



THANE MUNICIPAL CORPORATION
(Regulation No.3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE

VP No : **S09/0056/15**
Revised

No : **TMC/TDD/3185/19**

Date : **25/9/2019**

Zone : **R1**

Building Details

Building Name	:(CORAL WING -A)	Building Use	:Resi_Commercial
Name of PWork	:-1 (CORAL WING -A)		
Floor Name	:GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR		
Building Name	:(CORAL WING -B)	Building Use	:Resi_Commercial
Name of PWork	:-1 (CORAL WING -B)		
Floor Name	:GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR		
Building Name	:(CORAL WING -C)	Building Use	:Resi_Commercial
Name of PWork	:-1 (CORAL WING -C)		
Floor Name	:GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR		
Building Name	:(PEARL WING-D)	Building Use	:Resi_Commercial
Name of PWork	:-1 (PEARL WING-D)		
Floor Name	:GROUND FLOOR, FIRST FLOOR, SECOND FLOOR		
Building Name	:(PEARL WING-C)	Building Use	:Resi_Commercial
Name of PWork	:-1 (PEARL WING-C)		
Floor Name	:GROUND FLOOR, FIRST FLOOR, SECOND FLOOR		
Building Name	:(PEARL WING-B)	Building Use	:Resi_Commercial
Name of PWork	:-1 (PEARL WING-B)		
Floor Name	:GROUND FLOOR, FIRST FLOOR, SECOND FLOOR		
Building Name	:(PEARL WING-A)	Building Use	:Resi_Commercial
Name of PWork	:-1 (PEARL WING-A)		
Floor Name	:GROUND FLOOR, FIRST FLOOR, SECOND FLOOR		
Building Name	:(EMERALD WING-A)	Building Use	:Resi_Commercial
Name of PWork	:-1 (EMERALD WING-A)		
Floor Name	:STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR		
Building Name	:(EMERALD WING-B)	Building Use	:Resi_Commercial
Name of PWork	:-1 (EMERALD WING-B)		

Floor Name	:STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR		
Building Name	:(EMERALD WING-C)	Building Use	:Resi_Commercial
Name of PWork	:-1 (EMERALD WING-C)		
Floor Name	:STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR		
Building Name	:(EMERALD WING-D)	Building Use	:Resi_Commercial
Name of PWork	:-1 (EMERALD WING-D)		
Floor Name	:STILT FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR		
Building Name	:(EMERALD WING-E)	Building Use	:Resi_Commercial
Name of PWork	:-1 (EMERALD WING-E)		
Floor Name	:GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR		
Building Name	:(SAPPHIRE WING - A)	Building Use	:Resi_Commercial
Name of PWork	:-1 (SAPPHIRE WING - A)		
Floor Name	:GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR		
Building Name	:(SAPPHIRE WING - B)	Building Use	:Resi_Commercial
Name of PWork	:-1 (SAPPHIRE WING - B)		
Floor Name	:GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR		
Building Name	:(SAPPHIRE WING - C)	Building Use	:Resi_Commercial
Name of PWork	:-1 (SAPPHIRE WING - C)		
Floor Name	:GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR		
Building Name	:(SAPPHIRE WING - D)	Building Use	:Resi_Commercial
Name of PWork	:-1 (SAPPHIRE WING - D)		
Floor Name	:GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR		

To,

Sachin Ramdas Charpe (CA/2010/47370)

(Architect)

Mr. Khan Israr Ahmad, Mr. Jain Rakesh Kumar Pukhraj

(Owner)

M/s. Skylark Infrastructures

(Power of Attorney Holder)

Sir,

Thane Municipal Corporation.

With reference to your application No S09/0056/15 dated 20/5/2019 development permission / grant of commencement certificate under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No in Kausa, Sector 9, Ward 115 situated at Road/Street..... 135/ / / / 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 permissions, 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) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation shall not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. if not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting system should be installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before CC, if not submitted.
- 20) Information Board to be displayed at site till Occupation Certificate.
- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of plinth & Occupation Certificate.
- 23) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate.

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

Thane Municipal Corporation.

A : To be complied before Commencement Certificate

- 1 Chartered Accountants Certificate regarding LBT must submit before CN.

B : To be complied before Commencement Notice

- 1 Developer and Architects Status of Work required to submit after every 3 months.

C : To be complied before Plinth Certificate

- 1 As per TILR Compound Wall must construct before Plinth.

D : To be complied before Occupation Certificate

- 1 Internal Roads and RG required to Develop before OC.
- 2 All the conditions mentioned in NA Certificate of dated 12/06/2016 will binding on Developer.
- 3 Developers Declaration regarding NA dated 27/01/2017 will binding on developer.
- 4 Developer is responsible to manage the disposal of building material / waste creating proposed development in coordination with solid waste management Department of TMC.
- 5 Regulations for waste water Treatment & Recycling as per Govt. Resolution dated 15 Jan. 2016 is applicable & the provisions should be done & operational before applying for OC.

Office No.....

Office Stamp.....

Date :- 25/9/2019