



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

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

No : **TMC/TDD/3174/19**

Date : **31/8/2019**

Zone : **R1**

Building Details

Building Name	: TOWER 2 (B2)	Building Use	: Resi_Commercial
Name of PWork	: TOWER 2-1 (B2)		
Floor Name	: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR		
Building Name	: TOWER 1 (B2)	Building Use	: Resi_Commercial
Name of PWork	: TOWER 1-1 (B2)		
Floor Name	: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR		
Building Name	: TOWER 7 (B2)	Building Use	: Resi_Commercial
Name of PWork	: TOWER 7-1 (B2)		
Floor Name	: GROUND FLOOR, FIRST FLOOR		
Building Name	: TOWER 3 (B2)	Building Use	: Resi_Commercial
Name of PWork	: TOWER 3-1 (B2)		
Floor Name	: GROUND FLOOR, FIRST FLOOR		
Building Name	: TOWER 4 (B2)	Building Use	: Resi_Commercial
Name of PWork	: TOWER 4-1 (B2)		
Floor Name	: GROUND FLOOR, FIRST FLOOR		
Building Name	: TOWER 6 (B2)	Building Use	: Resi_Commercial
Name of PWork	: TOWER 6-1 (B2)		
Floor Name	: GROUND FLOOR, FIRST FLOOR		
Building Name	: TOWER 5 (B2)	Building Use	: Resi_Commercial
Name of PWork	: TOWER 5-1 (B2)		
Floor Name	: GROUND FLOOR, FIRST FLOOR		
Building Name	: D (PLOT B)	Building Use	: Resi_Commercial
Name of PWork	: D-1 (PLOT B)		
Floor Name	: LOWER BASEMENT FLOOR, UPPER BASEMENT FLOOR, BASEMENT FLOOR, 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,		

ROAD, TMC - AMENITY PLOT, TMC - HCMTR, TMC - HCMTR,
TMC - AMENITY PLOT, MANGALPRABHT LODHA, TMC -
HCMTR, TMC - AMENITY PLOT, TMC - HCMTR, TMC -
AMENITY PLOT, TMC - HCMTR, TMC - AMENITY PLOT,
MANGALPRABHT LODHA, MANGALPRABHT LODHA,
MANGALPRABHT LODHA, MANGALPRABHT LODHA, TMC -
HCMTR, TMC - AMENITY PLOT, TMC - AMENITY PLOT,
MANGALPRABHT LODHA, TMC - AMENITY PLOT, TMC
-AMENITY PLOT, MANGALPRABHT LODHA,
MANGALPRABHT LODHA, RAJENDRA LODHA, TMC -
AMENITY PLOT, BABOOSINGH RAJGURU, MANGALPRABHT
LODHA, MANGALPRABHT LODHA, MANGALPRABHT LODHA,
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MANGALPRABHT LODHA, TMC - 40.0 M ROAD, SHREE
SAINATH ENTERPRISES, MANGALPRABHT LODHA,
MANGALPRABHT LODHA, TMC - 40.0 M ROAD, TMC - 40 M
ROAD, TMC - 40 M ROAD, MANGALPRABHT LODHA, TMC -
TMC PLOT, MANGALPRABHT LODHA, TMC - TMC PLOT,
MANGALPRABHT LODHA, MANGALPRABHT LODHA,
BHANUDAS GAJANAN BHOIR, RAJENDRA LODHA,
MANGALPRABHT LODHA, RAJENDRA LODHA,
MANGALPRABHT LODHA, MANGALPRABHT LODHA,
MANGALPRABHT LODHA, MANGALPRABHT LODHA,
MANGALPRABHT LODHA, MANGALPRABHT LODHA,
MANGALPRABHT LODHA, MANGALPRABHT LODHA, TMC -
40M ROAD, MANGALPRABHT LODHA, TMC - 40 M ROAD,
TMC - 40 MROAD, TMC PLOT, TMC - 40 M ROAD, LODHA
ESTATE PVT. LTD., SHREE SAINATH ENTERPRISES,

(Power of Attorney Holder)

Sir,

With reference to your application No S05/0104/16 dated 19/8/2019 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 Majiwade, Sector 5, situated at Road/Street..... 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

Thane Municipal Corporation.

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 shall 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 CC, if not submitted.
- 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.
- 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) 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.

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 Status of work should be submmited by Developer & Architec for every three months
- 2 Necessary charges for composite building ,charges for relaxation in marginal open space & Metro development charges needs to be paid to Corporation before four months from the date of sanction.
- 3 Required charges as per norms to be paid on time.
- 4 Separate access of 12.0 M Road (as shown in plan) to be given for the TMC Building with Right of way with ragistered Agreement .This access road will be constructed and handed over free of cost to TMC.
- 5 With reference to this approval flat nos. 5 to 14 in tower no.7 as shown in the submitted plan has to be deleted.
- 6 The undertaking dated 31/08/2019 will be binding on developers.

A : To be complied before Commencement Certificate

- 1 Existing Pylon required to be shifted before c.c. of bulding no. 7 & Revised plans to be submiteed

by providing separate 12 M. Acces Road to AR Town center plot.

B : To be complied before Commencement Notice

- 1 Fire NOC should be submitted for Commercial and MLCP building proposed on subplot – B before obtaining C.N. of the same.

C : To be complied before Plinth Certificate

- 1 Revised NOC Environment Clearance Certificate should be submitted before applying First plinth Certificate of the building situated on subplot
- 2 Separate 7/12 extract & Registered Declaration & Possession Receipt under reservation plot (AR Town Center) should be submitted in the name of Thane Municipal Corporation & separate 7/12 extract with Proportionate undivided share of land under composite building in the name of Thane Municipal corporation & the Developer should be submmited before obtaining First Plinth Certificate.
- 3 As per circular released by Hon'ble MC regarding Ease of Doing Business dated 03.11.2015, Drawings / Plan of Storm Water Drain to be obtained from consultants and should be submitted to TMC and work of surface drain to be completed before obtaining first plinth certificate.

D : To be complied before Occupation Certificate

- 1 Conditions mentioned in amended Permission /C.C. No. TMC/TDD/3105/19 dated 17.06.2019 will be binding.
- 2 Conditions mentioned in ULC order should be binding on developer/ land owner.
- 3 Sanad should be submitted for newly proposed building before obtaining Occupation Certificate.
- 4 NOC/ Remarks from Trungareshwar wild life/ Flamingo should be submitted for the proposed building / plot.
- 5 Fire premium charges should be paid before obtaining Occupation Certificate.

Office No.....

Office Stamp.....

Date :- 31/8/2019