



Certificate No.

5141

THANE MUNICIPAL CORPORATION, THANE

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

Bldg. for Wing- B :- 3rd to 7th Floors Only
for Wing-C :- Silt + 1st to 7th Floors Only
Utilized D.R.C. No. 291 (Road) & 305 (Road)

V. P. No. S05/0071/13 TMC / TDD / 4254/22 Date : 23/11/2022
To, Shri / Smt. Makarand Toraskar & Asso. (Architect)
702/A, B.C. WIFT Park IT Premises Co-Op. Soc. Ltd. Wagle Ind. Estate, Thane (W)
Shri Janardan C. Patil & Others (Owners)
M/s. Kyraa Infra Projects Pvt. Ltd. Through Shri. Prasanna Laxman Naik (P.O.A.H.)

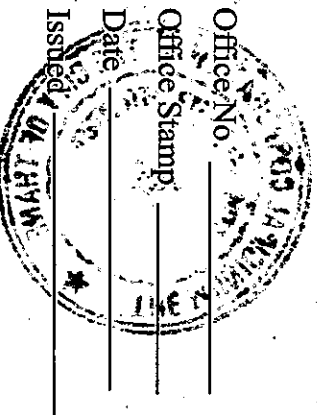
With reference to your application No. 11683 dated 17/02/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Balkum Sector No. 5 Situated at Road / Street S. No. / ~~C.S.T.~~ No. / ~~E.P.~~ No. New S.No.192
H.No.3C & 4, Old S.No.228 H.No.3C & 4 (Balkum, Thane)

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 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.
- 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 and Revenue Code & 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/ NOC's from other Government Department, if any required shall be obtained by the applicant at appropriate stages.

**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**

Years faithfully,



Municipal Corporation of
the city of Thane. P.T.O.

- 11) Solar Water Heating System should be installed before applying for Occupation Certificate.
- 12) C.C. Tv System shall be installed before applying for Occupation Certificate.
- 13) Rain Water Harvesting System should be installed before applying for Occupation Certificate.
- 14) All site safety arrangements to be made while construction phase.
- 15) It is mandatory to implement Vector Borne Disease action plan.
- 16) Information board to be displayed at site till Occupation Certificate.
- 17) The proposed Building should be structurally designed by considering seismic forces as per I.S. Code No.1893 & 4326 and certificate of structural stability should be submitted at the stage of Plinth and Occupation Certificate.
- 18) It is necessary to submit Status of Work every three months by Architect & Applicant.
- 19) Design drawings from Service consultant for storm water drainage completion certificate of SWD Department before applying for Occupation Certificate.
- 20) Boundary wall should be constructed before Plinth Certificate.
- 21) Lift Certificate from PWD should be submitted before Occupation Certificate.
- 22) Letter box should be installed on Ground floor before Occupation Certificate.
- 23) Sanad should be submitted before applying Occupation Certificate.
- 24) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.
- 25) N.O.C. from Tree, Water & Drainage Dept. should be submitted before O.C.
- 26) 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.
- 27) It shall be binding on the developer to get sanction for construction and debris management plan from Solid Waste Management Department and to submit NOC for the same.
- 28) Conditions mentioned in all earlier permissions shall be binding upon the Owner/Developer.
- 29) Consent Terms agreed in RCS No. 685/2017 and Civil Writ Petition 1998/2021 shall be binding upon the Developer.
- 30) Undertaking Dt.09/11/2021 Submitted by the Developer regarding parking shall be binding on the Developer.
- 31) Undertaking Dt.09/11/2021 Submitted by the developer regarding non creation of Third party interest in 'B' and 'C' wing of building, shall be binding upon the Developer.
- 32) Conditions mentioned in C.F.O. NOC dated 25/10/2022 shall be binding on the Developer.

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

प्राप्त

Yours faithfully

“मंजूर नकाशानुसार बोधकोम म करणो ललसि
 ठिकास नियंत्रण नियमावलीनुसार आग्रथकं त्मी
 परवानका न घेता बोधकमस बापर करणो, मंहा,राष्ट्र
 Office No. ३ नगर रचना अधिनियमाचे फलम ५३
 प्रादेशिक, Office Stamp
 अनुसार दखलपात्र भुला भाद. त्यासाठी जास्तोन
 Date: ३ एप्रिल १९७०/- = दोड होऊ शकतो”
 नगर ३ एप्रिल १९७०/- = दोड होऊ शकतो”
 Issued

Town Development & Planning Officer
Town Development Department
Municipal Corporation of

The City of Thax

Copy to :-

- 1) Dy. Municipal Commissioner – Zone.
- 2) E.E. (Encroachment)
- 3) Competent Authority (U.L.C)
- 4) T.I.L.R. For necessary correction in record of Land is affected by Road, Widening/reservation.

