



Certificate No. 4777

THANE MUNICIPAL CORPORATION, THANE

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

V. P. No. S05/0075/14 TMC / TDD / 3857/22 Date : 07/01/2022
To, Shri / Smt. M/s. Design Consortium (Architect)
Shri A.G. Jathar
Shri M/s. Siddhi Real Estate Developers (Owners)
M/s. Gowani Hotels Pvt. Ltd.

With reference to your application No. 9189 dated 09/12/2021 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 mentioned over leaf in village Dhokali Sector No. V Situated at Road / Street Balkum-Dhokali Link Road S. No. / C.S.T. No. / F. P. No. As mentioned below

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.

New Survey No.

46/17B, 46/17C, 46/18A, 46/18B, 46/18C, 47/1, 47/6, 47/8, 47/9A, 47/9B, 47/10, 47/11, 47/12, 47/13A, 47/13B, 47/13C, 47/14, 47/16, 48/1A/L, 48/1A/2, 48/1B/1, 48/1B/2, 48/1C, 48/1D, 48/1E, 48/2, 59/1A/1, 59/1A/2, 59/1A/3, 59/1B/1, 59/1B/2, 59/1B/3, 59/1C, 59/4, 60/8pt, 60/9pt, 60/10A, 60/10B, 60/11pt, 60/12, to 60/22, 61/1, 61/2A, 61/2B, 61/2/2A, 61/2/2B, 61/2D, 61/2E, 61/2F, 61/2G, 61/3, 62/3B, 62/3C, 62/5E/1, 62/5E/2, 62/6A, 62/6B, 62/7, 62/9C/1, 62/9C/2, 62/10A, 62/10B, 62/15A, 62/15B, 63/4/5, 63/5C, 63/8/3, 63/9, 63/10, 63/12A, 63/12/B & 74/5A

**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.

(P.T.O.)

5571

Sub-plot A: -

Building no. 1

Wing A1: - Stilt + 1st to 2nd floor Resi. (Pt.) / Stilt/Podium (Pt.) + 3rd to 30th floor Residential

Wing A2: - Gr. floor Comm.(Pt.)/Stilt (Pt.) + 1st to 3rd floor Resi. (Pt.)/Stilt/Podium (Pt.) + 4th to 31st floor Resi.

Wing B1: - Gr. floor Comm.(Pt.)/Stilt (Pt.) + 1st to 3rd floor Resi. (Pt.)/Stilt/Podium (Pt.) + 4th to 27th floor Resi.

Wing B2, C1 & C2: -Stilt (Pt.) + 1st to 2nd floor Resi. (Pt.) Stilt/Podium (Pt.)+3rd to 29th floor Resi.

Club House: - Ground + 1st floor situated on 2nd floor podium top (R.G. 9)

Building no. 2: - Retained as per previous sanctioned.

Sub-plot B: -

Building no. 3: - (Inclusive housing)retained as per previous sanctioned.

Building no. 4: -

Wing A & B: - Retained as per previous sanctioned.

Wing- C: - Basement (Parking)+ Gr. floor Comm.(Pt.) / Stilt (Pt.) + 1st to 25th floor (Residential)

Wing -D: -Basement (Parking)+ Gr. floor Comm.(Pt.) / Stilt (Pt.) + 1st to 19th floor (Residential)

Club House: - Ground + 1st floor situated on 1st floor podium top (R.G. 13)

5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws/rules, it shall be binding on the owner/developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of Development Rights if any, then necessary possession receipt, registered transfer deed along with change in name on record of rights shall be executed in the name of authority within 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Grey water, where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. 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.
12. Authority will not supply water for construction.
13. Areas/Cities where storm water drainage system exists or designed, design and drawing 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.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant(whenever necessary).
15. Corrections in revenue records & TILR measurement plan for plot bearing Survey no. 61/2B, 61/2/2A, 61/2/2B, 61/2/C shall be submitted before O.C. of Wing A1 of building no. 1.
16. Affidavits Submitted by Owner/ Developer dated 30/12/2021 shall be binding upon them.
17. All conditions mentioned in previous Permissions / C.C. - TMC/TDD/3050/19 Dated 12/04/2019 shall be binding upon Owners / Developers.
18. If shall be binding upon the Owners / Developers to provide mechanical ventilation in ventilation shafts.
19. If shall be binding upon the Owners / Developers to obtain approval for C & D waste management plan from Solid Waste Management Dept. & to obtain NOC accordingly.

सावधान

"मंजूर नकाशा अनुसार बांधकाम न करणे तसेच
विकास विभाग नियमावलीनुसार आवश्यक त्या
परवानग्या न देता बांधकाम घातक करणे, महाराष्ट्र
प्रादेशिक व नगर स्थान अधिनियमाचे कलम ५२
अनुसार उपाययोजना घेता आहे. त्यासाठी जास्तीत
जास्त ३ वर्षे देय व र. ५०००/- देई होऊ शकतो"



(Sunil Patil)

कार्यकारी अभियंता,
शहर विकास विभाग,

ठाणे महानगरपालिका, ठाणे.