



Certificate No. 4762

THANE MUNICIPAL CORPORATION, THANE

Registration No. 3 & 24

SANCTION OF DEVELOPMENT PERMISSION/ COMMENCEMENT CERTIFICATE

Permission - Proposed Tower 1 - Gr/Stilt + 1 floor, Tower 2: - Gr/Stilt + 42 floors,
Tower 3: - Gr/Stilt + 1 floors, Tower 4: - Gr/Stilt + 42 floors,
Tower 5: - Gr/Stilt + 41 floors, Club House :- Gr + 1 floor
MLCP:- Basement 1+Lower Gr+Ground+13 floors

C.C. - Proposed Tower 1-Gr/Stilt + 1 floor, Tower 2-Gr/Stilt+4 floors, Tower 3 -Gr/Stilt + 1 floor,
Tower 4 - Gr/Stilt + 3 floors, Tower 5- Gr/Stilt + 1 floor, Club House - Ground + 1 floor
MLCP - Basement 1 + Lower Ground + Ground floors

V. P. No. S05/0194/19 TMC / TDD / 3993/22 Date: 15/3/2022

To, Shri / Smt. Sandeep Prabhu (Architect)

(For M/s. SAAKAAR)

Shri M/s. Ceear Lifespaces Pvt. Ltd. (OWNERS)

With reference to your application No. 11858 dated 23/2/2022 for 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. As above in village Balkum & Dhokali Sector No. V Situated at Road / Street 40.00 M. wide D.P. Road S. No. / C.S.T. No. / F.P. No. No. 234/1, 234/2, 235, village Balkum & S.No. 39, 40, 41/1, village Dhokali

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) प्रस्तुत परवानगीच्या अनुषंगाने महाराष्ट्र जमीन महसूल संहिता - १९६६ चे तरतुदीनुसार भूखंडासाठी सनद प्राप्त करणेबाबत आवश्यक कार्यवाही करणे भूखंडमालक याचेवर बंधनकारक राहिल.
- ६) दिनांक ३१/३/२०२२ अखेरपर्यंत प्रस्तुत प्रस्ताव BPMS संगणक प्रणालीमध्ये अंतर्भूत करण्याबाबत कार्यवाही करणे बंधनकारक राहिल.
- ७) भविष्यात प्रस्तावाधिा भूखंडावर वाढीव रहिवास बांधकाम क्षेत्र प्रस्तावित करताना नियमानुसार ५० चौ.मी. पेक्षा कमी आकारमानाच्या सदनिका प्रस्तावित करणे 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**

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,

Municipal Corporation of
the city of, Thane.

- ८) महसूल विभागामार्फत प्राप्त उपरोक्त विविध परवानगी/ना हरकत दाखले/ सनद यामधील अटी भूखंडमालक यांचेवर बंधनकारक राहतील.
- ९) प्रस्तावित बांधकामामध्ये बाधित होणारे वृक्ष तोडणे/ पुनरोपित करणे यासाठी वृक्षप्राधिकरण विभागाकडील परवानगी घेणे भूखंडमालक यांचेवर बंधनकारक राहिल.
- १०) एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावलीतील तरतुद क्र. १३.५ नुसार बांधकाम प्रकल्पांतर्गत ऑर्गॅनिक वेस्ट डिसपोजल यंत्रणेची तरतुद करणे बंधनकारक राहिल.
- ११) पुढील प्रारंभ प्रमाणपत्राची मागणी करणेपुर्वी रस्ते व सुविधा भूखंडाखालील क्षेत्राचे अधिकार अभिलेख (७/१२ उतारे) ठाणे महानगरपालिकेच्या नावे दाखल करणे बंधनकारक राहिल.
- १२) मा. कामगार आयुक्त यांच्या ना हरकत दाखल्यामधील अट भूखंडमालक/ विकासक यांचेवर बंधनकारक राहिल व अशी स्थगिती देणे आवश्यक झाल्यास त्यामुळे विकासक/ भूखंडमालक/ अन्य त्रयस्थ पधीय यांच्या होणा-या कोणत्याही नुकसानास ठाणे महानगरपालिका जबाबदार राहणार नाही.
- १३) प्रस्तावित इमारतीची उंची ३० मी. पेक्षा अधिक असल्याने सदरच्या व्हेटीलेशन शाप्टसाठी मेकॅनिकल व्हेटीलेशन सिस्टीम पुरविणे बंधनकारक राहिल.
- १४) Utility area बाबत भूखंडमालक/ विकासक यांचे हमीपत्र विकासक/ भोगवटादार यांचेवर बंधनकारक राहिल.
- १५) बहुमजली कार पार्किंग इमारतीवरील प्रस्तावित सुविधांसाठी कृत्रिम वायुविजन व प्रकाशव्यवस्था पुरविणे बंधनकारक राहिल.
- 16) This Permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulation. Any other statutory Permissions, as required from State and Central Govt. Departments undertaking shall be taken by the applicant. If any irregularity is found at later date, the Permission shall stand cancelled.
- 17) Necessary charges shall be paid to TMC as and when become due.
- 18) Thane Municipal Corporation shall not supply water for construction.
- 19) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach Road.
- 20) Permissions/ Clearances/ NOC's from other Government Department, if any required shall be obtained by the applicant at appropriate stages.
- 21) Structural designs as per IS:1983, IS:4326 & Drawings from RCC Consultant should be submitted before C.C. if not submitted.
- 22) Environmental Clearance for area above 20000 sq.m. shall be submitted before approval of C.C.
- 23) 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.
- 24) Solar Water Heating System should be installed before applying for Occupation Certificate.
- 25) CCTV System shall be installed before applying for Occupation Certificate.
- 26) NOC from Tree, Water and Drainage Department should be submitted before applying for Occupation Certificate.
- 27) Rain Water Harvesting System should be installed before applying for Occupation Certificate.
- 28) Vacant Land Tax shall be paid before Commencement Notice.
- 29) All site safety arrangements to be made while construction phase.
- 30) It is mandatory to implement Vector Borne Disease action plan.
- 31) Information board to be displayed at site till Occupation Certificate.
- 32) The proposed Building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 and certificate of structural stability should be submitted at the stage of Plinth Intimation and Occupation Certificate.
- 33) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15th January 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 34) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.

- 35) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for Occupation Certificate.
- 36) If the number of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their children.
- 37) Boundary wall should be constructed before Plinth Certificate.
- 38) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 39) Letter box should be installed on Ground floor for all flats before Occupation Certificate.
- 40) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.
- 41) It shall be binding upon the owner/developer/POA to follow and abide by all the guidelines, rules and regulations issued by Central/State Government and TMC from time to time for prevention of COVID-19 pandemic.
- 42) It is necessary to submit proposal to solid waste management department of TMC and get NOC for disposal of construction and demolition waste of project.

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.

सावधान

मजूर नकाशानुसार बांधकाम न करणें तसेच विकास नि. Office Stamp ठिकठिकार आडव्यक त्या परवानग्या Date: ११/०३/२०२२ प्रारंभिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र घेतले जाते. स्वामती-कारवीट जागत ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो.

Yours faithfully,



(Jyoti Patil)
Executive Engineer,
Town Development Department,
Thane Municipal Corporation,
the city of Thane.

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.

