



Certificate No. 5527

THANE MUNICIPAL CORPORATION, THANE

Regulation No. 2-6-82-7
(Registration No. 3 & 24)

**AMENDED PERMISSION/ SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE**

**For Data Centre Bldg. - Gr. + 1st to 5th Floor + 6th Lower Roof Floor Only
GIS Sub-Station Bldg. - Gr. + 1st & 2nd Floor Only**

V. P. No. **Proposal Code -TMCB-23-48881 TMC / TDD/40** Date: **04/03/2024**
To, Shri / Smt. **M/s.Ambiaance Design Pvt. Ltd. (Architect) Mr. Makarand Toraskar**
702/A,B,C, WIFI Park IT Premises Co-Op. Soc. Ltd. Wagle Ind. Estate, Thane-(W)
Shri **Digital Edge DC (India) Pvt. Ltd.** (Owners)

With reference to your application No. 7778 dated 06/12/2023 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. As Above in village Kalwa Sector No. 8 Situated at Road/Street 30.00 M.W. D.P. Rd. S. No./C.S.T. No./F. P. No. C.T.S. No. 1996/B of Vil. **Kalwa, Thane Belapur Road, Thane.**

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 Regulation. Any other statutory Permissions, as required from State and Central Govt. Departments undertaking 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 & prevailing policies.
- 8) Thane Municipal Corporation shall not supply water for construction.
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach Road.
- 10) Solar Water Heating System should be installed before applying for Occupation Certificate.
- 11) C.C. Tv System shall be installed before applying for 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.

क.मा.प.

- 12) Rain Water Harvesting System should be installed before applying for Occupation Certificate.
- 13) Information board to be displayed at site till Occupation Certificate.
- 14) Record of Rights of road area to be handed over to the Corporation should be transferred on TMC name within 6 months.
- 15) The proposed Building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 and certificate of structural stability should be submitted at the stage of Plinth and Occupation Certificate.
- 16) It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 17) Design drawings from Service consultant for storm water drainage & completion certificate must be submitted before applying for Occupation Certificate.
- 18) Boundary wall should be constructed before Plinth Certificate.
- 19) Tree, Water & Drainage NOC must be submitted before Occupation Certificate.
- 20) Lift Certificate from PWD should be submitted before Occupation Certificate.
- 21) Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
- 22) 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.
- 23) Directive given by Maharashtra Pollution Control Board & State / Central Gov. about Construction of building for prevention of pollution will be binding on Developer.
- 24) All the conditions mentioned in all previous approvals are binding on Owner / Developers.
- 25) प्रस्तावामध्ये समाविष्ट जमिन वर्ग -1 भूधारणा पध्दतीचा असल्याने जमिनीबाबत वापरपरवान्यापूर्वी रुपांतरित कर व अकृषिक कर भरणा करणे इ. कार्यवाही करणे आवश्यक राहिल.
- 26) प्रस्तावित आर.जी. आरक्षण क्र. 15 चे प्रस्तावांतर्गत बाधीत क्षेत्र परवानगी/सीसी अदा केल्यानंतर 6 महिन्यांचे आत महापालिकेच्या नावे केलेबाबतचे मालमत्ता पत्रक सादर करणे आवश्यक.
- 27) जोत्याची सुचना देणेपूर्वी कंपनीच्या नावामधील बदलाची नोंद केलेला सुधारीत मालमत्ता पत्रक सादर करणे आवश्यक राहिल..
- 28) 30.00 मी. रूंद डी.पी. रस्ता विकसित होईपर्यंत विकासक कंपनीस आर.जी. आरक्षण क्र. 15 करीता मोकळ्या जागेमधून प्रवेशमार्ग उपलब्ध करून देणे बंधनकारक राहिल.
- 29) प्रकल्पात निर्माण होणा-या C&D Waste चे व्यवस्थापनाकरिता सदर C&D Waste ठाणे महानगरपालिकेच्या C&D Waste व्यवस्थापन प्रकल्पामध्ये नियमितपणे जमा करणे आवश्यक असून, त्याचे चलन सादर करणे बंधनकारक राहिल.

सावधान

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

परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम 49 धनुसार दखलनाम गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व ₹ ५०००/- दंड होऊ शकतो

Yours faithfully

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



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

Copy to :-

- 1) Dy. Municipal Commissioner – Zone.
- 2) E.E. (Encroachment)
- 3) Competent Authority (U.L.C)
- 4) T.I.L.R. For necessary correction in record of Land is affected by Road, Widening/reservation.