

Certificate No. 4972



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

Wing - A - Basement 1 & 2 + Ground + 1<sup>st</sup> to 6<sup>th</sup> Podium + Stilt/Podium Top + 1<sup>st</sup> to 51<sup>st</sup> floor.  
Wing - B - Basement 1 & 2 + Ground + 1<sup>st</sup> to 6<sup>th</sup> Podium + Stilt/ Podium Top + 1<sup>st</sup> to 25<sup>th</sup> floor

V. P. No. S04/0120/18 TMC / TDD 4059/22 Date : 26/05/2022  
To, Shri / Smt. M/s. Spaceage Consultant (Architect)  
B/106, Natraj Bldg., Nahur, Mulund (W)  
Shri M/s. Raymond Ltd. (Owners)

With reference to your application No. 0633 dated 21/04/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. Pokhran Road No.1 in village Panchpakhadi Sector No. IV Situated at Road / Street S. No. / C.S.T.No. / F. P. No. 122(Pt.), 126/B/2 (Pt.) & 126B/3 (Pt.)

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) 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.
- 6) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies.
- 7) Authority will not supply water for construction (Optional).
- 8) Information Board to be displayed at site till Occupation Certificate.

**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.

- 9) All the provision mentioned in UDCCPR, as may be applicable, shall be binding on the owner/developer.
- 10) 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.
  - 11) 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).
  - 12) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
  - 13) 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.
  - 14) N.O.C. from water dept., drainage dept. and tree dept. should be submitted before O.C.
  - 15) 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 & Occupation Certificate.
  - 16) CCTV System shall be installed before applying for occupation certificates.
  - 17) Rain water harvesting system should be installed before applying for occupation certificates.
  - 18) Solar Water heating system should be installed before applying for occupation certificates.
  - 19) Condition mentioned in Permission/C.C. vide no.TMC/TDD/2138/18 Dated 22/05/2018 will be binding on developer.
  - 20) Condition mentioned in Amended Permission/C.C. vide no. TMC/ TDD/ 4028/ 22 Dated 13/04/2022 will be binding on developer.
  - 21) Interest on balance Installments shall be applicable as per provisions mentioned in Regulation no.2.2.14(i) option 2 of UDCCPR-2020 and shall be paid before applying for O.C.

### सावधान

“मंजूर नकाशानुसार बांधकाम न करणं नगरा  
विकास नियंत्रण नियमावलीनुसार असाध्यक त्या  
परवानग्या न घेता बांधकाम बांध करणं, महाराष्ट्र  
प्रादेशिक व नगर रचना अधिनियमाचं कलम ५३  
अनुसार दखलपत्र घेता आठे. त्यासाठी जालीत  
कारता ३ वर्षे फंड व रु. ५०००/- देण हीज शकतो”

Yours Faithfully,

Executive Engineer

Town Development Department  
Municipal Corporation of

the city of, Thane.

