



Certificate No. 4739

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION/ COMMENCEMENT CERTIFICATE

इमारत - वेसमेंट + तळ / स्टिल्ट + मेझेनिन मजला + 1 ते 16 मजले

V. P. No. 508/0999/20 TMC / TDD / 3829/21 Date : 27/12/2021
To, Shri / Smt. म. जोशी देशावर अण्ड असो. (Architect)

Shri म. आशर वेंचर्स तर्फे श्री. अजय आशर (Owners)

With reference to your application No. ९४७४ dated १६/१२/२०२१ 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. वरील प्रमाण in village माजिवड Sector No. ४ Situated at Road / Street ४०.०० मी. डी.पी. रोड S. No. / C.S.T. No. / F.P. No. १३४/३ई १३३/३ १३४/२ब, १३४/४ब, १३९/३ब, पांचपाखाडी स.नं. ५१५/२

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. भूमी अभिलेख विभागाकडील मोजणी नकाशा व हद्द कायम मोजणी नकाशा यांच्या हद्दीमध्ये बदल असल्यास त्यानुसार सुधारित नकाशे मंजूर करून घेणे आवश्यक राहिल.
6. अस्तित्वातील बांधकाम तोडण्यापूर्वी सदर बांधकामाचे मालमत्ता कर व पाणी वील भरण्याचा दाखला व भोगवटा बंद केल्याचा दाखला सादर करणे आवश्यक.
7. परवानगी /सी.सी. अदा केलेनंतर एक महिन्याचे आत रस्त्याखालील हस्तांतरित करावयाचे क्षेत्राची तावा पावती व ट्रान्सफर डीड दाखल करणे आवश्यक.
8. दि.१६/१२/२०२१ रोजीचे विकासक यांचे हमीपत्र विकासक यांचेवर बंधनकारक राहिल.

**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,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Municipal Corporation of
the city of, Thane.

- 1858
9. The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
 10. 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.
 11. The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
 12. This permission does not entitle you to develop the land which does not vest in you.
 13. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, 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.
 14. Necessary permission from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies.
 15. Authority will not supply water for construction (Optional)
 16. Information Board to be displayed at site till Occupation Certificate.
 17. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate
 18. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer
 19. Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
 20. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate. (Optional)
 21. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable
 22. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
 23. Condition mentioned in Permission TMC/TDD/3474 dated 07/10/2020 will be binding on developer.
 24. NOC from Water dept. Drainage Dept. and tree dept. should be submitted before O.C.
 25. The proposed building should be structurally designed by considering seismic forces as per I.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage Intimation of plinth & Occupancy Certificate.
 26. CCTV system shall be installed before applying for Occupancy Certificate.
 27. Rain Water Harvesting system should be installed before applying for Occupation Certificate.
 28. Solar Water heating system should be installed before applying for Occupancy Certificate.
 29. This permission is subjected to submission of Plot Boundary Drawing from TILR department before plinth intimation.

सावधान

अनुसूचित नकाशांनुसार बांधकाम न करणे तसेच विकास नियंत्रण विभागावलीनुसार आवश्यक त्या वस्तुनाम्या न देता बांधकाम बापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ भनुसार दखलपत्र गुन्हा आहे. त्यासाठी जाणून घ्यावेत ३ घण्टे फीट व रु. ५०००/- वईट होऊ शकतो

Yours Faithfully,

Executive Engineer,
Town Development Department
Municipal Corporation of
the city of, Thane.



CONTENTS OF SHEET

1ST TO 5TH, 8TH TO 10TH, 12TH TO 15TH FLOOR PLAN	1ST TO 5TH, 8TH TO 10TH, 12TH TO 15TH FLOOR BUILT UP AREA DIAGRAM & CALCULATION
6TH, 11TH & 16TH REFUGE FLOOR PLAN	6TH, 11TH & 16TH REFUGE FLOOR BUILT UP AREA DIAGRAM & CALCULATION

PROFORMA - I

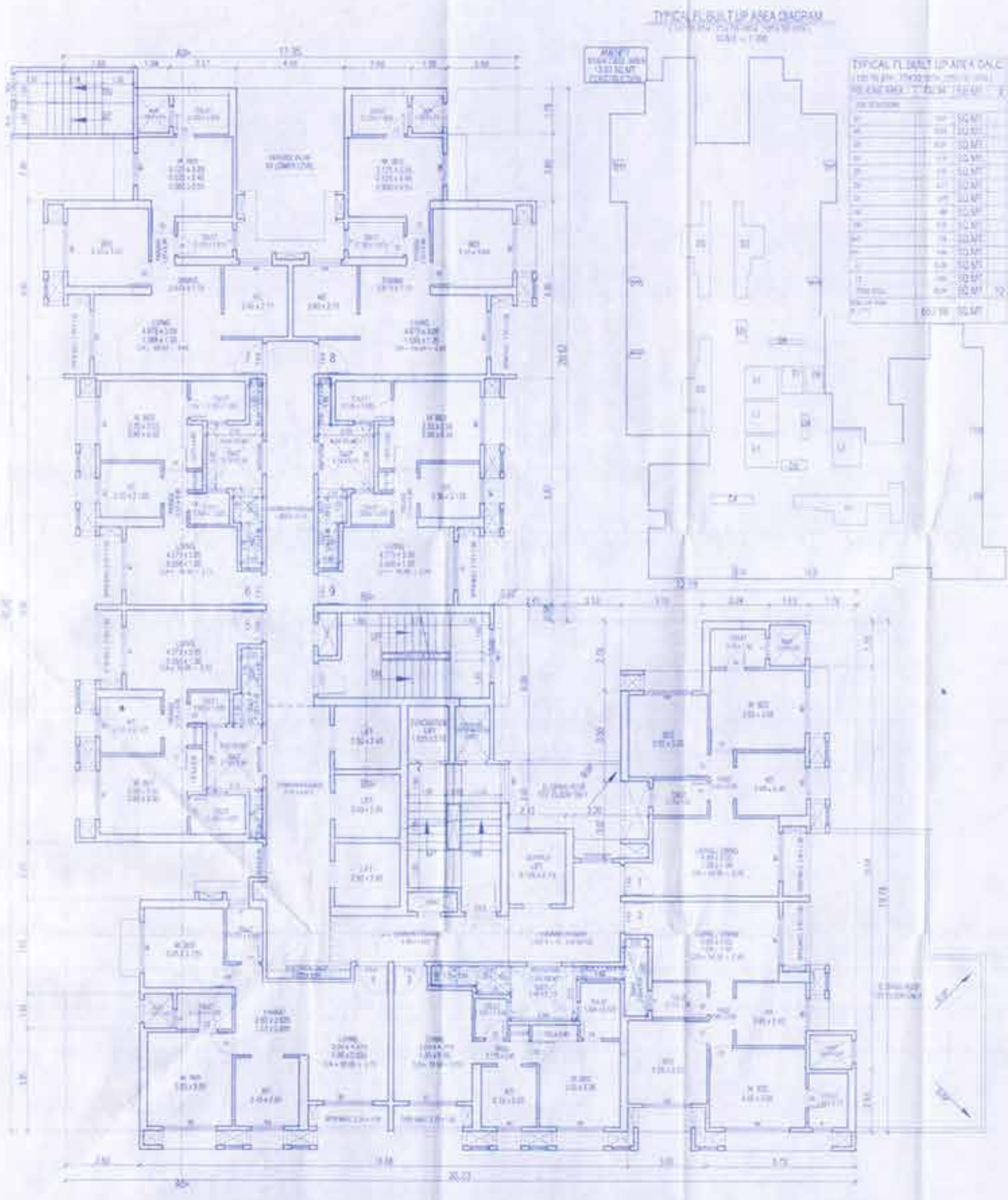
PROPOSED COMMERCIAL BUILDING ON THE PLOT BEARING S. No. 102/2, 104/2/3, 104/2/4, 104/2/5, 104/2/6, 104/2/7, 104/2/8, 104/2/9, 104/2/10, 104/2/11, 104/2/12, 104/2/13, 104/2/14, 104/2/15, 104/2/16, 104/2/17, 104/2/18, 104/2/19, 104/2/20, 104/2/21, 104/2/22, 104/2/23, 104/2/24, 104/2/25, 104/2/26, 104/2/27, 104/2/28, 104/2/29, 104/2/30, 104/2/31, 104/2/32, 104/2/33, 104/2/34, 104/2/35, 104/2/36, 104/2/37, 104/2/38, 104/2/39, 104/2/40, 104/2/41, 104/2/42, 104/2/43, 104/2/44, 104/2/45, 104/2/46, 104/2/47, 104/2/48, 104/2/49, 104/2/50, 104/2/51, 104/2/52, 104/2/53, 104/2/54, 104/2/55, 104/2/56, 104/2/57, 104/2/58, 104/2/59, 104/2/60, 104/2/61, 104/2/62, 104/2/63, 104/2/64, 104/2/65, 104/2/66, 104/2/67, 104/2/68, 104/2/69, 104/2/70, 104/2/71, 104/2/72, 104/2/73, 104/2/74, 104/2/75, 104/2/76, 104/2/77, 104/2/78, 104/2/79, 104/2/80, 104/2/81, 104/2/82, 104/2/83, 104/2/84, 104/2/85, 104/2/86, 104/2/87, 104/2/88, 104/2/89, 104/2/90, 104/2/91, 104/2/92, 104/2/93, 104/2/94, 104/2/95, 104/2/96, 104/2/97, 104/2/98, 104/2/99, 104/2/100

STAMP OF APPROVAL OF PLANS

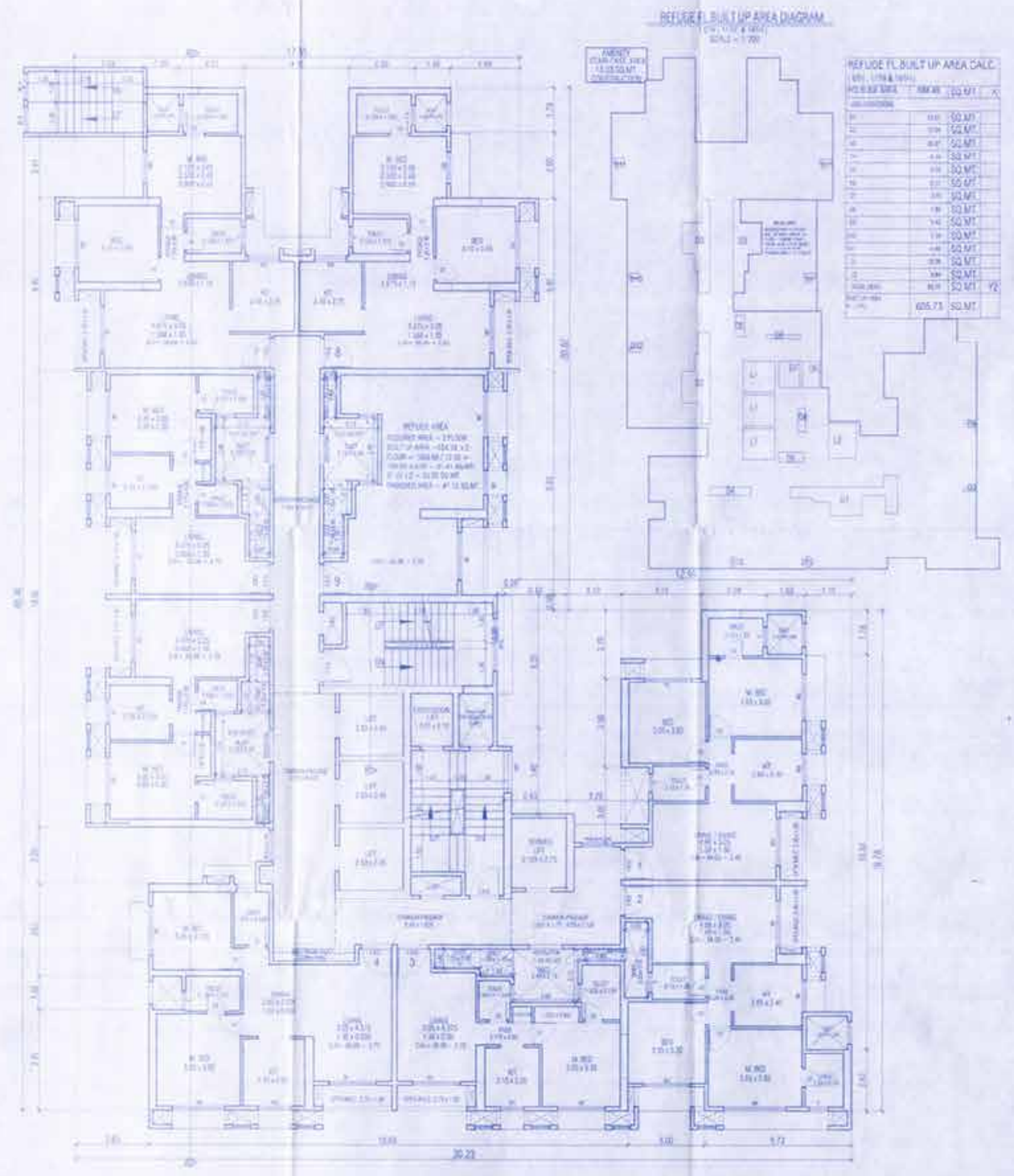
These are approved subject to conditions
 Prescribed in Form No. V.P. 504/0129/20
 T.M.O. No. 2829/14 dated 22/01/2024

(Signature)
 Engineer
 Town Municipal Corporation
 The City of Thane

शुद्धि
 यह मान्यता केवल एक संकेत है।
 इसके अंतर्गत कोई भी कार्य नहीं
 किया जा सकता है। इसके अंतर्गत
 कोई भी कार्य नहीं किया जा सकता है।
 इसके अंतर्गत कोई भी कार्य नहीं
 किया जा सकता है। इसके अंतर्गत
 कोई भी कार्य नहीं किया जा सकता है।

1ST TO 5TH, 8TH TO 10TH & 12TH TO 15TH FLOOR PLAN
 SCALE - 1/200



6TH / 11TH / 16TH (REFUGE) FLOOR PLAN
 SCALE - 1/200

CERTIFICATE OF AREA

I hereby certify that the plot lines, reference and dimensions are correct and the dimensions of areas etc. of plot structure are as shown on site and the area is worked out in accordance with the approved documents of the City of Thane Municipal Corporation.

NAME OF ARCHT./LICENSED ENGINEER/SUPERVISOR

OWNER'S DECLARATION

I have undergone check confirm that the size of area of plot approved by authority is correct and I hereby declare that the area is worked out in accordance with the approved documents of the City of Thane Municipal Corporation.

MR. AJAY ASHAR (ASHAR VENTURES)

(Signature) SIGNATURE

ARCHT./LICENSED ENGINEER/SUPERVISOR NAME AND SIGNATURE

JOSHI DESHAWARE ASSOCIATES
 ARCHT./PLANNING

(Signature)

101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300

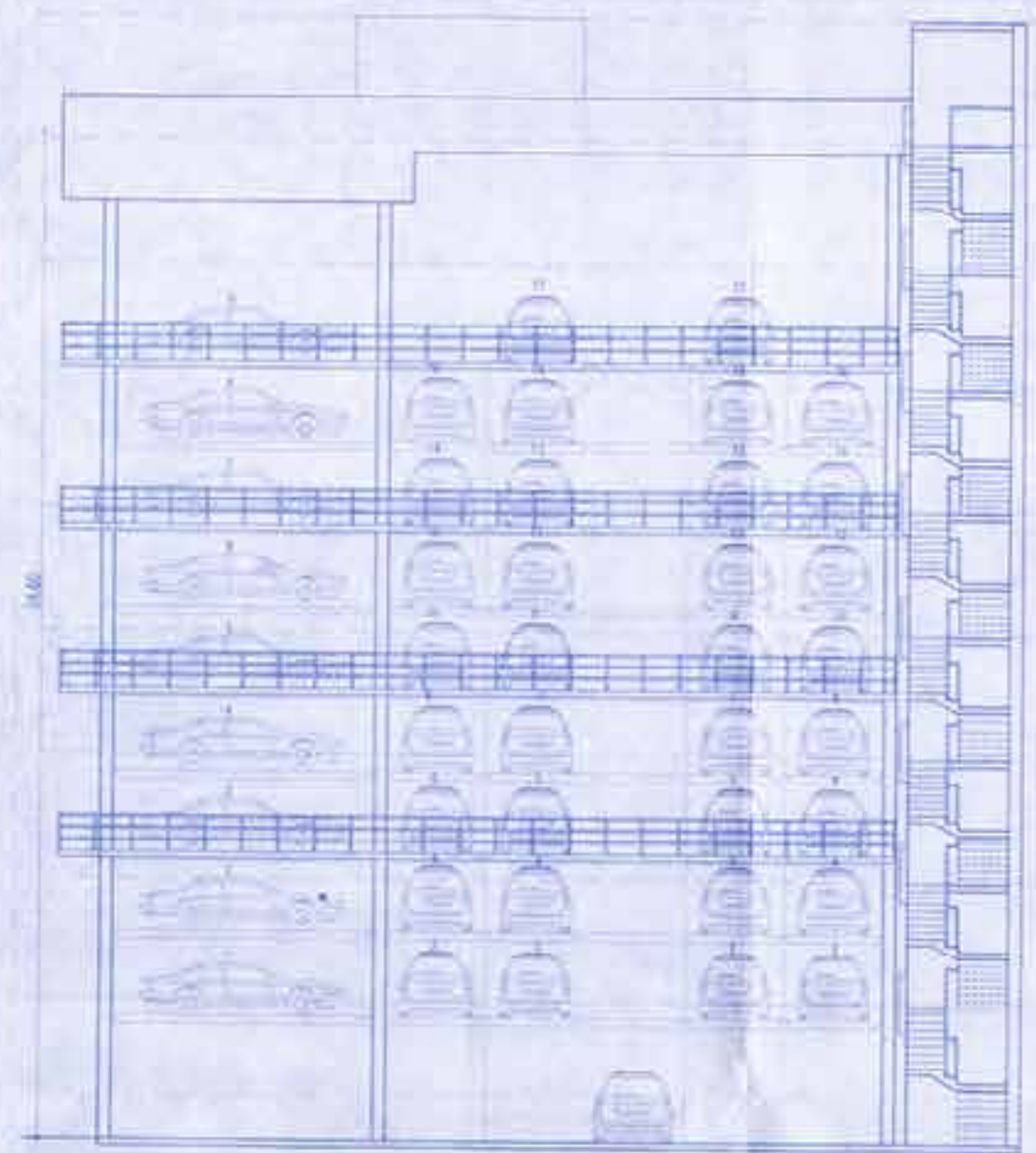
SECTION AT A-A & B-B - 1/20

PROFORMA -
PROPOSED COMMERCIAL BUILDING DETAIL & PLOT MARKS & THE 'KAST' TOWER
D-101, 101/102, 101/103 AT MAIN ROAD, PUNJAB ROAD NO. 1 &
102 AT PUNJAB ROAD, TOWN 101

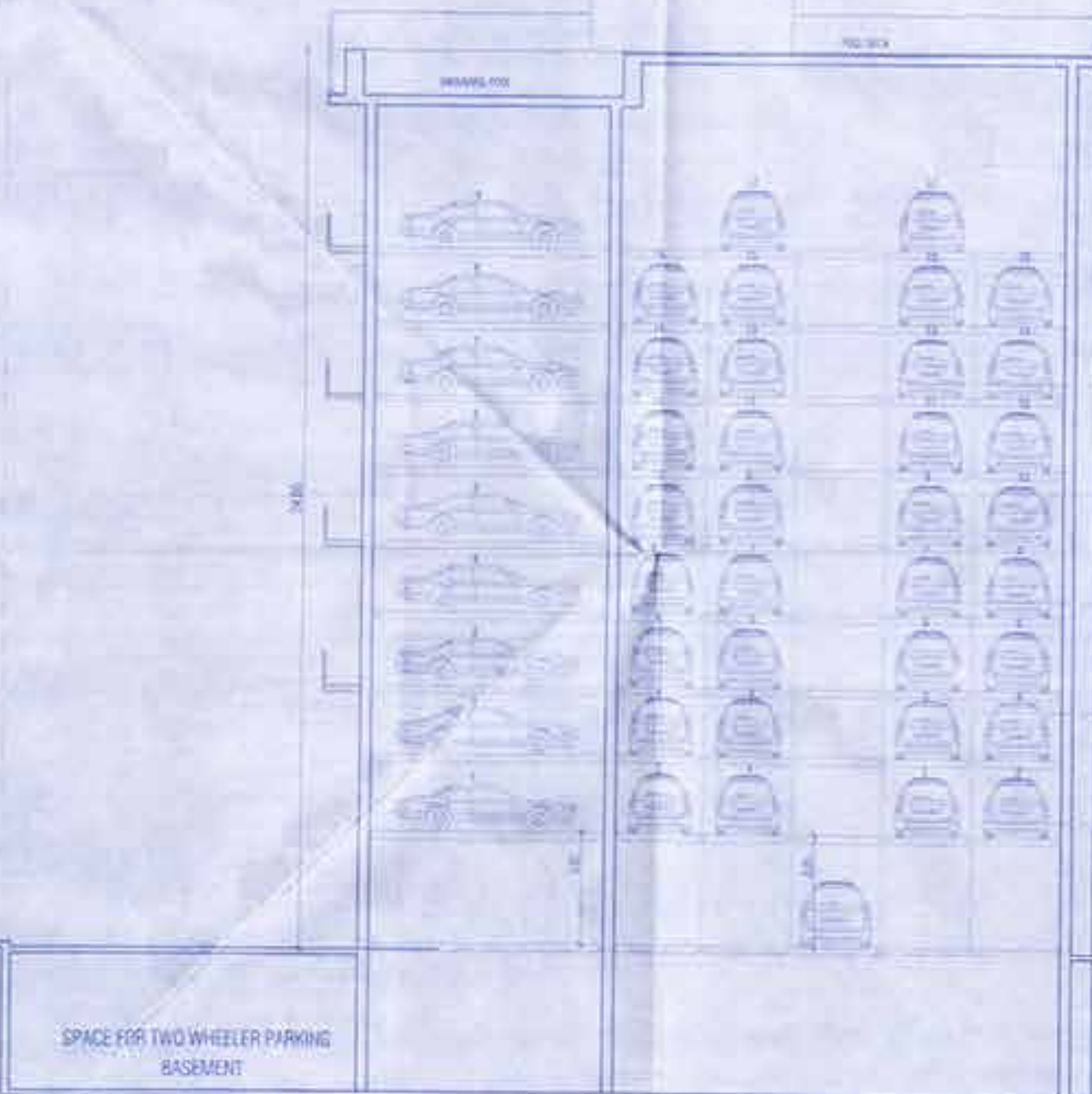
STAMP OF APPROVAL OF PLANS

THIS HAS BEEN APPROVED SUBJECT TO CONDITIONS
AS STATED IN PLAN NO. 204/101/201
PROVIDED BY THE
28/07/21 Date: 29/10/2021
The Municipal Corporation
The City of Lahore

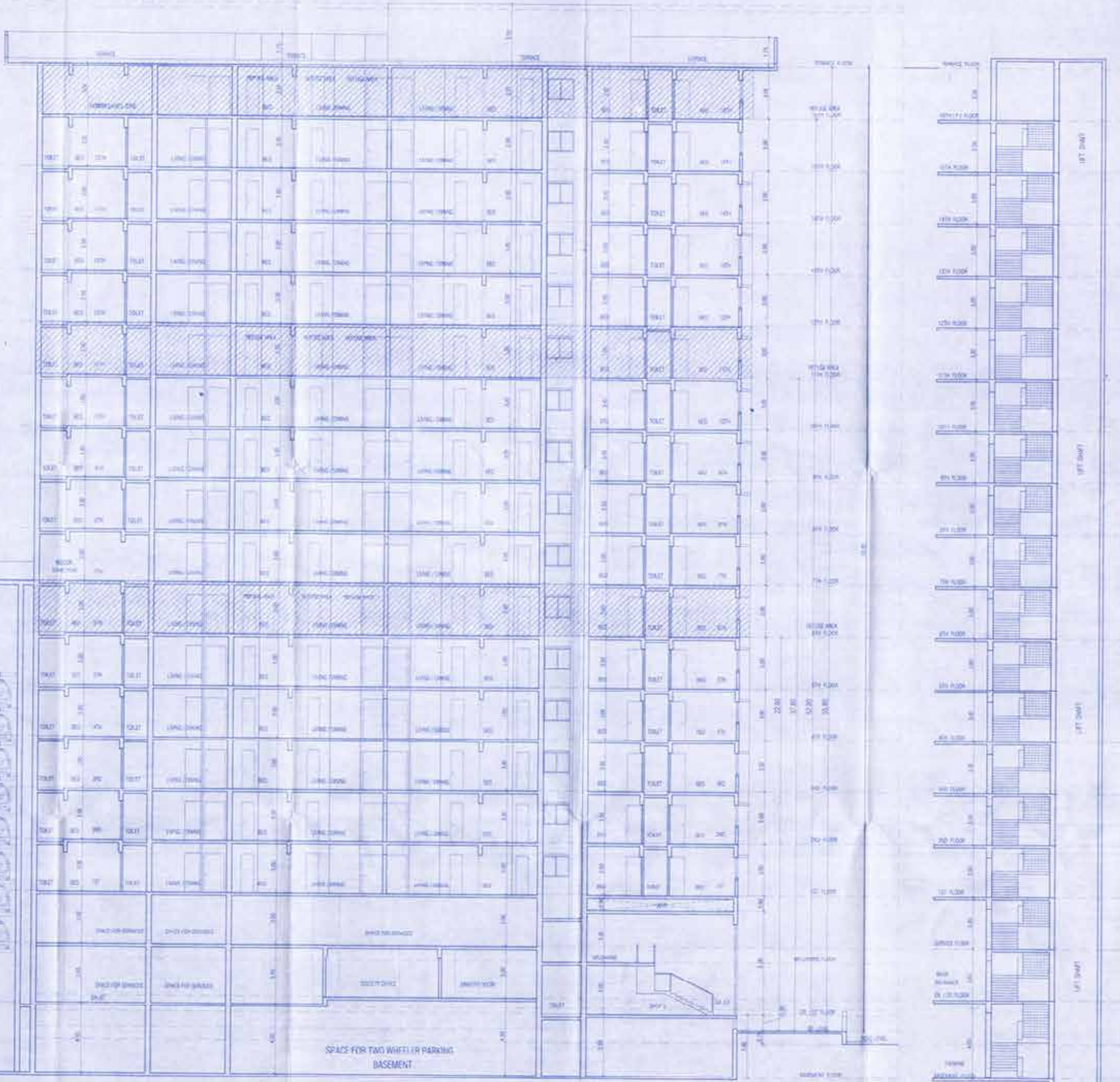
સરકારી
આ અભિપ્રાય માત્ર એક સહ
કાર્યકર છે. કોઈપણ કાર્ય માટે
આ અભિપ્રાયને કોઈપણ અન્ય
કાર્યકર સાથે સંબંધિત કરવામાં
આવે તો તેની જવાબદારી
આ અભિપ્રાયકરની નથી.



SECTION AT B-B
BUILDING SCALE = 1/20



SPACE FOR TWO WHEELER PARKING
BASEMENT



SECTION AT A-A
BUILDING SCALE = 1/20

CERTIFICATE OF AREA
GENERAL NOTE: THE TOTAL COVERED AREA AND VOLUME OF THE BUILDING AS SHOWN IN THIS PLAN ARE SUBJECT TO THE SURVEY AND THE AREA IS SUBJECT TO THE SURVEY AND THE AREA IS SUBJECT TO THE SURVEY AND THE AREA IS SUBJECT TO THE SURVEY.

OWNER'S DECLARATION
I, THE UNDERSIGNED, HEREBY DECLARE THAT THE ABOVE IS A TRUE AND CORRECT STATEMENT OF THE AREA AND VOLUME OF THE BUILDING AS SHOWN IN THIS PLAN AND I AM NOT PROVIDING ANY CONCEALED INFORMATION TO THE SURVEYOR AND THE AREA IS SUBJECT TO THE SURVEY.

MR. AJAY ASHAR (ASHAR VENTURES)

Ajay Ashar SIGNATURE

REGISTERED LICENSED ENGINEER (SUPERVISOR NAME AND SIGNATURE)

PROFORMA NO. 101/102/103
FORM BESHAWARD
ASSOCIATES
ARCHITECTS - PLANNERS

DATE: 29/10/2021 DRAWING NO.:
SCALE: 1/20 SHEET: 5/5 OF 5
DRAWN BY: MEERA BHAYANI CHECKED BY: MR. BISHWAS