



Certificate No. 4758

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

PERMISSION / SANCTION OF DEVELOPMENT COMMENCEMENT CERTIFICATE

Tower No.1,2,3 – Basement +Podium (Gr. floor)+Podium (1st floor)+St+1st to 34th floor,
 Tower No.4 & 5– Basement +Podium (Gr. floor)+Podium (1st floor)+St+1st to 5th floor,
 Retail building – Basement + Ground + 3 floors, Club House 1 - Ground+ 2 floors &
 Club House 2 – Ground + 1 floor.

V. P. No. S03/0078/21 TMC / TDD / 3960 / 22 Date : 11/2/2022
 To, Shri / Smt. Sandeep Prabhu (Architect)
 (For M/s. SAAKAAR)
 Shri M/s. Narang Realty Pvt. Ltd. (Owners) (Owner)

With reference to your application No. 8886 dated 2/12/2021 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 Panchpakhadi Sector No. III Situated at 20 M. wide D.P.Road S. No. / C.S.T. No. / F.P. No. S.No. 146/5/b, 146/6/b, 148/1/b, 148/2/b, 148/3, 148/7, 148/8/b, 149/2/b, 149/3/4, 149/4/3, 150/4, 150/5, 171/1 to 171/7, 172/1
 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) परवानगी प्रमाणपत्र क्र. ठामपा/ शविवि/३७०२/२१ दि. २१/१/२०२१ मधील संबंधित आवश्यक अटी बंधनकारक राहतील.
- 6) This Permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulation. Any other statutory Permissions, as required from State and Central Govt. Departments undertaking shall be taken by the applicant. If any irregularity is found at later date, the Permission shall stand cancelled.
- 7) Necessary charges shall be paid to TMC as and when become due.

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.

- 8) Necessary Permissions from Revenue Department required for Development of Land shall be taken as per Maharashtra Land Revenue Code & prevailing policies.
- 9) Thane Municipal Corporation shall not supply water for construction.
- 10) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach Road.
- 11) Permissions/ Clearances/ NOC's from other Government Department, if any required shall be obtained by the applicant at appropriate stages.
- 12) Structural designs as per IS:1983, IS:4326 & Drawings from RCC Consultant should be submitted before C.C. if not submitted.
- 13) Environmental Clearance for area above 20000 sq.m. shall be submitted before approval of C.C.
- 14) 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.
- 15) Solar Water Heating System should be installed before applying for Occupation Certificate.
- 16) CCTV System shall be installed before applying for Occupation Certificate.
- 17) NOC from Tree, Water and Drainage Department should be submitted before applying for Occupation Certificate.
- 18) Rain Water Harvesting System should be installed before applying for Occupation Certificate.
- 19) Organic Waste Composting System shall be installed before applying for Occupation Certificate.
- 20) Vacant Land Tax shall be paid before Commencement Notice.
- 21) All site safety arrangements to be made while construction phase.
- 22) It is mandatory to implement Vector Borne Disease action plan.
- 23) CFO NOC should be submitted before C.C., if not submitted.
- 24) Information board to be displayed at site till Occupation Certificate.
- 25) Registered Declaration & Possession receipt regarding area to be handed over to the Corporation before Commencement Notice & Record of Rights of the same should be transferred on TMC name before Plinth Intimation.
- 26) The proposed Building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 and certificate of structural stability should be submitted at the stage of Plinth Intimation and Occupation Certificate.
- 27) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15th January 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 28) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 29) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for Occupation Certificate.
- 30) If the number of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their children.
- 31) Boundary wall should be constructed before Plinth Certificate.
- 32) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 33) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 34) Sanad from Collector Office should be submitted before applying Occupation Certificate.

- 35) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.
- 36) It shall be binding upon the owner/developer/POA to follow and abide by all the guidelines, rules and regulations issued by Central/State Government and TMC from time to time for prevention of COVID-19 pandemic.
- 37) It is necessary to submit proposal to solid waste management department of TMC and get NOC for disposal of construction and demolition waste of project.

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Yours faithfully,

Office No.

सावधान

“मजूर नकल नगर सांस्कृतिक न करणें तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या व नगर रचना आयोगाच्या कलम ५२ प्रादेशिक व नगर रचना आयोगाच्या कलम ५२ अनुसार द्यावे. त्यासाठी जास्तीत जास्त ३ वर्षे वेळ व रु. ५०००/- दंड होऊ शकतो

Office Stamp.

Date:

Issued by:



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

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.