



Certificate No. 5518

THANE MUNICIPAL CORPORATION, THANE

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

SANCTION OF DEVELOPMENT

AMENDED PERMISSION/ COMMENCEMENT CERTIFICATE

Building No.1 - Lower Gr. + Upper Gr. + 1st to 3rd Podium Floor + 1st to 32nd Floor

Building No.2 - Lower Gr. + Upper Gr. + 1st to 3rd Podium Floor + 1st to 40th Floor

Building No.3 - Basement 1st & 2nd + Lower Gr. + Upper Gr. + 1st to 3rd Podium Floor + 1st to 7th Floor

Fitness Center - 1st to 3rd Floor

V. P. No. S06/0228/15 TMC / TDD /08 Date : 06/05/2024

To, Shri / Smt. M/s.10 Folds (Architect)
5th Floor, Dev Corpora, Cadbury Junction, Khopat, Thane (w)

Shri M/s. Sai Uma Constructions Pvt. Ltd. (Owners)
through partner Mahir Haresh Wadhvani

With reference to your application No. 7805 dated 07/12/2023 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 Kavesar Sector No. VI Situated at Road/ Street 25.00 M. & 40.00 M. D.P. Road S. No./C.S.T. No./ F. P. No. As Below

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 Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
Village Kavesar S.No.128/1, 128/2, 128/3, 129/1/A, 129/1/B, 129/2/1, 129/2/2, 129/2/3, 129/2/4, 129/2/5, 129/2/6, 129/2/7, 129/2/8, 129/2/9, 129/3, 129/4/A, 130/1, 130/2, 131/1/A, 132/1, 132/2 & 225/7
- 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) NOC from Strom water and Drainage Department need to be submitted before Plinth intimation.
- 7) Authority will not supply water for construction.

**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.0

- 8) Information Board to be displayed at site till Occupation Certificate.
- 9) 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 within 6 months from the Commencement Certificate.
- 10) All the provisions mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 11) Provision for recycling of Gray water, wherever applicable shall be completed for the project before completion of the building and documents regarding that shall be submitted along with the application form of occupancy.
- 12) 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 (Optional).
- 13) Before submitting application for Plinth Intimation it is mandatory to construct compound wall as per final TILR Map.
- 14) Before applying for OC it is mandatory to obtain Sanad from Collector Office.
- 15) Before any further permission or submitting application for Plinth Intimation which will be the first, it is mandatory to submit Final TILR map as per 7/12 Extract showing plot boundary.
- 16) Lift Certificate from PWD should be submitted before Occupation Certificate.
- 17) 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.
- 18) Solar Water Heating System & Rain Water Harvesting System shall be installed before Occupation Certificate.
- 19) Gray Water Recycling & Reuse System shall be installed before Occupation Certificate.
- 20) Mechanical Ventilation System shall be installed before Occupation Certificate.
- 21) 7/12 extracts for Area under Road & reservation in the name of TMC shall be submitted before any next permission or before 6 months of the issuance of said permission whichever is earlier.
- 22) Before further any permission MSEB NOC shall be submitted for proposed sub-station.
- 23) Consent to operate for STP shall be submitted before OC.
- 24) Area under amenity plot shall be transferred in the name of TMC in 7/12 Extract before 3 months from the date of issue of Permission / C.C by Developer. regarding some affidavit submitted by developer is binding upon developer.
- 25) Condition mentioned in Permission Commencement Certificate No.TMC/TDD/3192/19 Dt.05/10/2019 shall be binding on the developer.

Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____


Executive Engineer,
Town Development Department,
Thane Municipal Corporation, Thane.

