



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

VP No : **S04/0161/19**
Revised

No : **TMC/TDD/3341/20**

Date : **22/1/2020**

Building Details

| | | | |
|---------------|---|--------------|-------------------|
| Building Name | : C (RAYMOND) | Building Use | : Resi_Commercial |
| Name of PWork | : C-1 (RAYMOND) | | |
| 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, FIRE CHECK FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR, THIRTYFOURTH FLOOR, THIRTYFIFTH FLOOR, THIRTYSEXTH FLOOR, THIRTYSEVENTH FLOOR, THIRTYEIGHTH FLOOR, THIRTYNINTH FLOOR, FORTIETH FLOOR | | |
| Building Name | : E (RAYMOND) | Building Use | : Resi_Commercial |
| Name of PWork | : E-1 (RAYMOND) | | |
| 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 | | |
| Building Name | : D (RAYMOND) | Building Use | : Resi_Commercial |
| Name of PWork | : D-1 (RAYMOND) | | |
| 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, FIRE CHECK FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, | | |

TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR, THIRTYFOURTH FLOOR, THIRTYFIFTH FLOOR, THIRTYSIXTH FLOOR, THIRTYSEVENTH FLOOR, THIRTYEIGHTH FLOOR, THIRTYNINTH FLOOR, FORTIETH FLOOR

Building Name :K (RAYMOND) Building Use :Resi_Commercial

Name of PWork :K-1 (RAYMOND)

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, FIRE CHECK FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR, THIRTYFOURTH FLOOR, THIRTYFIFTH FLOOR, THIRTYSIXTH FLOOR, THIRTYSEVENTH FLOOR, THIRTYEIGHTH FLOOR, THIRTYNINTH FLOOR, FORTIETH FLOOR, FORTYFIRST FLOOR, FORTYSECOND FLOOR

Building Name :J (RAYMOND) Building Use :Resi_Commercial

Name of PWork :J-1 (RAYMOND)

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

Building Name :H (RAYMOND) Building Use :Resi_Commercial

Name of PWork :H-1 (RAYMOND)

Floor Name :GROUND FLOOR, FIRST FLOOR

Building Name :G (RAYMOND) Building Use :Resi_Commercial

Name of PWork :G-1 (RAYMOND)

Floor Name :GROUND FLOOR, FIRST FLOOR

Building Name :F (RAYMOND) Building Use :Resi_Commercial

Name of PWork :F-1 (RAYMOND)

Floor Name :GROUND FLOOR, FIRST FLOOR

Building Name :PARKING BUILDING Building Use :Resi_Commercial
(RAYMOND)

Name of PWork :PARKING BUILDING-1 (RAYMOND)

Floor Name : 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

Building Name : 1 (CLUB HOUSE) Building Use : Resi_Commercial

Name of PWork : 1-1 (CLUB HOUSE)

Floor Name : GROUND FLOOR, FIRST FLOOR

Building Name : RETAIL (RAYMOND) Building Use : Resi_Commercial

Name of PWork : RETAIL-1 (RAYMOND)

Floor Name : BASEMENT FLOOR, GROUND FLOOR

Building Name : A (RAYMOND) Building Use : Resi_Commercial

Name of PWork : A-1 (RAYMOND)

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, FIRE CHECK FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR, THIRTYFOURTH FLOOR, THIRTYFIFTH FLOOR, THIRTYSIXTH FLOOR, THIRTYSEVENTH FLOOR, THIRTYEIGHTH FLOOR, THIRTYNINTH FLOOR, FORTIETH FLOOR

Building Name : B (RAYMOND) Building Use : Resi_Commercial

Name of PWork : B-1 (RAYMOND)

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, FIRE CHECK FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR, THIRTYTHIRD FLOOR, THIRTYFOURTH FLOOR, THIRTYFIFTH FLOOR, THIRTYSIXTH FLOOR, THIRTYSEVENTH FLOOR, THIRTYEIGHTH FLOOR, THIRTYNINTH FLOOR, FORTIETH FLOOR

To,

Shashikant L. Jadhav (Lic. No.802)

(Architect)

RAYMOND LIMITED, RAYMOND LIMITED, RAYMOND

(Owner)

**LIMITED, RAYMOND LIMITED, RAYMOND LIMITED,
RAYMOND LIMITED, RAYMOND LIMITED, RAYMOND
LIMITED**

(Power of Attorney Holder)

Sir,

With reference to your application No S04/0161/19 dated 19/12/2019 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 4, Village :- panchpakhadi, Survey No / H No. :- 122,126/B/1,126/B/2,126/B/3, 127, 128/B, 129/1, 129/3, 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 That the conditions mentioned under V.P.No. S04/0016/09 in permission /C.C. No.TMC/TDD/2637/18 dtd.22.05.2018 are binding upon owner
- 2 That the conditions mentioned under V.P.No. S04/0016/09 in permission/C.C. No.TMC/TDD/3067/18 dtd.08.05.2019 are binding upon owner
- 3 That the conditions mentioned in permission /C.C. No.TMC/TDD/3233/19 dtd.01.11.2019 are binding upon owner.
- 4 If H.R.C. committee suggests any changes in proposed plans then licensed engineer shall revise the plans as per suggestions if any
- 5 Balance 33% staircase premium has to be paid before obtaining plinth certificate of Wing 'K' and remaining 34% has to be paid in one year or before obtaining occupation certificate.
- 6 Balance 33% infrastructure charges has to be paid before obtaining plinth certificate of Wing 'K' and remaining 34% has to be paid in one year or before obtaining occupation certificate
- 7 R.G. reservation area has to be handed to TMC along with Compound wall with change in name in record of right prior to any further permission.

Office No.....

Office Stamp.....

Date :- 22/1/2020

Document certified by Shailendra P
Bendale
<shailendra.bendale@thane.municipal.gov
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Name : Shailendra P Bendale
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Date : 22-Jan-2020 13:49:36
Organization : Thane Municipal
Corporation
Certificate : 22031FAD0027E8B
Permitted No

Thane Municipal Corporation.