



Certificate No. 5267

THANE MUNICIPAL CORPORATION, THANE

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

Building D1 – Ground + 1st to 38th floors

V. P. No. S06/0025/08 TMC / TDD / 4236/23 Date : 21/3/2023
To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)
Shri M/s. Vihang Enterprises through its Partner Mr. Yogesh Chandegala, Budhibai Balu (Owners)
Tandel & Others (POAH)
M/s. Vihang Enterprises through its Partner Mr. Yogesh Chandegala

With reference to your application No. 5314 dated 20/2/2023 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 30.00 M. & 20M. wide G.B.Road S. No. / C.S.T. No. / F.P. No. S.No. 92/1, 92/3, 92/4/1, 92/4/2, 92/4/3, 92/8/1, 92/8/2, 92/8/3, 92/10/1, 92/10/2, 92/10/3, 92/11/1, 92/11/2, 92/13(Pt)

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 UDCPR. If any other statutory permission, as required to be obtained from any department of the State or Central Govt. Departments/ undertakings under the provisions of any other laws / rules, it shall be binding on the owner / developer to be obtain such permission from the concern authority. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) 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.

- ७) Before submitting application for Plinth Intimation it is mandatory to construct compound wall as per final TILR map.
- ८) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- ९) 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 at shall be submitted along with the application form of occupancy.
- १०) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable
- ११) Permission for cutting 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.
- १२) Authority will not supply water for construction.
- १३) 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 Certificate and completion certificate of the consultant & TMC dept. in this regard shall be submitted along with the application for occupancy certificate.
- १४) The owner / developer shall submit the completion certificate from the service consultant, the authority for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)
- १५) CFO NOC shall be submitted before OC.
- १६) The proposed building should be structurally designed by considering seismic forces as per I.S. Code No. १८९३ & ४३२६ and certificate of structural stability should be submitted at the stage of Intimation of plinth and Occupation Certificate.
- १७) Rain water harvesting system should be installed before applying for Occupation Certificate.
- १८) Solar Water heating system should be installed before applying for Occupation Certificate.

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम घापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे धर्मात

WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966.

Office No. _____

Office Stamp. _____

Date: _____

Issued by: _____



Yours faithfully,

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