) Letter Box should be installed before applying for occupation certificates.
- 19) It is necessary to submit 'Status of Work ' every three months by Architect & Applicant.
- 20) If any permissions/NOCs from other Government department should be obtained by applicant if applicable.
- 21) Rain Water Harvesting system should be installed before applying for occupation certificates.

सावधान

"मजूर नकाशाद्वारे बांधकाम न करणे वसेच विकास नियंत्रण विभागाने आवश्यक त्या परवानगी व ठाम पावत्र प्राप्त करणे, महाराष्ट्र प्रादेशिक व नगर स्वतंत्र अधिनियमाचे कलम ५२ अनुसार बांधकाम सुरु आहे. आताही जास्तीत जास्त ३ वर्षे केवळ व रु. ५०००/- दंड होऊ शकतो."



M.V. [Signature]
 Executive Engineer
 Town Development Department
 Municipal Corporation
 of the City of Thane

