



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

VP No : **S11/0181/18**  
**Revised**

No : **TMC/TDD/3252/19**

Date : **15/11/2019**

Zone : **R1**

**Building Details**

Building Name	: BULD (A1)	Building Use	: Resi_Commercial
Name of PWork	: BULD-1 (A1)		
Floor Name	: STILT 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		
Building Name	: BULD (A2)	Building Use	: Resi_Commercial
Name of PWork	: BULD-1 (A2)		
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		
Building Name	: BULD (B1)	Building Use	: Resi_Commercial
Name of PWork	: BULD-1 (B1)		
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		
Building Name	: BULD (B2)	Building Use	: Resi_Commercial
Name of PWork	: BULD-1 (B2)		
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		
Building Name	: BUILD (C1&C2)	Building Use	: Resi_Commercial
Name of PWork	: BUILD-1 (C1&C2)		
Floor Name	: GROUND FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR		
Building Name	: BULD (D1)	Building Use	: Resi_Commercial

Name of PWork : BULD-1 (D1)

Floor Name : BASEMENT FLOOR, GROUND FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR

Building Name : BULD (D3)

Building Use : Resi\_Commercial

Name of PWork : BULD-1 (D3)

Floor Name : BASEMENT FLOOR, STILT FLOOR, PARKING FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR

Building Name : BULD (D4)

Building Use : Resi\_Commercial

Name of PWork : BULD-1 (D4)

Floor Name : BASEMENT FLOOR, STILT FLOOR, PARKING 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, SERVICE FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR

Building Name : BLUD (CLUB HOUSE)

Building Use : Resi\_Commercial

Name of PWork : BLUD-1 (CLUB HOUSE)

Floor Name : GROUND FLOOR, FIRST FLOOR

To,

**Anil Hassanand Jagwani ( CA/2001/27699 )**

**(Architect)**

**Rohit V. Rao for Janheet Hosg. Development Ltd., Gope**

**(Owner)**

**Madhavdas Rochalani for M/s. Glory Township LLP, Raja**

**Gope Rochalani for M/s. Glory Township LLP, Manglya**

**Hari Patil, Gope Madhavdas Rochalani for M/s. Glory**

**Township LLP, Raja Gope Rochalani for M/s. Glory**

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**Township LLP, Tukaram G. Patil, Jaibai G. Patil, Meena,**

**Ratna, Shubhangi G. Patil, Sakubai Sukrya Patil, Savitribai**

**R. Patil, Gope Madhavdas Rochalani for M/s. Glory**

**Township LLP, Raja Gope Rochalani for M/s. Glory**

**Township LLP, Indrajeet Sarkar Nimbalkar**

**Gope Madhavdas Rochalani for M/s. Glory Township LLP, (Power of Attorney Holder)**

**Raja Gope Rochalani for M/s. Glory Township LLP,**

**Indrajeet Sarkar Nimablakar for M/s. Glory Township LLP,**

**Naresh Khetwani for M/s. Glory Township LLP, Amol**

**Amod Mandlik for M/s. Glory Township LLP, Indrajeet**

**Sarkar Nimablakar for M/s. Glory Township LLP, Amol**

**Thane Municipal Corporation.**

**Amod Mandlik for M/s. Glory Township LLP, Gope  
Madhavdas Rochalani for M/s. Glory Township LLP, Raja  
Gope Rochalani for M/s. Glory Township LLP**

Sir,

**With reference to your application No S11/0181/18 dated 11/6/2019 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 Diaghar, Sector 11, Ward 116 situated at Road/Street..... 90/2/4, 88/4, 89, 90/1, 90/2/5, 90/4/2, 101/1/B, 101/2, 101/3/ / / / 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) 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.

**Thane Municipal Corporation.**

**WARNING:** PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

**A : To be complied before Commencement Certificate**

- 1 NOC from High Rise Committee should be submitted before commencing the work of 21st Floor of Building Type D4.

**B : To be complied before Commencement Notice**

- 1 Before C.N. Fire NOC should be submitted.
- 2 Revised CFO NOC as per proposed amendment should be submitted before commencing the work of Building Type B1, B2, D2, D3 & D4.

**C : To be complied before Plinth Certificate**

- 1 Compound Wall should be constructed as per T.I.L.R. plan before applying for any Next Permission. If there is any change of the plot boundary as per T.I.L.R. Plan then developer will be held responsible for the same & Amended Plans to that effect should be get approved.
- 2 Joint Measurement Plan from City Survey Department as per S.No./H.No. mentioned on 7/12 Extract should be submitted before applying for Next Plinth Certificate.
- 3 Revised MoEF NOC should be submitted before applying for Next Plinth Certificate.

**D : To be complied before Occupation Certificate**

- 1 Regulations for waste water Treatment & Recycling as per Govt. Resolution dated 15th Jan 2016 is Applicable & the provisions should be done & seperational before applying for OC.
- 2 Architect & Developer's Declaration for Status of Work should be submitted before applying for grant of C.N. and after every 3 months.
- 3 NOC's from Tree, Water & Drainage Department should be submitted before applying for O.C.
- 4 Lift system installed & its license to operate certificate should be submitted before applying for Occupation Certificate.
- 5 Sanad from Collector Office should be submitted before applying for First Occupation Certificate
- 6 Implementation of Organic Waste Disposal should be completed before applying for Occupation Certificate.

Office No.....

Office Stamp.....

Date :- 15/11/2019

Document certified by Shailendra P  
Bendale  
<shailendra.bendale@thane.maha.gov  
.in>.  
Name : Shailendra P Bendale  
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Date : 15-Nov-2019 19:41:34  
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Corporation  
Certificate : 20D31F7D0127E8B  
Permission No.

**Thane Municipal Corporation.**