



Certificate No. 5356

THANE MUNICIPAL CORPORATION, THANE

UDCPR Regulation 2.6 & 2.7

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

COMMENCEMENT CERTIFICATE

Amended Permission /
Only Permission - Bldg.No. S5 & S6 - St.+ 1 to 4 Parking + 1st + 2nd Floor to 41 Floors
Permission / C.C.- Bldg. No. S1, S2, S3 & S4 - St.+ 30th Floors

Bldg. No. S5 - St. + 1 to 4 Parking + 1st Floor + 2nd Floor to 29 Floors

Bldg. No. S6 - St + 1 to 4 Parking + 1st Floor + 2nd Floor to 40 Floors + 41 (pt) Floor

Bldg. No. S7 - Gr + 1 Floor, Club House - Gr. + 1st Floor

Twin Bungalow Type A3 No. 46, 47, 48 & 49 - Gr. + 3rd Floors Only

V. P. No. S06/0376/21 (2004/36)

TMC / TDD /4436/23

Date : 4/7/2023

To, Shri / Smt. मे. आकृती कन्सल्टन्ट्स (Architect)

श्री. अ. व्ही. देसाई

Shri लक्ष्मण हशा ठाकुर व इतर (Owners)

मे. राम डेव्हलपर्स (कुलमुखत्यार धारक)

With reference to your application No. 8046 dated 17/01/2023 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 Owale Sector No. 6 Situated at Road / Street 30.00 M. W. D. P. Road S.No. / C.S.T.No. / F.P.No. 58/1, 58/5, 59/1A, 59/2A, 97/1, 97/3/3, 98/1A, 98/1B, 99/2, 99/3, 99/4A, 99/4B, 99/6, 101/3

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 UDCPR. If any other statutory permission, as required to be obtained from any department of the State or Central Govt. Departments/ undertakings under the provisions of any other laws / rules, it shall be binding on the owner / developer to be obtain such permission from the concerne authority. 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 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 before issue of commencement certificate & Separate 7/12 extract / PR Card for area shall be submitted within 6 month from C.C.
- 8) All the provision 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.

- 9) Provision for recycling of Gray water, where ever applicable shall be completed of the project before the 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 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 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 Certificate and completion certificate of the consultant & TMC dept. in this regard shall be submitted along with the application for occupancy certificate.
- 14) The owner / developer shall submit the completion certificate from the service consultant, the authority for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
- 15) सुधारीत परवानगी / सी. सी. अदा केल्यापासुन पुढील 6 महिन्याच्या आतमध्ये डी. पी. रस्त्याखालील क्षेत्र ठामपाचे नावे केलेला स्वतंत्र मालमत्ता पत्रक सादर करणे आवश्यक.
- 16) सुधारीत परवानगी / सी. सी. अदा केल्यापासुन पुढील 6 महिन्यात सुविधा भुखंडाचे क्षेत्र ठामपाचे नावे केलेला स्वतंत्र मालमत्ता पत्रक सादर करणे आवश्यक.
- 17) वाढीव क्षेत्राकरीता सी. सी. पुर्वी पर्यावरण विभागाचा सुधारीत दाखला सादर करणे आवश्यक.
- 18) विधी विभागाचे अभिप्रायानुसार विकासक यांनी दि. 21/06/2023 रोजी सादर केलेले बंधपत्र त्यांचेवर बंधनकारक राहील.

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर स्थाना अधिनियमाचे कलम 42 अनुसार दखलपाज गुन्हा आहे. त्यासाठी जास्तीत जास्त 3 वर्षे कैद व रु. 5000/- दंड होऊ शकतो"

Yours faithfully,

Executive Engineer

Town Planning Department

Thane Municipal Corporation, Thane



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.L.R. For necessary correction in
record of land is affected by Road