

## Annexure B

Certificate No. 3826



### THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION / COMMENCEMENT CERTIFICATE

Resi. Plot A - Wing A,B & C :- Gr + 1st to 20th upper floor

Wing D,E,F,G,H, J & K :- Gr + 1st upper floor

Retail Wing :- Basement + Gr + 1st upper floor

Parking Wing :- Two Basement + Gr + 1st to 4th Podium upper floor

Resi. Plot -D - Wing A :- Basement + Gr + 1st to 21st +22nd (pt.) upper floor

(With Layout approval & Plot sub - division)

V. P. No. S04/0016/09 TMC / TDD 2637/18 Date : 22/05/2018

To, Shri / Smt. M/s Spaceage Consultants (Architect)

B/१०६, Natraj Bldg. Mulund- Goregaon Link Rd.

Shri M/s Raymond Ltd. (Owners)

With reference to your application No. 10289 dated 23/11/2017 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 Panchpakhadi Sector No. 4 Situated at Road/Street Pokhran Road No.1 S. No./C.S.T. No./F. P. No. on back side

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.
- ५) जागेच्या मालकीबाबत कोणतीही तक्रार प्राप्त झाल्यास त्यास ठा.म.पा. जबाबदार राहणार नाही. त्याचे निराकरण करण्याची सर्वस्वी जबाबदारी मालक / विकासक यांची राहिल.
- ६) श्री. जवानमल कस्तुरचंद यांचे जमिनीबाबत (स. क्र. १३८/४ पै, १३८/७पै, १३८/९पै) दिलेले दि. १३.०७.२०१७ रोजीचे हमीपत्र भूखंडधारक / विकासक यांचेवर बंधनकारक राहिल.

PTO

**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.

- ७) स. क्र. १३४ (श्री. बाबाजी गंगाजी तावडे भूखंडधारक) संदर्भात दिलेले दि. १३.७.२०१७ रोजीचे हमीपत्र भूखंडधारक / विकासक यांचेवर बंधनकारक राहिल.
- ८) बगीचा आरक्षण क्षेत्राचा ठाणे महानगरपालीकेच्या नावे करण्याचा नोंदणीकृत करारनामा सी.एन.पुर्वी सादर करणे व ज्योत्यापुर्वी सादरचे क्षेत्र हे ठा.म.पा च्या नावे करण्यात आलेले ७/१२ सादर करणे आवश्यक.
- ९) पोखरण रस्ता क्र. १ मध्ये बाधित होणाऱ्या जमिनी स. क्र. १३९/४पै व स. क्र. १३७/२ पै तसेच ४०.०० मी. रुंद विकास योजनेमधील स. क्र. १२६ ब१/२, १२६ब१/३, १२६ब१/४ या भूखंडाच्या क्षेत्राचा भुनिर्देशांकाकरिता वापर करताना सादर क्षेत्र ठामपा चे नावे करणे आवश्यक राहिल.
- १०) प्रस्तावित ३० मी व १८.०० मी रस्त्याखालील क्षेत्राचा ७/१२ उतारा ज्योत्यापुर्वी ठा.म.पा चे नावे सादर करणे आवश्यक.
- ११) विकास आराखड्यामधील आरक्षित भूखंडापैकी काही भूखंड अरितत्वातील बांधकामानी व्याप्त आहे. सबब सादर आरक्षित जमिनीचा ताबा ठा.म.पा.स देणेपूर्वी सादरची बांधकामे कंपनीच्या खर्चाने हटविणे आवश्यक राहिल.
- १२) सी.एन.पुर्वी पाणी पुरवठा विभागाचे नाहरकत प्रमाणपत्र सादर करणे आवश्यक.
- १३) प्रस्तावीत भूखंडाअंतर्गत असलेल्या इमारतीकरीता एस.टी.पी.करीता सर्व्हिस कन्सल्टलस यांचा अहवाल सी.एन.पुर्वी सादर करणे आवश्यक.
- १४) प्रस्तावीत भूखंडाअंतर्गत असलेल्या इमारतीकरीता स्टॉर्म वॉटर ड्रेनकरीता सर्व्हिस कन्सल्टलस यांचा अहवाल सी.एन.पुर्वी सादर करणे आवश्यक.
- १५) सी.एन.पुर्वी अग्निशमन विभागाचा नाहरकत दाखला सादर करणे आवश्यक.
- १६) इमारतीचे काम चालु झाल्यावर १० कामगार स्त्रियांपेक्षा जास्त कामगार स्त्रिया काम करत असतील तर पाळणाघराची व्यवस्था करण्याची जबाबदारी विकासक यांची राहिल याबाबतचे हमीपत्र सादर करणे आवश्यक.
- १७) सी.एन.पुर्वी प्रस्तावित इमारतीनी बाधित होणारे वृक्ष स्थलांतरीत करणे अथवा तोडणे याकरीता वृक्ष विभागाकडील नाहरकत दाखला सादर करणे आवश्यक राहिल.
- १८) सी.एन.पुर्वी पर्यावरण विभागाकडील नाहरकत दाखला सादर करणे आवश्यक.
- १९) सी.एन. पुर्वी मोकळ्या जागेचा कर भरणे आवश्यक.
- २०) सी.एन. पुर्वी प्रस्तावातील भूखंडाच्या दर्शनी बाजुस नियमानुसार सविस्तर माहिती फलक लावणे आवश्यक.
- २१) नियोजित इमारतीची संरचना IS Code १८९३ व ४३२६ मधील तरतुदीनुसार करणे आवश्यक व तसे प्रमाणपत्र सादर करणे आवश्यक.
- २२) ज्योत्यापुर्वी R.C.C. तज्ञाचे Certificate सादर करणे आवश्यक.
- २३) भूखंडाच्या हद्दीबाबत व मालकी बाबत काही वाद निर्माण झाल्यास त्याची संपुर्ण जबाबदारी भूखंडमालक/ विकासक यांची राहिल.
- २४) धार्मिक स्थळांची पुर्नस्थापना आवश्यकतेनुसार करण्याची जबाबदारी विकासक यांची राहिल.
- २५) वापर परवान्यापुर्वी वृक्ष, पाणी व ड्रेनेज विभागाकडील नाहरकत प्रमाणपत्र सादर करणे आवश्यक.
- २६) वापर परवान्यापुर्वी महाराष्ट्र राज्य विद्युत महामंडळाची परवानगी सादर करणे आवश्यक.
- २७) बांधकामासाठी ठामपातर्फे पाणी पुरवठा करण्यात येणार नाही. फक्त पिण्याचे पाणी उपलब्धतेनुसार पुरविण्यात येईल.
- २८) वापर परवान्यापुर्वी R.G. विकसित करणे आवश्यक.
- २९) वापर परवान्यापुर्वी उद्वाहन यंत्राबाबत परवाना व अनुज्ञप्ती प्रमाणपत्रे सादर करणे आवश्यक.
- ३०) वापर परवान्यापुर्वी मुख्य अग्निशमन अधिकारी यांचा अंतिम नाहरकत दाखला सादर करणे आवश्यक.
- ३१) इमारतीच्या वापर परवान्यापुर्वी solid waste management बाबत तरतुद करून त्याचा अवलंब करण्याची जबाबदारी विकासक यांची राहिल.



- ३२) प्रथम वापर परवान्यापूर्वी प्रस्तावित भूखंडाची महाराष्ट्र जमिन महसुल संहिता (सुधारणा ) अध्यादेश, २०१७ (दि.५/०९/२०१७) च्या अनुषंगाने मा. जिल्हाधिकारा, ठाणे यांनी दि.१६/०३/२०१७ रोजीच्या परिपत्रकानुसार शासनास दिलेली सनद सादर करणे आवश्यक आहे.
- ३३) वापर परवान्यापूर्वी सर्व्हिस कन्सल्टलस यांचा अहवाल एस.टी.पी.करीता चा नाहरकत दाखला सादर करणे आवश्यक.
- ३४) प्रस्तावीत भूखंडाअंतर्गत असलेल्या इमारतीकरीता स्टॉर्म वॉटर ड्रेनकरीता सर्व्हिस कन्सल्टलस यांचा अहवाल वापर परवान्यापूर्वी सादर करणे आवश्यक.
- ३५) वापर परवान्यापूर्वी R.C.C. तज्ञाचे Stability Certificate सादर करणे आवश्यक.
- ३६) वापर परवान्यापूर्वी पाणी गरम करणे करीता सौर उर्जेवरील यंत्रणा बसविणे आवश्यक.
- ३७) वापर परवान्यापूर्वी जलसंचय व जलसंधारण यंत्रणा बसविणे आवश्यक.
- ३८) Inclusive housing ला वापर परवाना दिल्याशिवाय रहिवास विभागातील उर्वरीतविकास कामास वापर परवाना देण्यात येऊ नये.
- ३९) वापर परवान्यापूर्वी सी.सी.टी.व्ही. यंत्रणा बसविणे विकासक यांना अनिवार्य आहे.
- ४०) शासनाकडील आदेश क्र.ना.ज.क.धा.२०१७/१४०/प्र.क्र.३३/ना.ज.क.धा.-२ नगर विकास विभाग यांचेकडील आदेशातील अटी बंधनकारक राहतील.
- ४१) दाखल प्रस्तावासंबंधीत दाखल जनहित याचिकांचे होणारे अंतिम आदेशांचे पालन करण्याची जबाबदारी विकासक यांची राहिल.

सर्व्हे नं. ६२ ब/४ ,सर्व्हे नं. ६२ ब/५,सर्व्हे नं. ६२ ब/६ ,सर्व्हे नं. ६२ ब/२ , सर्व्हे नं. ६४ ब/२ , सर्व्हे नं. ६४ ब /३, सर्व्हे नं. ६४ ब /४ , सर्व्हे नं. ६५ , सर्व्हे नं. ६६ , सर्व्हे नं. ११८ /१ , सर्व्हे नं. ११८/२ , ११९/अ १ पै, ११९/अ-२,सर्व्हे नं. ११९ ब , १२०/१ पै, १२०/१ पै,, सर्व्हे नं. १२२ , सर्व्हे नं. १२६ब/१ , सर्व्हे नं. १२६ ब/२, सर्व्हे नं. १२६ ब/३, सर्व्हे नं. १२६ ब/४, सर्व्हे नं. १२७, सर्व्हे नं. १२८ब, सर्व्हे नं. १२९/१, सर्व्हे नं. १२९/३, सर्व्हे नं. १३० ब , सर्व्हे नं. १३१/अ पै, १३१/अ पै, १३१/ब, सर्व्हे नं. १३२ (पै.), सर्व्हे नं. १३२ (पै.) सर्व्हे नं. १३३अ , सर्व्हे नं. १३३ ब , सर्व्हे नं. १३५ अ, हि. नं. ३,४ , ६ , ११ ते १४, १७ , १८,२४, २५ व २७ ते ३० , सर्व्हे नं. १३७, हि. नं. १, २ व ४, ६ व ७ , सर्व्हे नं. १३८, हि. नं. १/अ ,१/ब , २ ते १२ आणि १४, सर्व्हे नं. १३९, हि. नं. १ अ,ब,क, सर्व्हे नं. १३९/२ पै , १३९/२ पै ,१३९/३, १३९/४ पै, सर्व्हे नं. १४० ब /१, सर्व्हे नं. १४० ब/२ सेक्टर ४,



Yours faithfully,

Executive Engineer  
Town Development Department  
Municipal Corporation  
of the City of Thane

**सावधान**

Office No. नकाशा नुसार बांधकाम व करणे तसेच  
विकास नियंत्रण नियमावलीनुसार आवश्यक त्या  
Office Stamp परवान्याचे घेता बांधकाम वापर करणे, महाराष्ट्र  
राज्य शासक व नगर रचना अधिनियमाचे कलम ५२  
Date अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत  
जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो.  
Issued

# ANNEXURE - B1



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

VP No : **S04/0161/19**  
Revised

No : **TMC/TDD/3668/21**

Date : **14/8/2021**

### Building Details

Building Name	: C (RAYMOND)	Building Use	: Resi_Commercial
Name of PWork	: C-1 (RAYMOND)		
Floor Name	: GROUND FLOOR, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 FLOORS		
Building Name	: E (RAYMOND)	Building Use	: Resi_Commercial
Name of PWork	: E-1 (RAYMOND)		
Floor Name	: GROUND FLOOR, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 FLOORS		
Building Name	: D (RAYMOND)	Building Use	: Resi_Commercial
Name of PWork	: D-1 (RAYMOND)		
Floor Name	: GROUND FLOOR, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 FLOORS		
Building Name	: K (RAYMOND)	Building Use	: Resi_Commercial
Name of PWork	: K-1 (RAYMOND)		
Floor Name	: GROUND FLOOR, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 FLOORS		
Building Name	: G (RAYMOND)	Building Use	: Resi_Commercial
Name of PWork	: G-1 (RAYMOND)		
Floor Name	: GROUND FLOOR		
Building Name	: F (RAYMOND)	Building Use	: Resi_Commercial
Name of PWork	: F-1 (RAYMOND)		
Floor Name	: GROUND FLOOR		
Building Name	: PARKING BUILDING (RAYMOND)	Building Use	: Resi_Commercial
Name of PWork	: PARKING BUILDING-1 (RAYMOND)		
Floor Name	: LOWER B, UPPER B, GROUND FLOOR, 1, 2, 3, 4, 5, 6, 7, 8, 9 FLOORS		
Building Name	: 1 (CLUB HOUSE)	Building Use	: Resi_Commercial
Name of PWork	: 1-1 (CLUB HOUSE)		
Floor Name	: GROUND FLOOR, FIRST FLOOR		
Building Name	: RETAIL (RAYMOND)	Building Use	: Resi_Commercial
Name of PWork	: RETAIL-1 (RAYMOND)		
Floor Name	: BASEMENT , GROUND FLOOR		
Building Name	: A (RAYMOND)	Building Use	: Resi_Commercial
Name of PWork	: A-1 (RAYMOND)		
Floor Name	: GROUND FLOOR, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 FLOORS		
Building Name	: B (RAYMOND)	Building Use	: Resi_Commercial
Name of PWork	: B-1 (RAYMOND)		
Floor Name	: GROUND FLOOR, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, .33, 34, 35, 36, 37, 38, 39, 40, 41, 42 FLOORS		
Building Name	: H (RAYMOND)	Building Use	: Resi_Commercial
Name of PWork	: H-1 (RAYMOND)		
Floor Name	: GROUND FLOOR, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 FLOORS		
Building Name	: J (RAYMOND)	Building Use	: Resi_Commercial
Name of PWork	: J-1 (RAYMOND)		
Floor Name	: GROUND FLOOR, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 FLOORS		

To,

**Shashikant L. Jadhav ( Lic. No.802 )**

**(Architect)**

**RAYMOND LTD, raymond ltd, raymond ltd, raymond ltd,  
raymond ltd, raymond ltd, raymond ltd, raymond ltd,  
raymond ltd, raymond ltd**

**(Owner)**

**(Power of Attorney Holder)**

Sir,

**With reference to your application No. S04/0161/19 dated 5/6/2021 and development Permission No. TMC/TDD/3668/21 dated 14/8/2021 grant of development Permission / Commencement 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 Sector: Sector 4, Village :- panchpakhadi, Survey No / H No. :- 122,126/B/1,126/B/2,126/B/3, 127, 128/B, 129/1, 129/3, the development Permission / Commencement 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) Regularization for waste water Treatment & Recycling as per Govt. Resolution dated 15<sup>th</sup> Jan 2016 is applicable & to be complied prior to applying for Occupation Certificate where STP is mandatory.
- 24) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 25) Design & drawings from Service consultant for storm water drainage should be submitted before Commencement Certificate and completion certificate before applying for occupation certificate.
- 26) If the no of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their Children,
- 27) Boundary wall should be constructed before Plinth Certificate.
- 28) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 29) Letter box should be installed on Ground floor for all flats before Occupation Certificate.

- 30) Sanad from Collector Office should be submitted before applying Occupation Certificate.
- 31) If any permissions/NOCs from other Government department should be obtained by Applicant, if applicable.
- 32) 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.

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

**Conditions**

- 1 All the conditions mentioned in Amended Permission/C.C. No.TMC/TDD/ 3341/20 dtd.20.01.2020shall be binding upon the developer.
- 2 All the conditions mentioned in Amended Permission/C.C. No.TMC/TDD/ 3508/20 dtd.11.11.2020 shall be binding upon the developer.
- 3 All the conditions mentioned in Plinth Certificate No.TMC/TDD/ PCC/1250/20 dtd.07.07.2020 shall be binding upon the developer.
- 4 All the conditions mentioned in Plinth Certificate No.TMC/TDD/ PCC/1251/20 dtd.07.07.2020 shall be binding upon the developer.
- 5 All the conditions mentioned in Plinth Certificate No.TMC/TDD/ PCC/1284/20 dtd.16.10.2020 shall be binding upon the developer.
- 6 All the conditions mentioned in Plinth Certificate No.TMC/TDD/ PCC/1330/21 dtd.20.04.2021 shall be binding upon the developer.

Office No.....

Office Stamp.....

Date :- 14/8/2021

Document certified by Shalendra P Bendale  
<shalendrabendale@gmail.com>  
Name : Shalendra P Bendale  
Designation : EE  
Date : 14-Aug-2021 17:05:12  
Organization : Government of Maharashtra  
Certificate No : MCE/2021/0512E  
Permissions

**Thane Municipal Corporation.**

# ANNEXURE - B2

Plot A.



Certificate No. 4676

## THANE MUNICIPAL CORPORATION, THANE

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

इमारत : विंग - E : वरील २२ ते ४२ मजले  
विंग - F & G : तळ + १ मजला  
विंग - H : तळ + १ ते ४२ मजले  
Retail Wing : बेसमेट + तळ + १ मजला  
Parking wing : २ बेसमेट + तळ + १ ते ९ पार्किंग मजले.

V. P. No. S०४/०१६१/१९ TMC / TDD ३७४०/२१ Date : १३/११/२०२१  
To, Shri / Smt. M/s. Spaceage Consultants (Architect)  
M/s. Raymond Ltd. (Owner)  
Shri M/s. Raymond Ltd. through it's authorized singnatory Prashant Rathod (विकासक) (Owners)

With reference to your application No. ६६९० dated २२/१०/२०२१ 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. \_\_\_\_\_ in village Panchpakhadi Sector No. IV Situated at Road/Street \_\_\_\_\_ S. No. / C.S.T. No. / F. P. No. १२२, १२६/ब/१, १२६/ब/२, १२६/ब/३, १२७, १२८/ब, १२९/१, १२९/३

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.

8781

9. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
10. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
11. 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.
12. 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).
13. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
14. 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.
15. N.O.C. from water dept., drainage dept. and tree dept. should be submitted before O.C.
16. 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.
17. CCTV System shall be installed before applying for occupation certificates.
18. Rain water harvesting system should be installed before applying for occupation certificates.
19. Solar Water heating system should be installed before applying for occupation certificates.
20. Condition mentioned in Permission C.C.TMC/TDD/1827/16 dated 04/06/2016 will be binding on the developer.
21. Condition mentioned in Amended Permission C.C.TMC/TDD/3668/21, dated 14/08/2021 will be binding on the developer.
22. Separate 7/12 extract of area under R.G. Reservation in the name of TMC shall be submitted within a period of next 3 months from the date of issuance of amended approval.
23. Latest 7/12 extract for S.No.126B/2 shall be submitted within a period of next 3 months or before any next Permission/C.C.
24. Interest on Installments given shall be applicable as per provisions mentioned in Regulation no.2.2.14(i) option 2 of UDCPR-2020.
25. Undertaking dated 08/11/2021 submitted by the Developer shall be binding on them

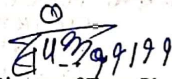
### सावधान

"संज्ञर नकाशानुसार बांधकाम न करणे तसेच विकसन निबंधन नियमवलीनुसार आवश्यक त्या परवानगांना न घेता बांधकाम बापर करणे, महाराष्ट्र प्रादेशिक व शहर संपत्ती अधिनियमाचे कलम ५२ अनुसार मुद्रा आढे. त्यासाठी जास्तीत जास्त रकमेचे वर ५०००/- देड होऊ शकतो"

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_



Your's faithfully,

  
Assistant Director of Town Planning,  
Town Development Department,  
Municipal Corporation of  
The City of Thane.