



Certificate No. 4763

THANE MUNICIPAL CORPORATION, THANE

Regular
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION/ COMMENCEMENT CERTIFICATE

Proposed Building -1: Wing A & B (St + 1st to 29th floor) & Building-2: Wing C & D (Gr + 1st to 8th (Pt) floor)

V. P. No. S11/0247/21 TMC / TDD 4056/22 Date : 23-05-2022
To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAKAAR)
Shri M/s. Haware Properties LLP. (Owners)

With reference to your application No. 9218 dated 10/12/2021 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 above in village Sheel Sector No. XI Situated at Road / Street 60.00 M. wide D.P. Road S. No. / C.S.T. No. / F.P. No. S.No. 83/1, 84/2, 85/1A, 85/2A, 85/2B

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) Authority will not supply water for construction (Optional)
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) 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. Transfer Deed and Possession Receipt shall be submitted before commencement 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.

- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer
- 10) 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 certificated (Optional)
- 11) Lift Certificate from PWD Should be submitted before Occupation Certificated, if applicable
- 12) 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.
- 13) NOC from Water Department, Drainage Department and Garden Department should be submitted before Occupation Certificate.3
- 14) Affidavit dated regarding 50% concession in payment of premium FSI charges shall be binding upon Developer.
- 15) Remarks from Cluster Department shall be submitted before applying for C.C.
- 16) Compound wall on Common Plot boundary of S. No. 85/1 and adjoining plot of S. No. 86 should be constructed before commencement certificate.
- 17) Environmental Clearance Certificate should be submitted before applying for Commencement Certificate of area above 20000.00 Sq.M.
- 18) CFO NOC should be submitted before commencement certificate.
- 19) Latest TILR map should be submitted as per 7/12 & 60.00 M. D.P.Road before Commencement 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.

सावधान

"मजूर नकाशासुमार बांधकाम न करणें तसेच विकास Office Stamp लाविलेले आवश्यक त्या परवानग्या न घेता हंथक्रम वापर करणें, महाराष्ट्र प्रादेशिक व नगर स्थान अधिनियमाचे कलम ५२ अनुसार देअडपात्र मुक्त आहे. त्यासाठी जास्तीत जास्त ३ वर्षे वेळ व रु. ५०००/- दंड होऊ शकतो "

Date: _____
Issued by: _____



[Handwritten Signature]
23/05/2022

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.