Certificate No. 5388

THANE MUNICIPAL CORPORATION, THANE

UDCPR Regulation No.2.6 & 2.7

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

SANCTION OF DEVELOPMENT

PERMISSION/ COMMENCEMENT CERTIFICATE

परवानगी करीता:- इमारत क्र. २ (वाणिज्य): बेसमेंट + लोअर ग्रांऊड + ग्रांऊड + पोडियम 1 + पोडीयम 2 / 1 मजला + पोडीयम 3 / 2 रा मजला + स्टिल्ट / 3 रा मजला + 4 रा मजला ते 15 वा मजले,

इमारत क्र. ३: लोअर ग्राऊड + तळ मजला + पोडीयम 1 ते 3 + स्टिल्ट / सुविधा मजला + 1 मजला ते 40 मजले,

Multilevel Car Parking: तळ मजला + पहीला मजला ते सहावा मजला + टेरेस मजला.

परवानगी/ सी.सी. करीता:-Multilevel Car Parking: तळ मजला.

V. P. No. **S04/0192/23 (2007/87)** TMC / TDD **/4450/23** Date : **1/8/2023**

To, Shri / Smt. **सुवर्णा घोष** (Architect)

Shri **मे. फर्मेंटा बायोटेक लिमिटेड** (Owners)

मे. मॅक्सटेक प्रॉपर्टी डेव्हलपर्स एल. एल. पी. तर्फे भागीदार श्री. राजेश आर. पटेल (कुलमुखत्यारधारक)

With reference to your application No. **१७०६** dated **२९/०५/२०२३** 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 **माजिवडे** Sector No. **४** Situated at Road / Street **२० मी. डि.पी रोड** S. No. / ~~C.S.T. No. / F. P. No.~~ **१४६/१, १४९/३, १५४/३, ४१२/१, ४१४/१/क/१ व ४१४/१/क/२**

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 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 lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority before issue of commencement certificate and compound wall with gate shall be constructed by leveling the surface & Separate 7/12 extract / PR Card for area shall be submitted within 6 month from C.C.

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 _____

P.T. O.

Municipal Corporation of the city of, Thane.

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 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. CFO NOC shall be submitted before OC.
16. The proposed building should be structurally designed by considering seismic forces as per I.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage Intimation of plinth & Occupation Certificate.
17. Rain water harvesting system should be installed before applying for occupation certificates.
18. Solar Water heating system should be installed before applying for occupation certificates.
19. EC shall be submitted before next Permission / CC.
20. Developer shall be pay balance Instalment with interest as per clause 2.2.14. B) Option -2 O.C.

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच
नियंत्रण नियमावलीनुसार आवश्यक त्या
न घेता बांधकाम वापर करणे, महाराष्ट्र
नगर रचना अधिनियमाचे कलम ५२
नुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत
३ वर्षे कैद व रु. १०००/- दंड होऊ शकतो"

Your's faithfully,

Office No.
Office Stamp
Date
Issued

EXECUTIVE ENGINEER,
Town Planning Department,
Municipal Corporation the City of Thane

THANE MUNICIPAL CORPORATION OF THE CITY OF THANE