Certificate No. 5366

THANE MUNICIPAL CORPORATION, THANE

UDCPR Regulation No. 2.6 & 2.7

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended Permission / COMMENCEMENT CERTIFICATE

V. P. No. New S05/0083/14 TMC / TDD /4442/23 Date : 14/7/2023

To, Shri / Smt M/s.Pradeep M. Kamble & Asso. (Architect)

Shri M/s. Macrotech Developers Ltd (Owners)

With reference to your application No. 1329 dated 17/05/2023 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 Above in village Balkum,Dhokali & Kolshet Sector No. V Situated at Road / Street As below S. No. / C.S.T. No. / F. P. No.

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 Commenceing 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 Nos. 59/1, 60/1, 60/2/A, 60/2/B, 61/1, 61/2/A,61/2/B, 62/1, 62/2, 63/1, 63/2, 63/3, 63/4, 63/5, 63/6, 63/7, 63/8/A, 63/8/B, 63/9/A,63/9/B, 63/10/1/A, 63/10/1/B, 63/10/2, 64/1, 64/2, 64/3, 64/4, 64/5, 64/6, 64/7, 64/8, 64/9,65/1, 65/2, 65/3, 65/4, 65/5, 66, 67, 68/1, 68/2, 68/3, 68/4, 68/5, 69/1/A, 69/1/B, 69/2, 69/3/A, 69/3/B, 69/4A, 69/4B, 69/5, 69/6, 70/1, 70/2, 70/3, 70/4, 70/5, 70/6, 70/7, 70/8, 70/9,70/10/A, 70/10/B, 71/1, 71/2/A, 71/2/B, 71/3/A, 71/3/B, 71/4, 71/5, 71/6, 71/7, 71/9, 72/1, 72/2, 72/3, 72/4, 72/5, 72/6, 72/7, 72/8/A, 72/8/B, 72/9/A, 72/9/B, 73/1, 73/2, 73/3, 73/4, 73/5/A, 73/5/B, 73/6, 73/7 at village Balkum. S.No.10/1/A/1, 10/1/A/2, 10/1/A/3, 10/1/A/4,10/1/A/5, 11/1, 11/2, 23/1, 23/2, 23/3/A, 23/3/B,23/3/C, 23/4, 23/5, 23/6, 25/1, 25/2/A,25/2/B, 25/2/C, 25/2/D, 26/1, 26/2/A, 26/2/B, 26/2/C, 26/2/D, 26/2/E, 30/1/A, 30/1/B,30/1/C, 30/1/D, 30/2/A, 30/2/B, 30/3, 30/4/A, 30/4/B, 30/5/A, 30/5/B, 31/1/A, 31/1/B, 31/2, 31/3, 31/4, 32/1/1, 32/1/5, 32/1/6, 32/1/7, 32/1/8, 32/1/9, 32/1/10, 32/1/11, 32/1/12, 32/2A,32/2B, 32/3, 33/1, 33/3, 33/4, 33/5, 33/6, 33/7, 92/1, 92/2, 93/2/2, 93/2/3 at village Dhokali, S.No. 49/1/C, 50/12B/3, 50/12B/2, 50/13, 51/1B, 51/2, 51/3, 52/1C, 52/2/A, 52/2/B, 52/3/A, 52/3/B, 52/4, 52/5, 52/6, 53/1/C, 53/1/D, 53/2, 53/3/A, 53/3/B, 53/4/A, 53/4/B, 53/5/A,53/5/B, 53/6, 53/7B, 53/8, 54/1, 54/2, 55/5, 55/7/B, 55/7/C, 55/10B, 55/11, 55/12/A, 55/12/B,55/13/A, 55/13/B, 55/14, 55/15, 60/8B, 60/9B, 60/10A, 60/11A/1, 60/11A/2, 60/11B, 60/11C,60/11D, 60/12, 60/13, 60/14, 60/16/A, 60/16/B, 60/17, 60/18, 60/19/A, 60/19/B, 60/20/A/1,60/20/A/2, 60/20/A/3, 60/20/A/4, 104/1A, 104/1B, 104/1C, 104/2, 274/1 at village Kolshet. Thane.

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.

Permission / C.C-

PLOT- A - Type – G - B1+B2+Gr.+7th, Tower-5 - Stilt+1st, Tower-6 - Stilt+1st

PLOT - B2 - Tower-1 - Stilt/Ground+23rd , Tower-2 - Stilt/Ground+23rd ,
Tower-4 – Gr./St. + 1st to 6th (Part Parking + Part Resi.) + 7th to 23rd Floor
MLCP - B1+Gr+6th

PLOT – C - W23 - Stilt/Ground+29th, W24 - Stilt/Ground+39th,
W25 - Stilt/Ground+39th, W38 - Stilt/Ground+29th,
W39 - Stilt/Ground+29th, W40 - Stilt/Ground+29th,
W41 - Stilt/Ground+39th, W42-Stilt/Ground+39th,
W43-Stilt/Ground+39th, W44 - Stilt/Ground+1st,
W47-Stilt/Ground+39th, W48 - Stilt/Ground+1st,
W49-Stilt/ Ground +39th, W50-Stilt/Ground+39th,
Commercial building-2-Lower Ground/Podium + Ground (P1+P2)+20th fl.

Permission only Plot B2 - Tower-3 - Stilt/Ground

५) पुर्व मंजूरीमधील सुधारित परवानगी / सी.सी. क्र. TMC/TDD/४३०३/२३, दि.२१/०२/२०२३ मधील अटी विकासक यांचेवर बंधनकारक राहतील.

६) उपभूखंड सी वरील इमारत क्र. डब्ल्यु ४८ ते डब्ल्यु ५० च्या वापर परवान्यापूर्वी भूखंडाच्या इतर अधिकारी सदरी असलेल्या आय.डी.बी.आय. ट्रस्टीशिप सर्व्हिसेस लि. यांच्या नोंदी रद्द करुन सुधारीत अधिकार अभिलेख सादर करणे बंधनकारक राहील.

७) प्रस्तावामधील पुढील सुधारीत परवानगीपूर्वी मौजे ढोकाळी येथील सर्व्हे नं. १०/१/अ/१/अ, १०/१/अ/१/२, १०/०१/अ/२, १०/१/अ/३, १०/१/अ/४, १०/०१/अ/५, मौजे कोलशेत येथील सर्व्हे क्र.५५/५ (पै.), ४९/१/क, ५०/१२ब/२, ५१/१ब, ६०/८ब, ६०/९ब, ६०/१०अ, २७४/१ तसेच मौजे बाळकुम येथील सर्व्हे क्र. ५९/१ या भूखंडाचे अधिकार अभिलेखानुसारचे हद्दकायम मोजणी नकाशे सादर करणे बंधनकारक राहील.

८) उपभूखंड ए व सी वरील प्रस्तावित इमारतींमधील व्हेंटीलेशन शाफ्टसाठी राष्ट्रीय भवन संहितेमधील मानकांनुसार Mechanical Ventilation पुरविणे बंधनकारक राहील.

९) उपभूखंड ए वरील टॉवर ५ व टॉवर ६ तसेच उपभूखंड सी वरील वाणिज्य इमारत क्र. २ च्या बांधकामामध्ये बाधीत होणारे वृक्ष तोडणे / छाटण्यासाठी वृक्ष प्राधिकरण विभागाकडील पूर्व मान्यता/नाहरकत दाखला प्राप्त करणे बंधनकारक राहील.

१०) प्लॉट बी२ वरील इमारत क्र. टॉवर२ च्या वापर परवान्यापूर्वी Ancillary FSI व Additional FSI च्या उर्वरीत रक्कमेचा भरणा हा ८.५% प्रती वर्षी व प्लॉट सी वरील इमारत क्र. W ४७ च्या वापर परवानापुर्वी Ancillary FSI च्या उर्वरीत रक्कमेचा भरणा हा ८.५% प्रती वर्षी व्याजासह भरणा करणे आवश्यक राहील.

११) भूखंडमालक / विकासक यांनी वेळोवेळी सादर केलेली हमीपत्रे बंधनकारक राहतील.

12) This permission is being issued as per the provisions of UDCPR-2020. If any permission is required to be obtained from any department of the state or Central Govt. under the provisions of any other laws / rules, it shall be binding on the Owner / Developer to obtained such permission from the concerned authority. If any discrepancy is found than the said permission shall be cancelled.

13) Information Board to be displayed at site till Occupation Certificate.
14) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
15) Provision for recycling of Grey 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.
16) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
17) Developer/Owner shall remain responsible for any disputes regarding Ownership and boundary of plot, approach road & Court Matter. Thane Municipal Corporation will not be responsible for the same.
18) Final NOC from Fire dept shall be submitted before O.C.
19) It shall be binding on the developer to installed & activate the Solar Water Heating System before applying for Occupation Certificate.
20) It shall be binding on the developer to make provision for Rain Water Harvesting System before applying for Occupation Certificate applying for Occupation Certificate
21) It shall be binding on the developer to submit final CFO NOC as per sanctioned plan before applying for Occupation Certificate

सावधान

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो"

Office No.
Office Stamp
Date

Yours Faithfully

14/07/2023
(Sunil Patil)
Executive Engineer
Town Development Department
Thane Municipal Corporation, Thane.

THANE MUNICIPAL CORPORATION OF THE CITY OF THANE

the city of, Thane.