

No. 3970

THANE MUNICIPAL CORPORATION, THANE.
(Regulation No. 3 & 24)
SANCTION OF DEVELOPMENT
AMENDED PERMISSION/ COMMENCEMENT CERTIFICATE
Building No. "P1" & "P2" 6TH + 22ND
Building No. "S" ST + 19

V. P. NO. 2003/27 TMC/ TDD/ 92 Date 16/08/08.

To,
Shri Jitendra Mukadam _____ (Architect)
M/s. Shree Viraj Enterprises POA of M/s. Unnathi Enterprises _____ (Owner)
Sir,

With reference to your application No. 484 dated 02/04/2008 for development permission/ grant of commencement certificate under section 46 & 69 of the Maharashtra Regional and town Planning Act, 1966 to carry out development work and/or to erect building No. as above in village Majiwade Section No. IV Ward No. situated at Road Pokharan Road No. 2, S. No. 189/1/1(Pt), 190(pt), 191 192/1(Pt), 193/1, 194/2, 194/4, 202/1, 202/5, 202/6 the development permission / the commencement certificate is granted subject to the following condition.

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 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.
५. अतिरिक्त आर.जी. खालील क्षेत्र ६५४.२५ चौ.मी. ठाणे महानगरपालिकेच्या ताब्यात विनामूल्य देणे बंधनकारक आहे. इमारत क्र. S च्या जोला प्रमाणपत्रापूर्वी सटर क्षेत्र ७/१२ उतान्यावर ठाणे महानगरपालिकेच्या नावे केल्याचे ७/१२ उतारे दाखल करणे आवश्यक आहे.
६. कामगारांची देणी, बँकेची देणी अथवा इतर आर्थिक बाबी विवयाची पूर्तता करण्याची जबाबदारी (मुंबई डी. आर. टी. यानी दिलेला आदेश व बँक ऑफ बरोडा यानी दाखल केलेल्या अर्जापुरसार) विकासकर्ते यांची राहतील. तसेच बँक व में उन्नती एंटरप्रायझेस यांचेतील आर्थिक व्यवहाराबाबत विकासकर्ते जबाबदार राहतील.
७. वृक्ष, पाणी, ड्रेनेज विभागाचे नहरकत दाखले वापरपरवान्यापूर्वी दाखल करणे आवश्यक.
८. वापरपरवान्यापूर्वी आर. जी विकसित करणे आवश्यक आहे.
९. नियोजित इमारतीची संरचना हे भूकंपप्रवण विरोधी स्तरावरील शक्तीनुसार व आय. एस् कोड नं. १८९३ व ४३२६ च्या तरतुदीप्रमाणे करणे आवश्यक आहे. जोत्याचे व वापरपरवान्याच्या वेळीस आर. सी. सी. तज्ञांचे मजबूतीकरणबाबतचे प्रमाणपत्र दाखल करणे आवश्यक आहे.
१०. बांधकामास ठाणे महानगरपालिका पाणी पुरवठा करणार नाही. फक्त पिण्यासाठी उपलब्धतेनुसार पाणीपुरवठा करण्यात येईल.
११. नियमानुसार शुल्कांचा वेळोवेळी भरणा करणे आवश्यक आहे.
१२. वापर परवान्यापूर्वी रेन वॉटर हार्जेस्टींगची तरतूद करणे आवश्यक.
१३. वापर परवान्यापूर्वी सौर उर्जेद्वारे पाणी गरम करण्याची यंत्रणा बसविणे आवश्यक.

For Shree Viraj Enterprises

Partner

१४. पर्यावरण व वनविभागाकडील नाहरकत दाखल्यातील सर्व अटी विकासक यांच्यावर बंधनकारक राहतील.
तसेच त्यासंदर्भात विकासक यांनी सादर केलेले हवीपत्र त्यांच्यावर बंधनकारक राहिल.

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

Office No. _____
Office Stamp. _____
Date: _____
Issued by: _____



Yours faithfully,

[Signature]
Executive Engineer
Town Development Department
Thane Municipal Corporation,
The city of Thane.

Copy To:

- 1) Dy. Municipal Commissioner - Zone
- 2) E. E. (Encroachment)
- 3) Competent Authority (U. L. C.) for sec. 20, 21 & 22
- 4) TILR for necessary correction in record of Land is affected by Road Widening / Reservation.

For Shree Viraj Enterprises

Partner



Certificate No. 2855

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT

Amended PERMISSION / COMMENCEMENT CERTIFICATE

Bldg. No. S- (20th to 26th floor)

Utilized By Additional Premium FSI

New V.P. No. S04/0089/16

Old P. No. 2003/27

TMC/TDD/1814/16

Date: 20/5/2016

To, Shri / Smt. Jitendra Mukadam (Architect)

Shri Shri. Rajan Bandelkar Partner (Owners)
Of M/s Shree Viraj Enterprises (P.O.A.H)

With reference to your application No. 16519 dated 29/02/2016 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. As Above in village Majiwade Sector No. IV Situated at Road / Street Prabhakar Kunte Marg S.No. / G.S.T.No. / T.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 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) All other relevant conditions mentioned in earlier Permission shall remain binding.
- 6) CCTV to be installed before applying for Occupation certificate.
- 7) Affidavit Regarding female labours works and temporary structure dated 25/04/2016 binding up on the developer.
- 8) Consent to operate shall be submitted before 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**

Yours faithfully,

Office No. _____
Office Stamp _____
Date _____
Issued _____

Municipal Corporation of
the city of Thane.

For Shree Viraj Enterprises

[Signature]
Partner

9) Lift Certificate by concern dept. to be obtained prior to O.C.

10) Separate 7/12 extracts of amenity, RG, School Reservation to be submitted prior to Occupation Certificate.

सूचना

"अनुसूचित नगरपालिकेनुसार बांधकाम न करणे लगेच
विकासा निदेशक निदेशावलीनुसार आवश्यक त्या
परवानगी न घेता बांधकाम बांधणे, महाराष्ट्र
प्रादेशिक व मगर स्थान अधिनियमाचे कलम ५३
अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत
जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो".

**WARNING:- PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION
OF THE APPROVED PLANS AMOUNTS TO CONGNASIBLE
PFFENCE PUNISHABLE UNDER THE MAHARASHTRA
REGIONAL AND TOWN PLANNING ACT 1966**

Office No. _____

Office Stamp _____

Date _____

Issued _____



Your's faithfully,

[Handwritten Signature]
18/11

Town Development & Planning Officer
Town Development Department
Municipal Corporation of
The City of Thane.

For Shree Viraj Enterprises

Partner