Thane Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Building Permit No - 200880 Permit No. : TMCB/B/2023/APL/00902

Proposal Code : TMCB-22-39371 Date : 10/11/2023

Building Name :	SHREE APARTMENT(Residential)	Floors :	STILT FLOOR,1ST FLR,2ND FLR,3RD FLR,4TH FLR,5TH FLR,6H FLR,7TH AND 8TH FLR

To,

i)Mr Kaustubh Gajanan Kalke Partner Of Joshi And Yash Developers Llp,

PLOT BEARING C.T.S. NO. 200(PT.), 201, 202(PT.) 209, 210, 211, 219(PT.), 220 AT M.G. ROAD OFF. GODBOLE HOSPITAL, NAUPADA, THANE (W).

ii) Makarand Toraskar (Architect)

Sir/Madam,

With reference to your application No **TMCB202300327**, dated **19-07-2023** for the grant of sanction of 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 **-**, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **C.T.S. NO. 200(PT.),220 , 209,219(PT.),211,210, 202 (PT), 201**, Final Plot No. **-**, Sector No. **2**, Mouje **NAUPADA** situated at Road / Street **3.00 M W ACCESS ROAD 20.00 M W M G ROAD**, Society **Shree Apartment** . 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 UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.
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 DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights 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 prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
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.
12. Copies of agreements executed with occupants should be deposited prior to commencement of work.
13. Authority will not supply water for construction.
14. 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 regard shall be submitted along with the application for occupancy certificate.

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15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
16. 1)Registered agreement of all members shall be submitted before six months or Plinth intimation whichever is earlier from the date of issue of Permission/CC. 2) Corrected Property card of Late. Pushpalata Ramakant Prabhu shall be submitted within 6 months from the date of issue of Permission/CC. 3)Separate Property card in the name of proposal owner and CTS measurement plan shall be submitted before six months or Plinth intimation whichever is earlier from the date of issue of Permission/CC. 4)RCC Consultants stability certificate shall be submitted before Plinth Intimation and OC.
17. 5)No due certificate from Property Tax Dept. and Water Dept. shall be submitted before Plinth Intimation. 6)Completion Certificate from SWD Consultant and Water and Drainage Dept. NOC shall be submitted before OC. 7) Affidavit dated 13.09.2023 Submitted by developer regarding point No. 2(C), 7, 19(a) mentioned in development agreement shall be binding on the developer. It is necessary to submit Affidavit from developer regarding Stack parking provisions and RCC Consultants Certificate/drawing before issuing of Permission/CC.

Signature valid
Digitally signed by SATISH PANDURINATH UGILE
Date: 2023.11.10 14:29:32 IST
Reason: Approved Certificate
Location: Thane Municipal Corporation
Project Code : TMCB-22-39371
Application Number : TMC/202300327
Proposal Number : 200880
Certificate Number : TMCB/B/2023/APL/00902

Assistant Director Town Planning,
Thane Municipal Corporation,

Scan QR code for verification of authenticity.