



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

VP No : **S05/0083/14**  
**Revised**

No : **TMC/TDD/3514/20**

Date : **23/11/2020**

**Building Details**

Building Name	: W06 (PLOT C)	Building Use	: Resi_Commercial
Name of PWork	: W06-1 (PLOT C)		
Floor Name	: GROUND FLOOR, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 FLOOR		
Building Name	: W20 (PLOT C)	Building Use	: Resi_Commercial
Name of PWork	: W20-1 (PLOT C)		
Floor Name	: GROUND FLOOR, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29		
Building Name	: W21 (PLOT C)	Building Use	: Resi_Commercial
Name of PWork	: W21-1 (PLOT C)		
Floor Name	: GROUND FLOOR, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29		
Building Name	: W22 (PLOT C)	Building Use	: Resi_Commercial
Name of PWork	: W22-1 (PLOT C)		
Floor Name	: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR		
Building Name	: W40 (PLOT C)	Building Use	: Resi_Commercial
Name of PWork	: W40-1 (PLOT C)		
Floor Name	: GROUND FLOOR, FIRST FLOOR		
Building Name	: W41 (PLOT C)	Building Use	: Resi_Commercial
Name of PWork	: W41-1 (PLOT C)		
Floor Name	: GROUND FLOOR, FIRST FLOOR		
Building Name	: W45 (PLOT C)	Building Use	: Resi_Commercial
Name of PWork	: W45-1 (PLOT C)		
Floor Name	: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR		
Building Name	: W46 (PLOT C)	Building Use	: Resi_Commercial
Name of PWork	: W46-1 (PLOT C)		
Floor Name	: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR		
Building Name	: W38 (PLOT C)	Building Use	: Resi_Commercial
Name of PWork	: W38-1 (PLOT C)		
Floor Name	: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR		
Building Name	: W39 (PLOT C)	Building Use	: Resi_Commercial
Name of PWork	: W39-1 (PLOT C)		
Floor Name	: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR,		



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Pvt.Ltd., TMC, Ishwer Reality & Technology Pvt.Ltd.,  
Ishwer Reality & Technology Pvt.Ltd.

(Power of Attorney Holder)

Sir,

With reference to your application No. S05/0083/14 dated 17/9/2020 and development Permission No. TMC/TDD/3514/20 dated 23/11/2020 grant of development Permission / Commencement 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 Sector: Sector 5, Village :- Balkum, Dhokali and Kolshet, Survey No / H No. :- OLDS.NO.59/1,60/0,61/0,62/0,63/1,63/2,63/3,63/4,63/5,63/6,63/7,63/8,63/9,63/10 A,63/10B,64/1, 64/2,64/3,64/4,64/5,64/6,64/7,64/8,64/9,65/1,65/2,65/3,65/4,65/5,66/0,67/0,68/1, 68/2,68/3,68/4,68/5, 69/1,69/2,69/3,69/4A,69/4B,69/5,69/6,70/1,70/2,70/3,70/4,70/5,70/6,70/7,70/8,70

**/9,70/10,71/1,71/2,  
71/3,71/4,71/5,71/6,71/7,71/9,72/1,72/2,72/3,72/4,72/5,72/6,72/7,72/8,72/9,73/1,  
73/2,73/3,73/4,73/5, 73/6,73/7 AT VILLAGE BALKUM,**

**10/1B,11/0,23/1,23/2,23/3,23/4,23/5,23/6,25/0,26/0,30/1,30/2,30/3,30/4,30/5,31/  
1,31/2,31/3,31/4, 32/1A,32/2A,32/2B,32/3,33/1,92/0, 93/2B AT VILLAGE DHOKALI,  
THANE (W).**

**49/1/C,50/12B/3,50/12B/2,50/13,51/1B,51/2,51/3,52/1C,52/2,52/3,52/4,52/5,52/6,  
53/1C,53/2,53/3,  
53/4,53/5,53/6,53/7B,53/8,54/0,55/5,55/7,55/10A,55/10B,55/11,55/12,55/13,55/14  
,55/15,60/8B,  
60/9B,60/10A,60/11A,60/11B,60/12,60/13,60/14,60/16,60/17,60/18,60/19,60/20A,1  
04/0,274/1AT VILLAGE KOLSHET, THANE (W).**

**, the development Permission / Commencement 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 will 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 commencement certificate & occupation certificate, if applicable.
- 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, if applicable.
- 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) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15<sup>th</sup> Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 31) If any permissions/NOCs from other Government department should be obtained by Applicant, if

applicable.

32) 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.

**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.

### Conditions

- 1 Conditions mentioned in amended permission /C.C. No. TMC/TDD/3174/19 dated 31.08.2019 will be binding on the developer
- 2 Conditions mentioned in HRC NOC No. TMC/TDD/HRC/238 dated 06.05.2020 will be binding on them.
- 3 Conditions mentioned in CFO NOC dated 13.01.2020 should be binding on the developer.
- 4 Condition mentioned in NOC no. Revenue/K-1/T-1/Transfer Development Right/SR-14/2018 dated 10.05.2018 should be binding.
- 5 Status of work should be submitted be Developer & Architect for every three months.
- 6 The fitness center proposed will be used by society members only, and it should not be used for any commercial purpose. It will be responsibility of the developer and thereafter the Housing Society.
- 7 Balance 34% TDR infrastructure, Development charges and any other related charges, should be paid in the stipulated time as per the terms and condition mentioned in Hon. General Body Resolution No. 108/1 dated 20.08.2019.
- 8 Undertaking submitted by the Developer dated 18.11.2020 regarding staircase premium calculation will be binding on them.
- 9 Undertaking submitted by the developer on 18.11.2020 regarding Thane Creek Flamingo Sanctuary will be binding on them.
- 10 Undertaking submitted by the developer on 18.11.2020 regarding the changes in amended plan and CRZ hazard line guidelines dated 18.01.2019 and 28.02.2019 will be binding upon them.
- 11 Undertaking submitted by the developer on 18.11.2020 regarding TDR Utilization will be binding on them.

Office No.....

Office Stamp.....

Date :- 23/11/2020

**Thane Municipal Corporation.**