



Certificate No. 5407

## THANE MUNICIPAL CORPORATION, THANE

Regulation No. 2.6 & 2.7 of UDPR 2020  
(Registration No. 3 & 24)

### SANCTION OF DEVELOPMENT PERMISSION/ COMMENCEMENT CERTIFICATE

School Building:- Ground + 5<sup>th</sup> Floor

V. P. No. S06/0145/12 TMC / TDD / 4468/23 Date : 05/09/2023  
To, Shri / Smt. 10 Folds Architects and Consultants (Architect)  
Shri M/s. Seven Eleven Education Society (Owners)

With reference to your application No. 2566 dated 26/06/2023 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 Owale Sector No. 6 Situated at Road / Street 30.00 mt. wide D.P. Road S. No. / C.S.T. No. / F. P. No. 77/1/1.78/1(Pt.) 87/1Z, 25/2(Pt.) & 86/3/2

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) A Structural stability certificate from the structural engineer confirming IS Code No. 1893 & 4326 to be submitted before occupation certificate.
- 6) Open land Tax should be paid and receipt should be submitted at the time of giving intimation for plinth completion.
- 7) Rain water harvesting system to be provided before occupation certificate.
- 8) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable
- 9) CCTV cameras to be installed at external & internal side of the building before Occupation certificate. It is responsibility of the Developer/Society to keep them in working condition.
- 10) Owner/Developer will be responsible for any dispute regarding tenants, ownership, boundary of the plot, court matter or any complain & Thane Municipal Corporation will not be responsible for the same.

**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.



- 11) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 12) 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.
- 13) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 14) 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.
- 15) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 16) This permission does not entitle you to develop the land which does not vest in you.
- 17) Authority will not supply water for construction.
- 18) 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 with in 6 month from the commencement certificate.
- 19) 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.
- 20) The certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
- 21) सदर भूखंडाचे पोट हिस्सा मोजणी केलेला नकाशा तीन महिन्यांचे आत दाखल करणे आवश्यक राहिल, तसेच त्यामध्ये काही बदल झाल्यास त्यानुसार सुधारित नकाशे मंजूर करणे आवश्यक राहिल व त्यानुसार सुधारित नकाशे विकासक यांचेवर बंधनकारक राहिल.
- 22) परवानगी क्र.ठामपा/शविवि/1509/15 दि.24/09/2015 मधील सर्व संबंधित अटी विकासक यांचेवर बंधनकारक राहतील.
- 23) सी.सी. क्र.ठामपा/शविवि/2352/17 दि.16/10/2017 मधील सर्व संबंधित अटी विकासक यांचेवर बंधनकारक राहतील.
- 24) जोता प्रमाणपत्र क्र.ठामपा/शविवि/पीसीसी/0834/18 दि.16/02/2018 मधील सर्व संबंधित अटी विकासक यांचेवर बंधनकारक राहतील.
- 25) मंजूर नकाशातील कॅटींगचा वापर शाळेसाठी व हॉलचा वापर शैक्षणिक प्रयोजनासाठी करण्यात येणार असल्याबाबतचे विकासक यांनी दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.
- 26) खेळाचे मैदानावर मिनीबस पार्किंग बाबत दिलेले हमीपत्र विकासक यांचेवर बंधनकारक राहिल.
- 27) एन.ए. / विनिश्चयी संदर्भात शासनास भरणा करावयाचे शुल्क अथवा नजराणा भरणा करणेची सर्वस्वी जबाबदारी विकासक यांची राहिल, याबाबत विकासकांनी दिलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.
- 28) वापर परवान्यापूर्वी अग्निशमन विभागाकडील नाहरकत दाखला सादर करणे आवश्यक राहिल.
- 29) सुधारित परवानगी / सी.सी. अदा केल्याच्या दिनांकापासून तीन महिन्यांचे आत वापर परवाना घेणे विकासक यांचेवर बंधनकारक राहिल, अन्यथा म.प्रा. व न.र. अधिनियम 1966 मधील तरतूदीनुसार शाळा इमारतीचा वापर बंद करणेबाबत योग्य ती कार्यवाही करण्यात येईल.
- 30) प्रस्तावांतर्गत मेट्रो प्रकल्प शुल्क व्याजासह तसेच इतर दोन शुल्कां संदर्भात विकासकांनी दिलेले Post Dated Cheque वापर परवान्यापूर्वी भरणा करणे आवश्यक राहिल.
- 31) वापर परवान्यापूर्वी वृक्ष, पाणी, ड्रेनेज विभागाकडील नाहरकत दाखला सादर करणे आवश्यक राहिल.
- 32) वापर परवान्यापूर्वी सोलार वॉटर हिटिंग सिस्टीम बसविणे आवश्यक राहिल.
- 33) वापर परवान्यापूर्वी प्रस्तावांतर्गत माध्यमिक शाळेचे 208.00 चौ.मी. क्षेत्राकरिता युएलसी विभागाकडील नाहरकत दाखला सादर करणे आवश्यक राहिल.

सादर करणे

विषय: विकासक यांच्या वतीने नकाशा मंजूर करणे  
 परवानगी क्र. ठामपा/शविवि/1509/15 दि. 24/09/2015 मधील सर्व संबंधित अटी विकासक यांचेवर बंधनकारक राहिल.  
 अगुसार विकासक यांनी नकाशा मंजूर करणे आवश्यक राहिल.  
 तारीख ३ रव्ये कोर व र. २०२०/०१-०२ कोर शाखेत



Yours Faithfully,

*[Signature]*  
 Town Development & Planning Officer  
 Town Development Department  
 Municipal Corporation of  
 the city of, Thane.