



Certificate No. 4515

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE

इमारत क्र.यु-३ क्र. २ :- १९ मजले ते २४ मजले,
इमारत क्र. यु-५ - क्र.४, ५, ६, ७ :- १९ मजले ते २४ मजले.

V. P. No. 95/135 TMC / TDD 102 Date : 22/1/2021
To, Shri / Smt. Vasturachna (Architect)

Shri M/s. Shree Khidkalesheshwar Property Developers Pvt. Ltd.

With reference to your application No. 5960 dated 06/01/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Sagarli Sector No. 11 Situated at Road / Street Kalyan Shill Raod S. No. / C.S.T. No. / F. P. No. स.नं.मागील पानावर नमुद आहेत.

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.

५. ठा. म. पा./शविवि/१५, दि. १७/०९/२०२० रोजीचे सी.सी. प्रमाणपत्रा मधील संबंधित अटी विकासकावर बंधनकारक राहतील.

**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**

सावधान

“नगर नकाशाकार निकायाने न केल्या वसेचे
वि.स. नियंत्रण विभागाने नुसार आवश्यक त्या
प.वानग्या न केल्या वसेचे नकारार्थ, नकारार्थ
प्रादेशिक व नगर रचना अधिनियमाने कलम ५२
अनुसार दंडापात्र गुन्हा आहे. त्यासाठी जबाबदारी
आपले ३ वर्षे काल व ५०००/- देड होऊ शकते.”

Office No.

Office Stamp

Date

Issued



Yours faithfully,

22/1/2021

Executive Engineer,
Town Planning department,
Municipal Corporation of
the city of, Thane.

स. नं. तपशील खालिलप्रमाणे

S. No.

2/1, 5, 7/1, 9/1, 9/2, 11/2 & 3, 12/1, 12/3A, 12/4, 12/5, 13/1 to 5, 14/1 to 9, 15, 16/1, 17/1 & 2, 18, 19/1, & 2, 19/3A, 19/3b+6b, 19/4, 19/6A, 19/7B, 22/1A, 22/2, 23/1, 24/1, 26/1A, 26/2 to 7, 28/1A to E, 29, 30/1 & 2, 31/1, 31/2 A & 2B, 32, 33/1 to 6, 33/7A to E, 34/1 & 2, 37/1 & 2, 38/1A & C, 38/2, 39/1, 39/2A to E, 39/3, 40/1 & 2, 41/1 to 4, 42/1, 42/2A, 2B, 2D, 43/1 to 3, 43/4A to C, 43/8, 43/9, 53/1, 53/2 & 38/1D at Village Sagaril, 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.



Certificate No. **4568**

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
Amended **PERMISSION/** **SANCTION OF DEVELOPMENT**
COMMENCEMENT CERTIFICATE

मंजुर इमारती क्रमांक व स.नं. मागील पानावर नमुद आहेत,

V. P. No. 95/135 TMC / TDD 128 Date : 29/01/29
To, Shri / Smt. Vasturachna (Architect)

Shri M/s. Shree Khidkalesheshwar Property Developers Pvt. Ltd. (Owner)

With reference to your application No. 897 dated 04/05/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Sagarli Sector No. 11 Situated at Road / Street Kalyan Shill Raod S. No. / C.S.T. No. / F. P. No. स.नं. मागील पानावर नमुद आहेत.

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. 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. Authority will not supply water for construction (Optional)
7. Information Board to be displayed at site till Occupation 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**

Office No. _____

Office Stamp _____

Date _____

Issued _____



Yours faithfully,

Municipal Corporation of
the city of, Thane.

P.T.O

स. नं. तपशील खालिलप्रमाणे

S. No.

2/1, 5, 7/1, 9/1, 9/2, 11/2 & 3, 12/1, 12/3A, 12/4, 12/5, 13/1 to 5, 14/1 to 9, 15, 16/1, 17/1 & 2, 18, 19/1, & 2, 19/3A, 19/3b+6b, 19/4, 19/6A, 19/7B, 22/1A, 22/2, 23/1, 24/1, 26/1A, 26/2 to 7, 28/1A to E, 29, 30/1 & 2, 31/1, 31/2 A & 2B, 32, 33/1 to 6, 33/7A to E, 34/1 & 2, 37/1 & 2, 38/1A & C, 38/2, 39/1, 39/2A to E, 39/3, 40/1 & 2, 41/1 to 4, 42/1, 42/2A, 2B, 2D, 43/1 to 3, 43/4A to C, 43/8, 43/9, 53/1, 53/2 & 38/1D at Village Sagaril, Thane.

इमारतीचा तपशील खालिलप्रमाणे

परवानगी फक्त खालिलप्रमाणे :-

Bldg Type U-3 - No .1 - Stilt +1st to 22 nd Floors., Bldg Type U-3 - No - 2 , 3 - Stilt + 3 Floors Podium + 1st to 24TH floors., Bldg Type U-5 - No - 4, 5, 6 & 7 : stilt + 3 Floors Podium + 1st to 24 th Floors., Bldg Type U-6 - No - 41 & 42 - Stilt + 3 Floors Podium + 1st to 3rd Floors., Bldg Type U-7 No - 43, 44, 47, 48 & 50 - Stilt + 3 Floors Podium + 1st to 3rd Floors., Bldg Type U-8 - No - 45 & 46 - Stilt + 3 Floors Podium + 1st to 3rd Floors., Bldg Type U-9- No - 49 - Stilt + 3 Floors Podium + 1st to 3rd Floors., Club House :- Ground flr + 1 to 2nd Flrs., School bldg. :- Stilt + 1 to 6th Flrs.

सि.सि. खालिलप्रमाणे :-

Bldg Type U-3 - No .1 - Stilt +1st to 22 nd Flrs., Bldg Type U-3 - No - 2 , 3 - Stilt + 3 Floors Podium + 1st to 24TH floors., Bldg Type U-5 -No- 4, 5, 6 & 7 : stilt + 3 Floors Podium + 1st to 24 th Floors., Club House :- Ground flr + 1 to 2nd Flrs., School bldg. :- Stilt + 1 to 6th Flrs.

8. 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 within 6 month from the commencement certificate
9. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer
10. 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.
11. 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)
12. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable
13. 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.

14. N.O.C. from N.B.W.L. should be submitted before C.C. of Bldg. Type U-6 No. 41 & 42, bldg. Type U-7 No 43,44,47,48 & 50 bldg. Type U-8 No 45 & 46, bldg. Type U-9 No 49.
15. NOC from Tree, Water Department shall be submitted before applying for O.C.
16. Structural Stability Certificate from R.C.C. Consultant shall be submitted before applying for Occupation Certificate
17. Solar Water Heating System & Rain Water Harvesting System shall be installed by the Developer before applying for O.C.
18. Final CFO NOC shall be submitted before applying for Occupation Certificate.
19. Structural Stability Certificate and Structural Drawings should be submitted before C.C. of Bldg. Type U-6 No.41 & 42, bldg. Type U-7 No 43,44,47,48 & 50 bldg. Type U-8 No 45 & 46, bldg. Type U-9 No 49.
20. 7/12 extract of Amenity plot shall be transferred in the name of T. M.C. Within 6 months from issue of this Certificate.

सावधान

“मजूर नकाशानुसार बांधकाम न करणें तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम करणें, महाराष्ट्र प्रादेशिक व नगर स्थाना अधिनियमाचे कलम ५२ अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो.”

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.

21/7/2021

Executive Engineer,
Town Planning department,
Thane Municipal Corporation Thane,

ad. [Signature]

