



Certificate No. 4304

THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION ~~COMMENCEMENT~~ CERTIFICATE

SARASWATI, SNEHA SADAN, DWARKA, PRIYADARSHINI, PARIJAT, SAPTARSHI,
AMRAPALI, EKTA, SAI-DARPAN, SAI-SADAN CHSL. (OWNERS)

V. P. No. S04/0103/17 TMC / TDD / 3081/19 Date : 23/05/2019
To, Shri / Smt. A.G. JATHAR FOR (Architect)
M/s. DESIGN CONSORTIUM
Shri _____ (Owners)
M/s. PEER REALTY PVT. Ltd., (Developer)

With reference to your application No. 1239 dated 29/12/2018 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 Below in village Chitalnar-Manpada Sector No. IV Situated at Road / Street 40 & 20 mt. S.No. / C.S.T.No. / F.P. No. New 56/5(A)2 & 56/6(B)
Wide D. P. Road

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 condition mentioned in MHADA letter no. CO/KB/AAP/834/2017 dt.18/01/2017 are binding upon Society / Developer.
- 6) In case of any dispute arising out of Land title, Plot boundary, Society / Developer shall be responsible for same & TMC shall not be responsible for same.
- 7) Indemnity bond indemnifying T.M. C. for any disputes arising out of occupants shall be submitted before C.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 _____

Yours faithfully,

Municipal Corporation of
the city of, Thane.

PTO

PERMISSION ONLY FOR: -

- Wing R1: - Ground floor + 1st floor podium + 2nd floor (Stilt) + 3rd to 22nd upper floor + 23rd Fire check floor + 24th to 28th upper floor (residential)
- Wing R2: - Ground floor + 1st floor podium + 2nd floor (Stilt) + 3rd to 22nd upper floor + 23rd Fire check floor + 24th to 28th upper floor + 29th floor part (residential)
- Wing R3: - Ground floor + 1st floor podium + 2nd floor (Stilt) + 3rd to 22nd upper floor + 23rd Fire check floor + 24th to 28th upper floor (residential)
- Wing S1: - Ground floor + 1st floor podium + 2nd floor (Stilt) + 3rd to 22nd upper floor + 23rd Fire check floor + 24th to 27th upper floor + 28th floor part (residential)
- Wing S2: - Ground floor + 1st floor podium + 2nd floor (Stilt) + 3rd to 22nd upper floor + 23rd Fire check floor + 24th to 27th upper floor (residential)
- Club House in R.G.No.2, & Changing room + Swimming Pool in podium R.G.No.5

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- 8) TMC shall not provide water for construction of proposed redevelopment.
 - 9) TMC charges shall be paid for time to time.
 - 10) In case of any dispute arising between Society & Developer including distribution/ rehabilitation of the Society members TMC shall not be responsible for same.
 - 11) Affidavit submitted for women labour & labour toilets is binding upon Developer.
 - 12) All conditions mentioned in I.N.D.P. Letter for slab over Nallah shall be binding upon Society / Developer.
 - 13) All condition mentioned in EC are binding upon Society/Developer.
 - 14) Access shall be provided to building no.- N1 till their consent is obtained and included in redevelopment.
 - 15) All the R.C.C. drawing and the proof checks shall be submitted before C.C.
 - 16) HRC-NOC shall be submitted before C.C.
 - 17) MHADA NOC mentioning built-up area permitted for redevelopment shall be submitted before C.C. & C.C. shall be released as per built-up area mentioned in Mhada NOC.
 - 18) Mhada letter regarding plot area and built-up area reserved for building no.N-1 in the layout shall be submitted before C.C. and any discrepancy found in Mhada letter and approved layout, same shall be amended.
 - 19) Information board shall be installed from C.N. till O.C.
 - 20) Vacant land tax shall be paid before C.N.
 - 21) No dues certificate & water disconnection from ward office shall be submitted before C.N.
 - 22) Tree NOC shall be submitted before C.N. & Final Tree NOC shall be submitted before O.C.
 - 23) Proposed building should be structurally designed considering seismic forces as per IS code no. 1893 & IS 875 and stability certificate from Structural Engineer should be submitted at the stage of plinth and Occupation Certificate.
 - 24) Certificate, Calculation & Drawings from MEP consultant for SWD shall be submitted before plinth & for completion of same shall be submitted before O.C.
 - 25) Sub Division of Gut No. 56/5/A/2 & 56/6/B shall be complied to & accordingly plot boundary measurement plan from TILR shall be submitted before final plinth.
 - 26) Final order from DDR for amalgamation of societies shall be submitted before plinth.
 - 27) Receipt of Royalty paid for excavation shall be submitted before Plinth.
 - 28) NOC from Water & Drainage department shall be submitted before O.C.

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- 29) Solar Water heating system shall be installed & commissioned before O.C.
- 30) Required License & NOC from concerned department shall be submitted before O.C.
- 31) OWC shall be installed & commissioned before O.C.
- 32) Consent to operate STP shall be submitted before O.C.
- 33) C.C.TV on strategic position and Letter boxes should be provided.

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PLANNING ACT, 1966**

सावधान

Office No.

मजूर नकाशाानुसार बांधकाम न करणें वसेच
विकास नियमांनुसार आवश्यक त्या
परवानग्या न घेता बांधकाम वापर करणें, महाराष्ट्र
प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२
अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत
जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो.

Office Stamp

Date

Issued



Yours Faithfully,

29/5/19
Executive Engineer,
Town Development Department,
Municipal Corporation of
The city of, Thane.

SM