

THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT

3226

Amended PERMISSION / COMMENCEMENT CERTIFICATE

Permission for plot 'B'

Building no. 1 = Stilt + 8 floors, Building no. 2 = Stilt + 9 Floors,
Building no. 3 & 4 = Stilt + 13 Floors, Building No.5 & 6 = Stilt + 11 Floors,
Building No.7 & 8 = Stilt + 12 Floors, Building no. 9 = Stilt + 17 Floors,
Building no. 10 = Stilt + 10 Floors, Building no. 11 = Stilt + 18 Floors

Amended Permission / Commencement Certificate for Plot 'C'

Building no. A1, A2 & B2 = Stilt + 17 Floors,
Building no. A3 & A4 = Stilt + 2 floors, Building no. C1 = Stilt + 20 floors,
Building no.C2 = Stilt + 18 floors

V.P. No. 88425 TMC/TDD / 101-2 Dated 29/11/06

To,

Shri. Shashikant V. Deshmukh (Architect)

M/s. Dhruva Woollen Mills Pvt. Ltd. (Owner)

Sir,

With reference to your application no. 27920 & 27919 dated 07.10.06 for
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. As above in village Dhokali Sector No. 5 Ward No. ---
situated at Road Ram Maruti Road S. No. 43, H. No. 2,3,4/A, 4/B, 4/C, 4/D, S. No. 44
H. No.1, 2/A, 2/B, S. No. 45 H. No. 1/A, 1/B, 2 to 8, S. No. 46 H. No. 1, 2, 3/A, 3/B, 4 to
16 & 17/A, S. No. 47 H. No. 2, 3, 4, 5, 7, S. No. 50 H. No. 1 & 2, S. No. 49 H. No. 3, 4, 5,
6 and 9, S. No. 51 H. No. 1 to 5, 6/A & 6/B, 7 to 15, S. No. 52 H. No. 1 to 3, S. No. 53 H.
No. 1 to 3 S. No. 54 H. No. 1 to 4, 5/A + 6, 5/B, 5/C, 5/D, 5/G, 8/A, S. No. 55 H. No. 1/A,
1/B & 2, S. No. 56 H. No. 1 to 6 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. Stability certificate from structural engineer including IS 1893, 4326 for Seismic
forces to be submitted before applying plinth certificate, occupation certificate.
6. Approval subject to change in area of Reservation, Road to be finalized by TILR
Dept. Necessary amendment to that effect will required.

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

Y&S S&S&S,

P.T.O.....

Thane Municipal Corporation

7. Necessary storm water drainage layout and rain water harvesting system be got approved from Water supply & drainage Department before applying plinth certificate and rain water harvesting system should be commissioned before applying occupation certificate.
8. Water heating system on solar should be commissioned before obtaining Occupation Certificate.
9. To submit Revised ULC Order as per change in reservation area & road area and as per sanctioned plan before further permission if applied.
10. Earlier permission has been superceded by this permission.
11. To construct 20.0 Mt. D.P. Road in asphaltting including streetlight, storm water gutters from Ram Maruti Road to Westside Compound Wall for proposed Buildings, as per MOST specifications before First Occupation Certificate, without any consideration for construction of road.
12. Regd. Declaration in respect of road area should be submitted before plinth Certificate
13. Applicant will remain responsible for any Dispute regarding land, labour, industry and / or other.
14. Record of right in respect of road area should be transferred on TMC name before first occupation certificate.
15. Construction of compound wall to be done on plot boundary before applying plinth certificate.
16. Information board to be displayed on site upto obtaining Occupation Certificate.
17. NOC from tree, water and drainage department should be obtained before Occupation Certificate.
18. Proposed structure area to be covered by Safety panels.
19. Applicant has to provide sewage treatment plant at his cost as per approval to be obtained by applicant from Drainage Department.
20. Conditions regarding handing over amenity plot, 5% R.G. as per decision to be taken.
21. No dues certificate from Labour Commissioner submitted before commencement Certificate on Plot 'B'
22. Revised N.A. Order should be submitted before C.C. of building proposed on Plot 'B'
23. 9.0 Mt. wide road leading towards Amentiy Space is to be kept un-obstructed. TDR for the said road will not be granted. It is a responsibility of the developer to remove the encroachment on the D.P. Road and to be rehabilitated at own cost and D.P. road is to be developed as per the specifications of the Corporation.
24. As per decision of Hon. Commissioner approx. 5000.00 Sq. Mt. area on Thane Municipal Coporation's plot is to be develop as Garden at free of cost by the developer. A consent dated 08.02.2007 given by the developer is binding upon him.
25. It is a responsibility of the developer to rehabilitat encroachment affected by D.P. Road at his own cost.

As approved by Assistant Director of Twon Planning,



Yours faithfully,

(Signature)
23/10/07

Executive Engineer,
Town Development Department)
Municipal Corporation
The city of Thane

सावधान
महानगर निकाशानुसार बांधकाम न करणे तसेच
विकास नियंत्रण नियमावलीनुसार आवश्यक त्या Town
नियमानुसार न घेता बांधकाम वापर करणे. महाराष्ट्र
महानगर नगर स्थान अधिनियमाचे कलम ५२
खण्ड २ अन्वये असेल असे नुद्दा आहे. त्यासाठी जास्तीत
जास्त १ वर्षे कोव न व ५०००/- पर्यंत होऊ शकते.