Certificate No. 5365

THANE MUNICIPAL CORPORATION, THANE

UDCPR Regulation No. 2.6 & 2.7.

~~(Registration No. 3 & 24)~~

SANCTION OF DEVELOPMENT

Permission/ COMMENCEMENT CERTIFICATE

Utilisation of DRC No. 51 (Const. Amenity) & DRC No. 323 (Road)

Proposed building :- Stilt + 1st to 8th floors only

V. P. No. S2P/0037/23 TMC / TDD/4443/23 Date : 14/07/2023

To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)

Shri Shri. Sandeep Sudamrao Pawar (Owners) (Owner)
M/s. Pafilia Spaces LLP (P.O.A.H.)

With reference to your application No. 8131 dated 19/01/2023 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 ~~Thane~~ Sector No. IIP Situated at Road / Street ~~9.00 M. D.P. Road~~ S. No. / C.S.T. No. / F. P. No. ~~C.T.S. No. 91B,~~ Tika No. 15

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 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) Authority will not supply water for construction
7) Information Board to be displayed at site till Occupation 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

~~Yours faithfully,~~

Office No. _____

Office Stamp _____

Date _____

Issued _____

~~Municipal Corporation of the city of, Thane.~~

P.T.O.

8) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.

9) 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.

10) Lift Certificate from PWD Should be submitted before Occupation Certificate.

11) The certificate/letter for plantation of trees on the land, under the provision of tree act, shall be submitted before occupation certificate.

12) NOC from Water Department, Drainage Department and Garden Department should be submitted before Occupation Certificate.

13) 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 1 month from the commencement certificate.

14) यु.एल.सी. बाबतचे शपथपत्र व बंधपत्र विकासक यांच्यावर बंधनकारक राहील.

15) अस्तित्वातील इमारतीमधील भाडेकरु समवेत झालेले नोंदणीकृत करारनामे Plinth Intimation पुर्वी सादर करणे आवश्यक.

16) इमारतीमधील सभासदांबाबत/भोगवटादारांबाबत काही वाद अथवा तक्रार आल्यास त्यांचे निराकरण करण्याची विकासक यांची जबाबदारी राहील त्यास ठाणे महानगरपालिका जबाबदार राहणार नाही.

17) नियोजित इमारतीचे काम सुरु करणेपुर्वी सदर वृक्ष तोडणे/पुर्नरोपणाकरीता वृक्ष विभागाकडील ना हरकत दाखला सादर करणे आवश्यक राहील.

18) दि. ०४/०५/२०२३ रोजीचे भुखंडधारक व विकासक यांनी सादर केलेले Indemnity Bond त्यांचेवर बंधनकारक राहील.

19) प्रस्तुत प्रस्तावास मंजूरी प्राप्त झाल्यानंतर रुपांतरीत कर व अकृषिक कर भरणा करणे, सनद प्राप्त करणे इ. आवश्यक कार्यवाही करणे आवश्यक राहील.

20) रस्त्याचे क्षेत्र ठाणे महानगरपालिकेच्या नावे केलेले मा.र.का. उतारा बांधकाम परवानगी अदा केल्यानंतर पुढील ६ महिन्यात सादर करणे आवश्यक.

21) दि. १९/०६/२०२३ रोजीचे भुखंडधारक व विकासक यांनी न्यायालयीन दाव्याबाबत दिलेले हमीपत्र त्यांचेवर बंधनकारक राहील.

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.

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

Yours faithfully,

Town Development and Planning Officer,
Town Development Department,
Thane Municipal Corporation of the city of Thane

Copy To:

1) Dy. Municipal Commissioner - Zone
2) E. E. (Encroachment)
3) Competent Authority (U. L. C.) for sec. 20, 21 & 22
4) TILR for necessary correction in record of T and is affected by Road Widening / Reservation.