



Certificate No. 5319

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT**Amended Permission/****COMMENCEMENT CERTIFICATE**

Building A- Gr/St + 1st Podium + Upper St + 1st to 24 floors,

Building B- Gr/St+ 1st Podium + Upper St + 1st to 22 + 23(Pt) floors

V. P. No. S06/0144/12 TMC / TDD / 4383 / 23 Date : 25 / 4 / 2023
 To, Shri / Smt. Sandeep Prabhu (Architect)
 (For M/s. SAAKAAR)
 Shri Sumati Govind Tangadi & Others, Kapil Mahendra Sharma & Others (Owners)
Sangeeta Ashok Patil & Others
M/s. Balaji Enterprises through it's Partners Mr. Hareesh Daulatani & others (POAH)

With reference to your application No. 8602 dated 2/2/2023 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 Bhayandarpada Sector No. VI Situated at Road / Street 60.00 M. wide G.B.Road S. No. / C.S.T. No. / F. P. No. S.No. 49/1, 109/11/D, 109/16/C, 109/19/A, 109/19/B, 109/19/C, 109/22

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
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) 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 before issue of Commencement Certificate & Separate 7/12 extract/ P.R.Card for area shall be submitted with in 6 month from the commencement certificate or before Plinth intimation, which ever is earlier.

**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

- 9) All the provision mentioned in UDC/PR, 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 the completion of the building and documents to that if it 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 certificated (Optional)
- 12) Lift Certificate from PWD Should be submitted before Occupation Certificated, 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) If the proposed structure is in influence of Hazard Line, necessary adaptive and mitigation measures must be taken while planning & designing the structure.
- 15) Environment Clearance from Environment Department shall be submitted before C.C. above 20000 sq.m.
- 16) NOC from concerned department for demolition of existing structure -5 shall be submitted before demolition of TMC public toilet (Gr + 1 floor).
- 17) No Dues Tax Certificate from Tax Department of Existing structures shall be submitted before Commencement Notice.
- 18) Vacant Land Tax shall be paid before Commencement Notice.
- 19) Updated TILR of S.No. ४९/१, १०९/१६/C, १०९/११/D & TILR with Sub-Division of S.No.१०९/१९/A(Pt), १०९/१९/B, १०९/१९/C should be submit before Plinth Intimation.
- 20) Plinth Intimation देणेपूर्वी स.क्र. १०९/१९/A(Pt) एकूण क्षेत्रापैकी १२१९.५० चौ.मी. क्षेत्र प्रस्तावाकरीता विचारात घेऊन सदर क्षेत्राची उपविभागणी नुसार पोटहिस्सा मोजणी नकाशा व क्षेत्र नोंद कमी करून सुधारीत ७/१२ उतारा सादर करणे आवश्यक.
- 21) Plinth Intimation देणेपूर्वी ७/१२ उता-यावरील स.नं./ हि.न. प्रमाणे प्रस्तावाधिन भूखंडाचा नगर भूमापन कार्यालयाकडील एकत्रित मोजणी नकाशा सादर करणे आवश्यक.
- 22) Plinth Intimation देणेपूर्वी स.क्र. ४९/१ या भूखंडाचा चुक दुरुस्तीसह अद्यावत ७/१२ उतारा सादर करणे आवश्यक.
- 23) Grey Water Treatment संदर्भातील विकासक यांचे दि. २०/४/२०२३ रोजीचे हमीपत्र विकासक यांचेवर बंधनकारक राहील.
- 24) अभिन्यासांतर्गत दर्शिलेल्या Electric Substation करीता प्रथम Plinth Intimation पूर्वी विज पुरवठा विभागाकडील ना हरकत दाखला सादर करणे आवश्यक राहील.

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

Yours faithfully,

Office No. "मंजूर नकाशानुसार बांधकाम न करणे तसेच

विकास नियंत्रण नियमावलीनुसार आवश्यक त्या

परवानग्या न घेता बांधकाम बांधणे, महाराष्ट्र

प्रादेशिक व नगर स्वच्छ अभिनियमाचे कलम ५२

Office Stamp. अनुसूचित नकाशानुसार नुसते दाखले त्यासाठी जास्तीत

Date: जाने ३ दिने किंवा ५ रु. १०००/- देड होळी अकतो

Issued by: _____

Executive Engineer
Town Development Department,
Thane Municipal Corporation,
the city of Thane.

Copy To:

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

