



Certificate No. 4900

THANE MUNICIPAL CORPORATION, THANE

^{Registration}
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/ COMMENCEMENT CERTIFICATE

Bldg Padmagriha Heights – Stilt (pt) + Ground (pt) + 1st & 2nd Floors (pt) Residential / (pt)
Commercial + 3rd to 16th (pt) Floor Residential

V. P. No. S05/0067/13 TMC / TDD/4014/22 Date : 31/03/2022
To, Shri / Smt M/s The Firm (Ar Vishal Shah) CA/2001/28393

Shri Padmagriha heights through partner M/s Shrdhha Land Marks Pvt. Ltd through
Directors Shri. Sudhir B. Mehta

With reference to your application No. 8694 dated 25/06/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As above in village Balkum Sector No. 05 Situated at Road / Street _____ S.No. / C.S.T.No. / F.P.No. 1 to 62

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.
- 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 reservation 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 6 month from the commencement 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.

PT. 0

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 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) Authority will not supply water for construction.

13) Areas/cities where strom water drainage system exists or designed, design and drawings from service consultants for storm water drainage should be submitted to the concemed 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.

13) The owner/developer shall submit the completion 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).

१४) बृहन्मुंबई महानगरपालिकेमार्फत भूखंडाच्या अॅक्सेससाठी प्राप्त परवानगीच्या वैध कालावधीनंतर नूतनीकरण करण्याची जबाबदारी भूखंडमालक / भोगवटादार यांची राहिल.

१५) भूखंडाच्या हद्दी व क्षेत्राबाबत काही वाद निर्माण झाल्याचे त्याची सर्वस्वी जबाबदारी विकासक यांची राहिल.

१६) मंजुर नकाशानुसार बांधकाम चालू करण्यापूर्वी प्रस्तावाधीन भूखंडावरील स्टॉर्म वॉटर ड्रेनेज व्यवस्था तसेच प्रस्तावित इमारतीच्या जोत्याच्या उंचीबाबत संबंधीत विभागाचे अभिप्राय सादर करणे बंधनकारक राहिल.

१७) मंजुर नकाशानुसार बांधकाम चालू करण्यापूर्वी भूखंडावरील अस्तित्वातील बांधकामाकरीताचा अद्यावत मालमत्ता कर व पाणीपुरवठा देयके यांचा भरणा करून पावत्या सादर करणे बंधनकारक राहिल.

१८) दिनांक ३१.०३.२०२२ अखेर पर्यंत प्रस्ताव BPMS संगणक प्रणालीमध्ये अंतर्भूत करण्याबाबत कार्यवाही करणे बंधनकारक राहिल.

१९) मंजुर इमारतीच्या जोता पूर्तत्वाची सूचना देण्यापूर्वी नगर भूमापन यांचे कार्यालयाकडील जागेवर भौतिक बाबी दर्शवून अद्यावत मोजणी नकाशा सादर करणे बंधनकारक राहिल.

२०) इमारतीमधील प्रस्तावित व्हॅटीलेशन शाफ्टसाठी मेकॅनिकल सिस्टीम पुरविणे बंधनकारक राहिल.

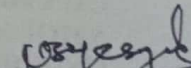
Office No. _____

Office Stamp _____

Date _____

Issued _____

Your's faithfully,


Dy. City Engineer
Town Planning Department.
Thane Municipal Corporation, Thane.

Copy to:-

1. Dy. Municipal Commissioner – Zone.
2. E.E. (Encroachment)
3. Competent Authority (U.L.C.)
For Sec.20, 21 & 22 if required
4. TILR for necessary correction in record of
Land is affected by Road. Widening / reservation