



## THANE MUNICIPAL CORPORATION, THANE

(Regulation No. 3 & 24)

Amended

### SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

Proposed building - Tower 1 (Wing A & B) (Basement + Lower Ground + Ground + Podium + 22<sup>nd</sup> floors), Tower 2 - Basement + Lower Ground + Ground + Podium + 21<sup>st</sup> floors) Tower 3 (Basement + Lower Ground + Ground + Podium + 4 floors) & Tower 4 (Basement + Lower Ground + Ground + Podium + 21<sup>st</sup> floors), Club House (Ground + 1) only

V. P. No. S04/0087/15 TMC / TDD / 2161/17 Date : 27/04/2017  
To, Shri / Smt Sandeep Prabhu (Architect)  
(For M/s. SAKAAR)  
Shri M/s. Ardent Properties Pvt. Ltd. (Owners)

With reference to your application No. 12926 dated 27/01/2017 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 above in village Majiwade Sector No. IV Situated at Road / Street 40.00M. wide Pokharan Road no. 2 S. No. / C.S.T. No. / F.P. No. S. No. 280/2B/2, 281/2A/1A, 288/2D/1B,

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.
- ५) परवानगी क्र. वि.प्र.क्र. से०४/००८७/१५ ठामपा/शविवि/ १७६९ /१६ दि. १८/४/२०१६ मधील आवश्यक अटी बंधनकारक राहतील.
- ६) सी.सी क्र. वि.प्र.क्र. से०४/००८७/१५ ठामपा/शविवि/१९२४/१६ दि. २१/०९/२०१६ मधील आवश्यक अटी बंधनकारक राहतील.
- ७) सी.सी. प्रमाणपत्र क्र. ठामपा/शविवि/२०६५/१७ दि. १८/०२/२०१७ मधील आवश्यक अटी बंधनकारक राहतील.

**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

Tata  
500/0000000000

- ८) I.N.D.P. विभागाकडील दि. १२/०४/२०१७ रोजीच्या स्टॉर्म वॉटर ड्रेनेजच्या ना हरकत दाखल्यातील अटी विकासकांवर बंधनकारक राहतील.
- ९) इमारत क्र. ४ च्या जोत्यापुर्वी भुखंडाच्या पुर्व बाजुस कुपणभित बांधणे आवश्यक.
- १०) अग्निशमन विभागाकडील क्र. TMC/CFO/M-२६ दि. १९/०८/२०१६ रोजीच्या ना हरकत दाखल्यातील नमुद केलेल्या अटी विकासकांवर बंधनकारक राहतील.

**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.**



Yours faithfully,

*[Signature]*  
Executive Engineer  
Town Development Department,  
Thane Municipal Corporation,  
The City of Thane.

Office No.

सावधान

Office Stamp

"मंजूर नसलेल्या बांधकामात नकार्ये तसेच विकास नियंत्रण विभागाकडीलनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बापर करणे, महाराष्ट्र प्रादेशिक व महानगरपालिका अधिनियमाचे कलम २२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कॅद घेऊ. वाचकां-दंड होऊ शकतो."

Date:

Issued by:

Copy To:

- 1) Dy. Municipal Commissioner - Zone
- 2) E. E. (Encroachment)
- 3) Competent Authority (U. L. C.) for sec. 20, 21 & 22
- 4) TILR for necessary correction in record of Land is affected by Road Widening / Reservation.

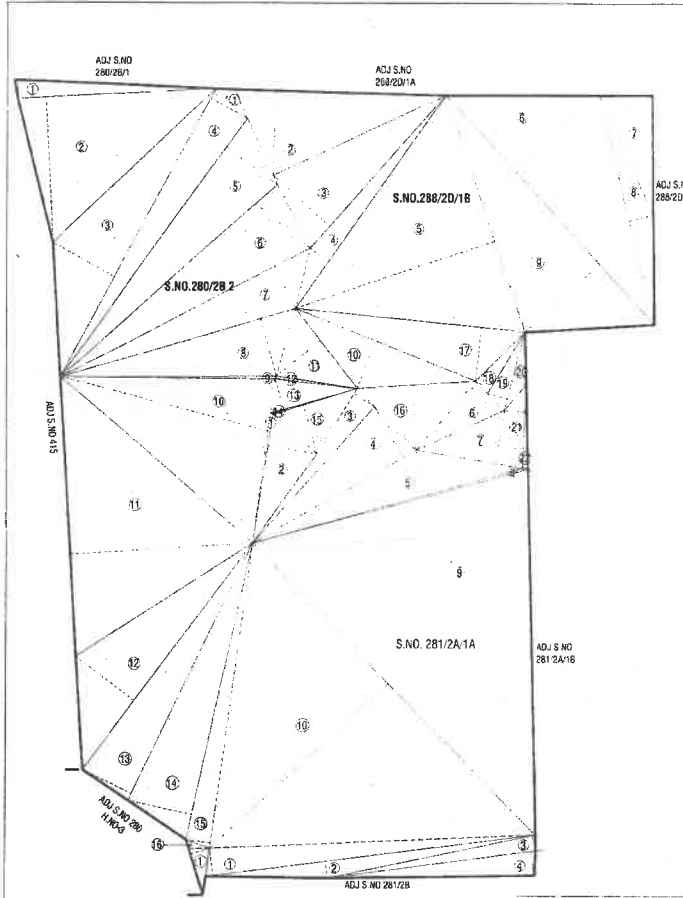


Table with columns for S.No, Area, and calculations for Plot Area, Area Under Road, and Total Area Calculations for various sections.

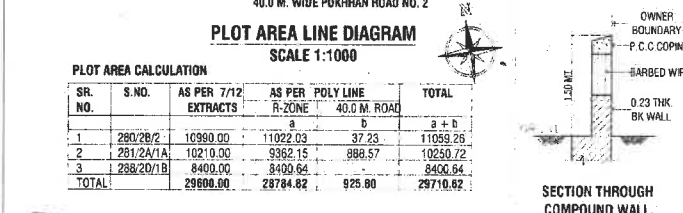


Table with columns for S.No, Area, and calculations for Plot Area and Area Under Road for the 1:1000 scale diagram.

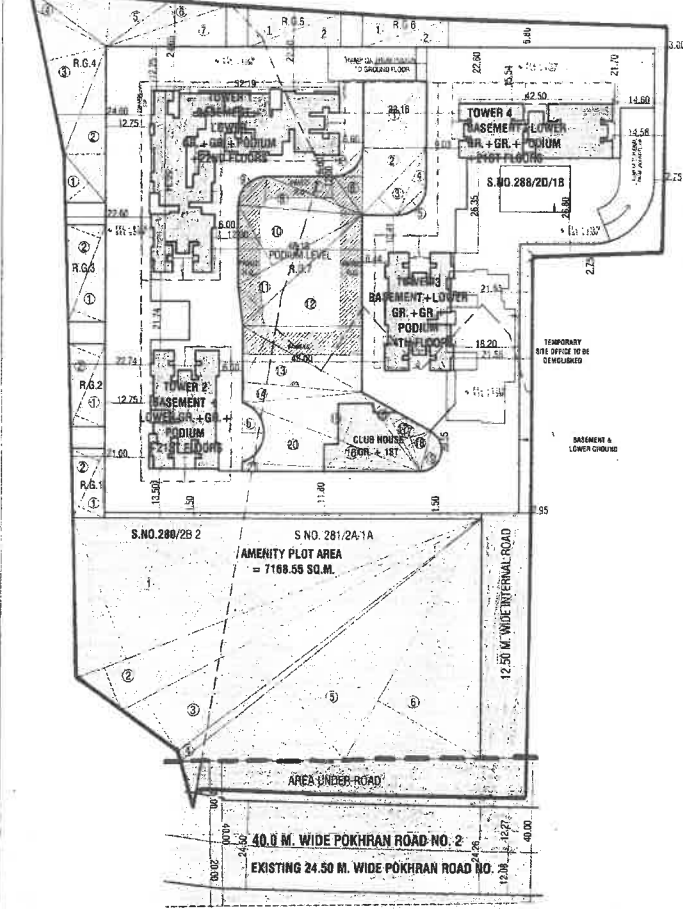


Table with columns for R.G. Area, Addition, and Total Area for various sections of the layout plan.

LAYOUT PLAN SCALE 1:1000

Table with columns for BLDG. TYPE, NO. OF FLOORS, and TOTAL AREA for Proposed Staircase Area Statement.

Table with columns for BLDG. TYPE, BUILDING FLOORS, NO. OF FLOORS, BUILT UP AREA/FLOOR, and TOTAL BUILT UP AREA for Proposed Built Up Area Statement.

Table with columns for NO. and Area for Proposed Plinth Area and Club House.

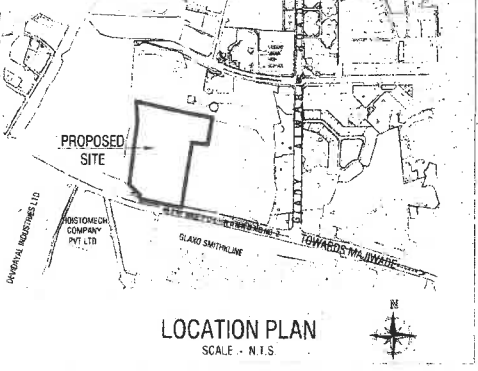
Table with columns for NO. and Area for Proposed Tenement Statement and Club House.

Table with columns for CATEGORY, BUILT UP AREA, NO. OF TENEMENTS, and IN BLDG TYPE for Tenements to be constructed.

Table with columns for FLOOR, NO. OF PLATS, and PARKING REQUIRED for Proposed Parking.

Table with columns for R.G. Area, Addition, and Total Area for Physical R.G. Area Calculation.

Table with columns for BLDG., STILT AREA, BUILT UP AREA, BALCONY, C.B., STAIRCASE, REFUGE, and TOTAL BUILT UP AREA for Covered Built Up Area Statement.



LOCATION PLAN SCALE - N.T.S

Table with columns for SR. NO., DESCRIPTION, and AREA IN SQ.M. for Proforma A.

Proforma B section containing contents of sheet, date of approval, and official stamps/signatures.

Table with columns for SR. NO., DESCRIPTION, and AREA IN SQ.M. for Proforma B.

Proforma B section containing certificate of area, description of proposal, and owner details.

Table with columns for NAME & ADDRESS OF OWNER / P.O.A.H., ARDEN PROPERTIES PVT. LTD., and other details.

Proforma B section containing signature of architect, name and address of owner, and other details.



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