



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

VP No : **S05/0104/16**
Revised

No : **TMC/TDD/3300/19**

Date : **26/12/2019**

Building Details

Building Name : D (PLOT B)
Name of PWork : D-1 (PLOT B)

Building Use : Resi_Commercial

Building Name : COMM. (TMC)
Name of PWork : COMM.-1 (TMC)

Building Use : Commercial

GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR

Building Name : TOWER 3 (B2)
Name of PWork : TOWER 3-1 (B2)

Building Use : Resi_Commercial

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 : TOWER 1 (B2)
Name of PWork : TOWER 1-1 (B2)

Building Use : Resi_Commercial

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, THIRTYTHIRD FLOOR

Building Name : TOWER 2 (B2)
Name of PWork : TOWER 2-1 (B2)

Building Use : Resi_Commercial

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 :TOWER 4 (B2) Building Use :Resi_Commercial

Name of PWork :TOWER 4-1 (B2)

GROUND FLOOR, FIRST FLOOR

Building Name :TOWER 5 (B2) Building Use :Resi_Commercial

Name of PWork :TOWER 5-1 (B2)

GROUND FLOOR, FIRST FLOOR

Building Name :TOWER 6 (B2) Building Use :Resi_Commercial

Name of PWork :TOWER 6-1 (B2)

GROUND FLOOR, FIRST FLOOR

Building Name :TOWER 7 (B2) Building Use :Resi_Commercial

Name of PWork :TOWER 7-1 (B2)

GROUND FLOOR, FIRST FLOOR

Building Name :MLCP (B2) Building Use :Utility/services

Name of PWork :MLCP-1 (B2)

LOWER BASEMENT FLOOR, UPPER BASEMENT FLOOR, GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR

To,

Pradeep Mahipat Kamble (CA/87/10471)

(Architect)

, UDAYSINGH R VARMA, TMC- HCMTR, TMC- HCMTR, KISAN WAMAN BHOIR, TMC - HCMTR, ANANTA BALA PATIL, SHREE SAINATH ENTERPRISES, SHREE SAINATH ENTERPRISES, SHREE SAINATH ENTERPRISES, SHREE SAINATH ENTERPRISES, KISAN WAMAN BHOIR, SHREE SAINATH ENTERPRISES, SHREE SAINATH ENTERPRISES, SHREE SAINATH ENTERPRISES, SHREE SAINATH ENTERPRISES, SHREE SAINATH ENTERPRISES, SHREE SAINATH ENTERPRISES, LODHA ESTATE PVT. LTD., TMC - GARDEN RESERVATION, TMC - GARDEN RESERVATION, TMC - GARDEN RESERVATION, TMC - GARDEN RESERVATION, TMC - 40.0 MTR ROAD, TMC - 40.0 MTR ROAD, SHREE SAINATH ENTERPRISES, TMC - GARDEN RESERVATION, TMC - 40.0 MTR ROAD, TMC - 40.0 MTR ROAD, SHREE

(Owner)

SAINATH ENTERPRISES, TMC - 40.0 MTR ROAD, KISAN WAMAN BHOIR, TMC - 40.0 MTR ROAD, SHREE SAINATH ENTERPRISES, TMC - GARDEN RESERVATION, TMC - GARDEN RESERVATION, TMC - GARDEN RESERVATION, TMC - 40.0 MTR ROAD, TMC - GARDEN RESERVATION, TMC - 40.0 MTR ROAD, TMC - GARDEN RESERVATION, TMC - 40.0 MTR ROAD, TMC - 40.0 MTR ROAD, TMC - 40.0 MTR ROAD, TMC - 40.0 MTR ROAD, SHREE SAINATH ENTERPRISES, TMC - 40.0 MTR ROAD, SHREE SAINATH ENTERPRISES, TMC - 40.0 MTR ROAD, SHREE SAINATH ENTERPRISES, SHREE SAINATH ENTERPRISES, TMC - GARDEN RESERVATION, TMC - 40.0 MTR ROAD, SHREE SAINATH ENTERPRISES, LODHA ESTATE PVT. LTD., TMC- HCMTR, TMC - 40.0 MTR ROAD, BABUSINGH RAJGURU, LODHA ESTATE PVT. LTD., MANGALPRABHAT LODHA, LODHA ESTATE PVT. LTD., LODHA ESTATE PVT. LTD., LODHA ESTATE PVT. LTD., SHREE SAINATH ENTERPRISES, SHREE SAINATH ENTERPRISES, KISAN WAMAN BHOIR, TMC - HCMTR, KISAN WAMAN BHOIR, SHREE SAINATH ENTERPRISES, TMC- HCMTR, LODHA ESTATE PVT. LTD., TMC- HCMTR, TMC- HCMTR, TMC- HCMTR, SHREE SAINATH ENTERPRISES, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, SHREE SAINATH ENTERPRISES, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, ROVINA JONY KUREL, MANGALPRABHAT LODHA, LODHA ESTATE PVT. LTD., TMC- HCMTR, LODHA ESTATE PVT. LTD., KISAN WAMAN BHOIR, TMC- HCMTR, KISAN WAMAN BHOIR, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, TMC- HCMTR, TMC - AMENITY PLOT, MANGALPRABHAT LODHA, TMC - AMENITY PLOT, MANGALPRABHAT LODHA, TMC- HCMTR, SHREE SAINATH ENTERPRISES, TMC- HCMTR, SHREE SAINATH ENTERPRISES, MANGALPRABHAT LODHA, TMC- HCMTR, LODHA ESTATE PVT. LTD., TMC- HCMTR, TMC- HCMTR, SHREE SAINATH ENTERPRISES, TMC- HCMTR, SHREE SAINATH ENTERPRISES, SHREE SAINATH ENTERPRISES, TMC - AMENITY PLOT, TMC- HCMTR, TMC - AMENITY PLOT, TMC- HCMTR, TMC - AMENITY PLOT, TMC- HCMTR, TMC- HCMTR, TMC - AMENITY PLOT, RAJENDRA LODHA, MANGALPRABHAT LODHA, TMC - AMENITY PLOT, MANGALPRABHAT LODHA, TMC - AMENITY PLOT, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, SHREE SAINATH ENTERPRISES, SHREE SAINATH ENTERPRISES, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, YESUBAI TUKARAM BHOIR, TMC - 40.0 MTR ROAD, TMC - AMENITY PLOT, TMC - 40.0 MTR ROAD, TMC - AMENITY PLOT, TMC - 40.0 MTR ROAD, TMC - 40.0 MTR ROAD, TMC - HCMTR, SHREE SAINATH ENTERPRISES, TMC - 40.0 MTR ROAD, TMC - AMENITY

PLOT, TMC - HCMTR, TMC - HCMTR, TMC - AMENITY PLOT, TMC - HCMTR, TMC - HCMTR, TMC - AMENITY PLOT, MANGALPRABHAT LODHA, TMC - HCMTR, TMC - AMENITY PLOT, TMC - HCMTR, TMC - AMENITY PLOT, TMC- HCMTR, TMC - AMENITY PLOT, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, TMC - HCMTR, TMC - AMENITY PLOT, TMC - AMENITY PLOT, MANGALPRABHAT LODHA, TMC - AMENITY PLOT, TMC - AMENITY PLOT, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, RAJENDRA LODHA, TMC - AMENITY PLOT, BABUSINGH RAJGURU, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, TMC - 40.0 MTR ROAD, MANGALPRABHAT LODHA, TMC - 40.0 MTR ROAD, SHREE SAINATH ENTERPRISES, TMC - 40.0 MTR ROAD, TMC - 40.0 MTR ROAD, LODHA ESTATE PVT. LTD., TMC - 40.0 MTR ROAD, MANGALPRABHAT LODHA, TMC plot, TMC - 40.0 MTR ROAD, TMC plot, TMC - 40.0 MTR ROAD, TMC plot, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, Bhanudas Gajajan Bhior, MANGALPRABHAT LODHA, TMC - 40.0 MTR ROAD, RAJENDRA LODHA, MANGALPRABHAT LODHA, RAJENDRA LODHA, LODHA ESTATE PVT. LTD., MANGALPRABHAT LODHA, TMC - 40.0 MTR ROAD, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA, MANGALPRABHAT LODHA

(Power of Attorney Holder)

Sir,

With reference to your application No S05/0104/16 dated 17/12/2019 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 in Sector: Sector 5, Village :- Majiwade, Survey No / H No. :- 26/6, 33/2, 32/11 at Village : Majiwade and S.No. 184/3B at Village : Balkum, 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 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 15th 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.

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
- 2 Undertaking given as per MCZMA NOC will be binding on Developer
- 3 Conditions mentioned in Fire NOC should be binding.
- 4 R.G. Area to be revised as per DCR clause no. 54
- 5 Required charges as per norms to be paid on time.
- 6 Status of work should be submitted by Developer & Architect for every three months
- 7 As per Government Order dated 15.01.2016 as well as per approved Development Control Regulation No. 172, Required to make necessary provision for regarding of treated sewage water for the proposed changes under this development proposal.
- 8 It shall be binding on Developer to follow instructions of Maharashtra Pollution Control Board from time to time and prevailing guidelines of Government / Central Government to avoid pollution during building construction under the said proposal.

C : To be complied before Plinth Certificate

- 1 Registered Deed of Transfer of Amenity Plot (TMC Bldg. 2) on plot B - 2 should be submitted before applying further C.C. & Separate 7/12 extract of the said plot will be submitted before applying first plinth certificate of the building situated on the said plot.

D : To be complied before Occupation Certificate

- 1 Revised Registered Deed of Transfer for area under reservations should be submitted before applying first plinth certificate & separate 7/12 extract in the name of TMC should be submitted before applying first Occupation Certificate of the building situated on the said plot.

Office No.....

Office Stamp.....

Date :- 26/12/2019

Thane Municipal Corporation.