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Important Notes

Copy of Commencement Certificate (manual) – Dated 22.12.2023

Reference no. TMCB/TDD/0044/P/C/2023/ Auto DCR

(uploaded at the time of registration) - **Refer Below Page No. 2**

Copy of Commencement Certificate (Computerised) - Dated 30.04.2024
Proposal code: TMCB-24-ENTRY-17790,

Permit No.: TMCB/RB/2024/APL/00173

Reference building permission no.: TMCB/TDD/0044/P.C/2023 dated 22.12.2023. - **Refer Below Page No. 4**

Note: There is no difference in both the Commencement Certificate except to the fact that one is hand written (manual) and the later is printed (computerised).

Computerised CC also bears the reference number of the manual CC.

Email send by Thane Municipal Corporation on 28 May 2024 at 7:04 pm bears the details of computerised Commence Certificate. Copy of email send it enclosed on page no 6

Certificate No. 5317

THANE MUNICIPAL CORPORATION, THANE

UDCPR Regulation No. 2.6 & 2.7
~~(Registration No. 3 & 24)~~

SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

Building No.1 - Gr. / Stilt + 1st to 7th Floor
Building No.2 & 3 4 - Stilt + 1st to 7th Floor
Building No.5 & 6 - Stilt + 1st Floor

TMCB/TDD/0044/P/C/2023/AutoDCR

V. P. No. S09/0129/23 ~~TMC/TDD~~ Date : 22/12/2023

To, Shri / Smt. M/s. Right Angle Architect (Architect)
Thane

Shri Mr. Irshad Ahmed Muneer Khan (Owners)

With reference to your application No. 9636 dated 28/02/2023 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 Sonkhar (mumbra) Sector No. IX Situated at Road / Street 30.00 M. D.P. Road S. No. / ~~C.S.T.No./F.P.No.~~ 68/3 & 69/3

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) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
6) 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.
7) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
8) This permission does not entitle you to develop the land which does not vest in you
9) 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

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.)

SEHER REALTY.

SURVEY NO 69/3, SONKHAR VILLAGE, NEAR TMC HOSPITAL, MITTAL ROAD, MUMBRA, THANE - 400612.

DECLARATION ABOUT COMMENCEMNT CERTIFICATE
FORMAT – D

A. Name of the Promoter/ Organization : Seher Realty.

B. Name of project with CS/CTS/Survey no./Village/ Taluka : Al Mawadah Residency, Survey No. 68/3 & 69/3, Sonkhar Mumbra Thane – 400 612.

1. We are aware that as per section 4[2] (c & d) of RERA act, 2016, read with Rules & Regulations made there under, a authenticated copy of approvals and commencement certificate, sanctioned plan and layout are required to be obtained from the Planning Authority / Competent Authority.

2. We have obtained layout approval from Thane Municipal Corporation on 22.12.2023 for :

Building Name	Approved
Building No. 1	Gr./Stilt + 1st to 7th Floor
Building No. 2	Stilt + 1st to 7th Floor
Building No. 3	Stilt + 1st to 7th Floor
Building No. 4	Stilt + 1st to 7th Floor
Building No. 5	Stilt + 1st Floor
Building No. 6	Stilt + 1st Floor

3. Also, the commencement Certificate/Building plans are approved by Thane Municipal Corporation on 22.12.2023. Further, commencement certificate details given below.

Building Name	Approved	Planned
Building No. 1	Gr./Stilt + 1st to 7th Floor	Gr./Stilt + 1st to 7th Floor
Building No. 2	Stilt + 1st to 7th Floor	Stilt + 1st to 7th Floor
Building No. 3	Stilt + 1st to 7th Floor	Stilt + 1st to 7th Floor
Building No. 4	Stilt + 1st to 7th Floor	Stilt + 1st to 7th Floor
Building No. 5	Stilt + 1st Floor	Stilt + 1st to 7th Floor
Building No. 6	Stilt + 1st Floor	Stilt + 1st to 7th Floor

4. Further, commencement certificate/ approvals, as and when approved will he uploaded under document section of this project immediately,

(Approved and valid commencement certificates and sanctioned plans are uploaded under appropriate fields)

Place : Thane

Date : 15/04/2024.

FOR SEHER REALTY

PARTNERS

Mr. Amjad Amirulla Khan

Thane Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Revised Building Permit No - 254534

Proposal Code : TMCB-24-ENTRY-17790

Permit No. : TMCB/RB/2024/APL/00173

Date : 30/04/2024

Reference:- Building Permission No. : TMCB/TDD/0044/P.C/2023

Approval date : 22/12/2023

Building Name :	BUILDING NO 1(Mixed)	Floors :	GROUND PT STILT PT FLOOR,1ST FLOOR ,2ND FLOOR ,TYPICAL 3RD TO 7TH FLOOR
Building Name :	BUILDING NO 2(Mixed)	Floors :	STILT FLOOR ,TYPICAL 1ST TO 7TH FLOOR
Building Name :	BUILDING NO 3(Mixed)	Floors :	STILT FLOOR,TYPICAL 1ST TO 7TH FLOOR
Building Name :	BUILDING NO 4(Mixed)	Floors :	STILT FLOOR,TYPICAL 1ST TO 7TH FLOOR
Building Name :	BUILDING NO 5(Mixed)	Floors :	STILT FLOOR ,1ST FLOOR
Building Name :	BUILDING NO 6(Mixed)	Floors :	STILT FLOOR,1ST FLOOR

To,

i)Irshad Ahmed Munir Khan,

S.NO.68/3, 69/3 VILLAGE SONKHAR(MUMBRA) DIST. THANE

ii) Sachin Charpe (Architect)

Sir/Madam,

With reference to your application No RTMCB202400157, dated 27-03-2024 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. 69/3,68/3, Final Plot No. -, Sector No. 9, Mouje SONKHAR situated at Road / Street 30.00 WIDE D.P. ROAD, Society SEHEER RESIDENCY . 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.

Thane Municipal Corporation

APPENDIX D-1

SANCTION OF BUILDING PERMISSION

AND COMMENCEMENT CERTIFICATE

Revised Building Permit No - 254534

Proposal Code : TMCB-24-ENTRY-17790

Permit No. : TMCB/RB/2024/APL/00173

Date : 30/04/2024

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.
12. All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
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.
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)

Signature valid

Digitally signed by NITIN BABURAO YESUGADE
Date: 2024.04.30 17:11:39 IST
Reason: Approved Certificate
Location: Thane Municipal Corporation
Project Code : TMCB-24-ENTRY-17790
Application Number : NT_ZB202400157
Proposal Number : 254534
Certificate Number : TMCB/RB/2024/APL/00173

Deputy City Engineer,

Thane Municipal Corporation,

Scan QR code for verification of authenticity.

SEHER REALTY.

SURVEY NO 69/3, SONKHAR VILLAGE, NEAR TMC HOSPITAL, MITTAL ROAD, MUMBRA, THANE - 400612.

DECLARATION ABOUT COMMENCEMNT CERTIFICATE
FORMAT – D

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Building No. 6	Stilt + 1st Floor	Stilt + 1st to 7th Floor

4. Further, commencement certificate/ approvals, as and when approved will he uploaded under document section of this project immediately,

(Approved and valid commencement certificates and sanctioned plans are uploaded under appropriate fields)

Place : Thane

Date : 30/05/2024.

FOR SEHER REALTY

PARTNERS

Mr. Amjad Amirulla Khan

Google

TMC ADTP <adtp@thanecity.gov.in>

Building Permission and Commencement Certificate:- Proposal Code TMCB-24-ENTRY-17790 Permit No TMCB/RB/2024/APL/00173 Date 30/04/2024

1 message

TMC ADTP <adtp@thanecity.gov.in>
To: mahareraco.thane@gmail.com

Tue, May 28, 2024 at 7:04 PM

Res sir,
This is to inform that Thane Municipal Corporation has issued the following Building Permission and Commencement Certificate, pl take note of attached file.

Thanks,
ADTP TMC

Per Cc arct Sachin charpe.pdf
154K