



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24) SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

Permission granted to 23,556.62 sq.m built up area consisting of

- T.M.C. Building complete - Ground floor part commercial & Part Civil + 1st floor to 25th floor complete residential.
- Tenderer's Building - Wing "A" Ground Floor S21 + 1st to 25th floor complete and Wing "B" - Ground Floor S21 + 1st to 27th floor complete + 28th floor (Part)

C.C. GRANTED FOR:-

- For T.M.C. Building complete consisting of 15,667.94 sq.m. of constructed area having ground floor part civil Part commercial + 1st to 25th floors complete residential.
- For Tenderer's Building complete consisting of 4,332.69 sq.m. of constructed area having ground floor civil + 1st to 5th floor only.

V. P. No. S04/0068/14

TMC/ADD/4320/15

Date: 1/11/2015

To, Shri / Smt. A.G. Jafar (Architect)
 M/S Design Consortium
 Shri Thane Municipal Corporation Thane (Owners)

With reference to your application No. 9389 dated 17/12/2014 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. 54-55 & 56 in village Maibrade Sector No. IV Situated at Road/Street 24.0m Wide Road S. No. /C.S.T. No. /F.P. No. 83 (P) 186 (P) 364 (P)

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) Conditions mentioned in NOC of K.H. & A.D.B. shall be binding upon applicant vide letter no. CO/KB/Arch/NOC/2533/2011 dated 15/12/2011.
- 6) All the conditions mentioned in the layout approval dtd 30.10.2009 are binding upon the applicant.
- 7) Thane Municipal Corporation will not supply water for construction.
- 8) As per CFO NOC, no compound wall shall be constructed on plot boundary.
- 9) Under taking for stair case premium shall be submitted before Issuing of Final Sets.
- 10) Final NOC from Tree Department shall be submitted before O.C.
- 11) Information board should be displayed on site from C.N. till obtaining O.C.

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 _____

Issued _____

For UNNATHI ESTATES

Yours faithfully,

SM
 PARTNER

Municipal Corporation of
 the city of Thane.

- 12) Vacant land tax should be paid before C.N.
- 13) Proposed building should be structurally designed considering seismic forces as per B. S. code no. 1893 & 4326 and stability certificate from Structural Engineer should be submitted at the stage of plinth and Occupation Certificate.
- 14) NOC from drainage department for Storm water drain system should be submitted before plinth and the system should be commissioned before O.C.
- 15) Final NOC from Fire Department shall be submitted before O.C.
- 16) Letter boxes should be provided on ground floor before O.C.
- 17) R.W.H. shall be constructed and commissioned before O.C.
- 18) Solar water heating system should be installed and commissioned before O.C.
- 19) Parking Tower shall be installed before O.C.
- 20) Licence, NOC & etc. for Passenger Lift shall be submitted before O.C.
- 21) Revised lease deed of TMC with MHADA for the balance Tit-bit area of 810.87/sq.m after deducting road setback and as per approved drawing shall be submitted before O.C.
- 22) Area affected by DP/Internal road set back shall be developed by Society/Developer before O.C.
- 23) LBT shall be paid from time to time & receipt/NOC of the first installment shall be submitted before plinth.

WARNING - PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

संज्ञापन

श्री. अनन्त मवाडानुसार संज्ञापन व कल्पे तसेच विकास निर्माण निवनायकीद्वारा आवश्यक सार प्रदानना व पोता अधिकायम बापर कर्णे, महाराष्ट्र शासिक न. नगर मन्त्र अचिनियमद्वारे कलम ५२ अन्वयेन महाराष्ट्र मुक्त शह. कायमती जास्तीत जास्त ३ रवे रकम म.र. ५०००/- इत होऊ शकते.

Yours faithfully

Office No. _____
 Office Stamp _____
 Date _____
 Issued _____

[Signature]
 01/1/15

EXECUTIVE ENGINEER
 Town Development Department,
 Municipal Corporation of
 The City of Thane.



For UNNATHI ESTATES

[Signature]
 PARTNER



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

C.C. granted to 22,290.02 sq.m. built up area consisting of

- TMC Building complete:- Ground floor commercial + 1st to 29th upper floor complete (Residential).
- Tenders Building:- For Wing "A" & "B" Ground floor + 1st to 26th Upper floor + 27th floor (Part).

V. P. No. S04/0068/14 TMC/TDD/1950/16 Date: 14/10/2016
To, Shri / Smt. A.G. Jafar (Architect)
M/S Design Consortium
Shri Thane Municipal Corporation Thane (Owners)

With reference to your application No. 6926 dated 04/8/2016 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. 54, 55 & 56 in village Majiwade Sector No. IV Situated at Road / Street 24.0m Wide Road S. No. / C.S.T. No. / F.P. No. 183 (Pt), 186 (Pt), 364 (Pt)

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) All the conditions mentioned in Permission C.C. no 1329/15 dated 14/7/2015 are binding upon the Owner/Developer.
- 6) C.C. for 1247.15 Sq.m. built up area shall be released after approval from U.D. Dept.
- 7) All the conditions mentioned in the Environmental Clearance of this project are binding upon Tendorer.
- 8) Consent to establish STP before Plinth and Consent to operate STP before O.C. shall be submitted.
- 9) STP shall be provided as per proposed modification.
- 10) Organic waste disposal shall be done within complex.
- 11) C.C.T.V. surveillance camera shall be installed and commissioned at strategic locations before O.C.
- 12) Before C.N. Temporary Creche and hygienic toilets for labour shall be constructed on site and shall maintain it till the final O.C.
- 13) जिना अधिमूर्त्याची र. २००१/- प्रति. बी.पी. झे रकम मा. महसुलेच्या ठरावच्या मान्यतेच्या अधिन राहून स्विकारण्यात आली असून, भविष्यात त्यातील फरकाचे रकम भरणे विकसक / खोसायती यंत्रणेक बंधनकारक राहिले.

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

सावधान



Yours faithfully,

For UNNATHI ESTATES

[Signature]
PARTNER

[Signature]
EXECUTIVE ENGINEER
Town Development Department
Municipal Corporation of
the city of, Thane.

Office No.
Office Stamp
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Issued