

Unit Details

Tower	Tower 5	Carpet Area Rera (In Sq.mtr.)	37.17
Unit	3903	Exclusive Area (In Sq.mtr.)	3.72
Floor	39	Total Area (In Sq.mtr.)	40.89
Typology	18HK Onyx		
Carpark	Size	Floor & Level	
GASC7ACD0119	2.5 x 5	12th Floor : 7A	

Sale Consideration

Description	Amount (INR)
Flat/Unit Cost	81,71,965
Sale Consideration (A)	81,71,965

Payment Plan

Milestone	%	Instalment Amount (INR) payable to GPDL	GST (INR)	Total	TDS (1% of Instalment Amount) Payable	Total Instalment payable
Application Money		4,76,190	23,810	5,00,000	4,762	4,95,238
Allotment Money Within 10 days from Booking Date (Bal to complete 10%)	10.00%	3,41,006	17,050.30	3,58,056	3,410	3,54,646
Stamp Duty & Registration within 30 days from Completion of Booking Amount						
Within 60 days of booking	10.00%	8,17,196	40,860	8,58,056	8,172	8,49,884
On Commencement of Plinth or 14-Sept-2024 whichever is later	24.00%	19,61,272	98,064	20,59,335	19,613	20,39,722
On Completion of 1st Floor Slab	8.50%	6,94,617	34,731	7,29,348	6,946	7,22,402
On Completion of 10th Floor Slab	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On Completion of 20th Floor Slab	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On Completion of 30th Floor Slab	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On completion of RCC Terrace	2.50%	2,04,299	10,215	2,14,514	2,043	2,12,471
On completion of the walls, internal plaster, floorings of the said Apartment	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On completion of the staircases and lift wells	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On completion of Elevation and external plumbing of said apartment	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On completion of water Pumps and Electrical Fittings of said apartment	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On Application of Occupancy Certificate	5.00%	4,08,598	20,430	4,29,028	4,086	4,24,942
On Intimation of Possession	5.00%	6,94,682	33,817	7,48,499	6,947	7,41,552
Total		84,58,048	4,41,985	89,00,034	84,580	88,15,453

Estimated Other Charges

Description	Amount (INR)
Water	5,000
Electricity	35,000
Gas Connection	35,000
Legal charges	15,000
Maintenance for 1 yr.	47,520
Infrastructure Charges	47,964
Corpus fund	1,00,000
Share money	600
Estimated other charges (B)	2,86,084

Government Levies

Description	Amount (INR)
Stamp Duty	
Registration Charges	
Goods and Service Tax (GST)	4,41,985
Total Govt. Levies Incl. GST (C)	4,41,985

Total Sale Price including Government Levies (A+B+C) **89,00,034**

Terms & Conditions

- Total Area [In Sq.mtr.] in which the said plot is located ** As per RERA
- All figures are rounded to the nearest decimal
 - 1 square meter = 10.764 sq. ft. Note : Payment thru GPL Pay is applicable for only Token Amount
 - Stamp duty, registration charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. Any Additional Levy such as CIDCO Transfer Charges, LBT / FDC / IDC / LUC/property Tax/MDC (Metro Development Charges), other development charges, and / or any other levies / taxes / duties / cesses levied currently and / or in future by the authorities, then the same shall be borne by the Applicant(s)
 - As per the extant regulations (which may change as per the govt. regulation), the GST (goods and service tax) payable on the following components are as under-

Particulars of the Components	GST Rate
Flat Consideration	5%
Estimated & Tentative other charges	18%
 - Estimated & Tentative Other Charges* as mentioned above are tentative and are subject to change, without notice at the discretion of the Developer.
 - Additional Area - The Applicant/s shall be entitled to access the area of 0.72 sq. mtrs., which is appurtenant to the Flat/Unit and is exclusively accessible from the said Flat/Unit.
 - Payment of each Instalment, estimated other charges, government charges and / or such other charges is of the essence of Agreement, upon its default shall attract interest to the Applicant(s). Interest payable by the applicant /s would also attract GST at 18% rate.
 - Taxes brokerage and Govt. duties / levies / cesses are non-refundable.
 - The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer, as per section 194IA of the Income Tax Act, 1961. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961
 - The Developer has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones
 - This cost sheet forms a part of the Application Form. Applicants should comply with all terms & conditions including payment of sale consideration & other amounts/charges as aforesaid of the Application Form. The aforementioned payment milestone and events are in reference to the respective tower/building/wing.
 - Fulfillment of amounts will be in accordance to the terms of the Application Form / Allotment Letter / Agreement for Sale
 - Third Party Payments are not allowed
 - All cheque/demand drafts/remittance should be issued / deposited in favor of "Godrej Kolshet Phase 3 Collection Account" payable at Mumbai
 - The cheque dishonor charges payable for dishonor of a particular installment payment cheque for first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for second instance shall be Rs. 10,000/- (Rupees Ten Thousand only). Thereafter no cheque will be accepted and payments shall be accepted through Bank Demand Draft(s) only
 - *Scanning & Consultation charges applicable @ of Registration has to be borne by the applicants This is not part of the Zero SDR offer

Primary Applicant

2nd Applicant

3rd Applicant

Unit Details

Tower
Unit
Floor
Typology

Tower 5
4008
40
2BHK Exotic

Carpet Area Rera (In Sq.mtr.)
Exclusive Area (In Sq.mtr.)
Total Area (In Sq.mtr.)

55.66
4.33
59.99

Carpark
GASCIAC00122

Site
2.5 x 5

Floor & Level
2nd Floor: 2A

Sale Consideration

Description	Amount (INR)
Flat/Unit Cost	1,24,57,584
Sale Consideration (A)	1,24,57,584

Payment Plan

Milestone	%	Installment Amount (INR) payable to GPDL	GST (INR)	Total	TDS (1% of Installment Amount) Payable to Govt.	Total Installment payable
Application Money		4,76,190	23,810	5,00,000	4,762	4,95,238
Allotment Money Within 10 days from Booking Date /Bal to complete 10%	10.00%	7,69,568	38,478.40	8,08,046	7,696	8,00,351
Stamp Duty & Registration within 30 days from Completion of Booking Amount						
Within 60 days of booking	10.00%	12,45,758	62,288	13,08,046	12,458	12,95,589
On Commencement of Plinth or 14-Sept-2024 whichever is later	24.00%	19,89,820	1,49,491	31,39,311	29,898	31,09,413
On Completion of 1st Floor Slab	8.50%	10,58,895	52,945	11,11,839	10,589	11,01,250
On Completion of 10th Floor Slab	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On Completion of 20th Floor Slab	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On Completion of 30th Floor Slab	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On completion of RCC Terrace	2.50%	3,11,440	15,572	3,27,012	3,114	3,23,897
On completion of the walls, internal plaster, floorings of the said Apartment	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On completion of the staircases and lift wells	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On completion of Elevation and external plumbing of said apartment	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On completion of water Pumps and Electrical Fittings of said apartment	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On Appli cation of Occupancy Certificate	5.00%	6,22,879	31,144	6,54,023	6,229	6,47,794
On Intimation of Possession	5.00%	9,53,721	72,587	10,26,308	9,537	10,16,771
Total		1,27,88,426	6,64,323	1,34,52,749	1,27,884	1,33,24,864

Estimated Other Charges

Description	Amount (INR)
Water	5,000
Electricity	35,000
Gas Connection	35,000
Legal charges	15,000
Maintenance for 1 yr.	69,795
Infrastructure Charges	70,446
Corpus fund	1,00,000
Share money	600
Estimated other charges (B)	3,30,841

Government Levies

Description	Amount (INR)
Stamp Duty	
Registration Charges	
Goods and Service Tax (GST)	6,64,323
Total Govt. Levies Inct. GST (C)	6,64,323

Total Sale Price including Government Levies (A+B+C) **1,34,52,749**

Terms & Conditions

Total Area (In Sq.mtr.) in which the said plot is located ** As per RERA

- All figures are rounded to the nearest decimal
- 1 square meter = 10.764 sq. ft.
- Note : Payment thru GPL Pay is applicable for only Token Amount
- Stamp duty, registration charges and Other Government taxes, duties, levies are to be borne by Applicant(s) on actual basis. Any Additional levy such as CIDCO Transfer Charges, LBT / EDC / IDC / LUC/property Tax/MDC (Metro Development Charges), other development charges, and / or any other levies / taxes / duties / cesses levied currently and / or in future by the authorities, then the same shall be borne by the Applicant(s)
- As per the extant regulations (which may change as per the govt. regulation), the GST (goods and service tax) payable on the following components are as under:-
- Particulars of the Components
- Flat Consideration GST Rate
- Estimated & Tentative other charges 5%
- Estimated & Tentative Other Charges* as mentioned above are tentative and are subject to change, without notice at the discretion of the Developer.
- Additional Area - The Applicant/s shall be entitled to access the area of 4.66 sq. mtrs., which is appurtenant to the Flat/Unit and is exclusively accessible from the said Flat/Unit.
- Payment of each installment, estimated other charges, government charges and / or such other charges is of the essence of Agreement, upon its default shall attract interest to the Applicant(s). Interest payable by the applicant /s would also attract GST at 18% rate.
- Taxes brokerage and Govt. duties / levies / cesses are non-refundable.
- The Applicant(s) has/have to deduct the applicable Tax Deduction at Source (TDS) at the time of making actual payment or credit of such sum to the account of the Developer, as per section 194IA of the Income Tax Act, 1961. Applicant(s) shall submit the original TDS certificate within the prescribed timelines mentioned in the Income Tax Act 1961
- The Developer has the discretion to raise invoices for the milestones which has been completed / achieved irrespective of sequences of milestones
- This cost sheet forms a part of the Application Form. Applicants should comply with all terms & conditions including payment of sale consideration & other amounts/charges as aforesaid of the Application Form. The aforementioned payment milestone and events are in reference to the respective tower/building/wing.
- Forfeiture of amounts will be in accordance to the terms of the Application Form / Allotment Letter / Agreement for Sale
- Third Party Payments are not allowed
- All cheque/demand drafts/remittance should be issued / deposited in favor of "Godrej Kolshet Phase 3 Collection Account" payable at Mumbai
- The cheque dishonor charges payable for dishonor of a particular installment payment cheque for first instance shall be Rs. 5,000/- (Rupees Five Thousand only) and for second instance shall be Rs. 10,000/- (Rupees Ten Thousand only). Thereafter no cheque will be accepted and payments shall be accepted through Bank Demand Draft(s) only
- *Scanning & Consultation charges applicable @ of Registration has to be borne by the applicants This is not part of the Zero SDR offer

Primary Applicant

2nd Applicant

3rd Applicant

CLP _ 1
Application Money
Allotment Money Within 10 days from Booking Date (Bal to complete 10%)
Stamp Duty & Registration within 30 days from Completion of Booking Amount
Within 60 days of booking
On Commencement of Plinth or 14-Sept-2024 whichever is later
On Completion of 1st Floor Slab
On Completion of 10th Floor Slab
On Completion of 20th Floor Slab
On Completion of 30th Floor Slab
On completion of RCC Terrace
On completion of the walls, internal plaster, floorings of the said Apartment
On completion of the staircases and lift wells
On completion of Elevation and external plumbing of said apartment
On completion of water Pumps and Electrical Fittings of said apartment
On Application of Occupancy Certificate
On Intimation of Possession

ANNEXURE-A

Stage wise time schedule of completion of the project.

Sr. No.	Stages	Date of Completion for Tower 5
1.	Excavation	23-Jul-24
2.	Basements (if any)	NA
3.	Podiums (if any)	NA
4.	Plinth	20-Oct-24
5.	Stilt (if any)	Same as Plinth
6.	Slabs of super structure	18-Apr-27
7.	Internal walls, internal plaster, completion of floorings, doors and windows	02-Apr-28
8.	Sanitary electrical and water supply fittings with the said units	07-Jul-28
9.	Staircase, lifts wells and lobbies at each floor level overhead and underground tanks	19-Mar-28
10	External plumbing and external plaster, elevation, completion of terraces with waterproofing	19-Apr-28
11	Installation of lifts, water pumps, firefighting fittings and equipment, electrical fittings, mechanical equipment, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to building / wing, compound wall and all other requirements as may be required to complete project as per specifications in agreement for sale, any other activities.	06-Jul-28
12	Internal roads & footpaths, lighting	27-Apr-28
13	Water supply	7-May-28
14	Sewerage (chamber, lines, septic tank, STP)	16-Jun-28
15	Storm water drains	22-May-28
16	Treatment and disposal of sewage and sullage water	26-Jun-28
17	Solid waste management and disposal	06-Jul-28
18	Water conservation /rain water harvesting	07-Apr-28
19	Electrical meter room, sub-station, receiving station	16-Jun-28
20	Others	06-Jul-28

Tower	Flat No	SAP Mat Code	Type	RERA Appurtenant Area Sq.M.
Phase 3				
5	101	GASCT50101	2 BHK Omega	-
5	102	GASCT50102	1 BHK Scenic	-
5	103	GASCT50103	1 BHK Onyx	-
5	104	GASCT50104	1 BHK Scenic	-
5	105	GASCT50105	1 BHK Scenic	-
5	106	GASCT50106	2 BHK Omega	-
5	107	GASCT50107	2 BHK Omega	-
5	108	GASCT50108	2 BHK Exotic	-
5	109	GASCT50109	2 BHK Omega	-
5	110	GASCT50110	2 BHK Omega	-
5	111	GASCT50111	2 BHK Luxe	-
5	112	GASCT50112	2 BHK Omega	-
5	201	GASCT50201	2 BHK Omega	-
5	202	GASCT50202	1 BHK Scenic	-
5	203	GASCT50203	1 BHK Onyx	-
5	204	GASCT50204	1 BHK Scenic	-
5	205	GASCT50205	1 BHK Scenic	-
5	206	GASCT50206	2 BHK Omega	-
5	207	GASCT50207	2 BHK Omega	-
5	208	GASCT50208	2 BHK Exotic	-
5	209	GASCT50209	2 BHK Omega	-
5	210	GASCT50210	2 BHK Omega	-
5	211	GASCT50211	2 BHK Luxe	-
5	212	GASCT50212	2 BHK Omega	-
5	301	GASCT50301	2 BHK Omega	-
5	302	GASCT50302	1 BHK Scenic	-
5	303	GASCT50303	1 BHK Onyx	-
5	304	GASCT50304	1 BHK Scenic	-
5	305	GASCT50305	1 BHK Scenic	-
5	306	GASCT50306	2 BHK Omega	-
5	307	GASCT50307	2 BHK Omega	-
5	308	GASCT50308	2 BHK Exotic	-
5	309	GASCT50309	2 BHK Omega	-
5	310	GASCT50310	2 BHK Omega	-
5	311	GASCT50311	2 BHK Luxe	-
5	312	GASCT50312	2 BHK Omega	-
5	401	GASCT50401	2 BHK Omega	-
5	402	GASCT50402	1 BHK Scenic	-
5	403	GASCT50403	1 BHK Onyx	-
5	404	GASCT50404	1 BHK Scenic	-
5	405	GASCT50405	1 BHK Scenic	-
5	406	GASCT50406	2 BHK Omega	-
5	407	GASCT50407	2 BHK Omega	-
5	408	GASCT50408	2 BHK Exotic	-
5	409	GASCT50409	2 BHK Omega	-
5	410	GASCT50410	2 BHK Omega	-
5	411	GASCT50411	2 BHK Luxe	-
5	412	GASCT50412	2 BHK Omega	-

5	501	GASCT50501	2 BHK Omega	-
5	502	GASCT50502	1 BHK Scenic	-
5	503	GASCT50503	1 BHK Onyx	-
5	504	GASCT50504	1 BHK Scenic	-
5	505	GASCT50505	1 BHK Scenic	-
5	506	GASCT50506	2 BHK Omega	-
5	507	GASCT50507	2 BHK Omega	-
5	508	GASCT50508	2 BHK Exotic	-
5	509	GASCT50509	2 BHK Omega	-
5	510	GASCT50510	2 BHK Omega	-
5	511	GASCT50511	2 BHK Luxe	-
5	512	GASCT50512	2 BHK Omega	-
5	601	GASCT50601	2 BHK Omega	-
5	602	GASCT50602	1 BHK Scenic	-
5	603	GASCT50603	1 BHK Onyx	-
5	604	GASCT50604	1 BHK Scenic	-
5	605	GASCT50605	1 BHK Scenic	-
5	606	GASCT50606	2 BHK Omega	-
5	607	GASCT50607	2 BHK Omega	-
5	608	GASCT50608	2 BHK Exotic	-
5	609	GASCT50609	2 BHK Omega	-
5	610	GASCT50610	2 BHK Omega	-
5	611	GASCT50611	2 BHK Luxe	-
5	612	GASCT50612	2 BHK Omega	-
5	701	GASCT50701	2 BHK Omega	-
5	702	GASCT50702	1 BHK Scenic	-
5	703	GASCT50703	1 BHK Onyx	-
5	704	GASCT50704	1 BHK Scenic	-
5	705	GASCT50705	1 BHK Scenic	-
5	706	GASCT50706	2 BHK Omega	-
5	707	GASCT50707	2 BHK Omega	-
5	708	GASCT50708	2 BHK Exotic	-
5	709	GASCT50709	2 BHK Omega	-
5	710	GASCT50710	2 BHK Omega	-
5	711	GASCT50711	2 BHK Luxe	-
5	712	GASCT50712	2 BHK Omega	-
5	801	GASCT50801	2 BHK Omega	-
5	802	GASCT50802	1 BHK Scenic	-
5	803	GASCT50803	1 BHK Onyx	-
5	804	GASCT50804	1 BHK Scenic	-
5	805	GASCT50805	1 BHK Scenic	-
5	806	GASCT50806	2 BHK Omega	-
5	807	GASCT50807	2 BHK Omega	-
5	808	GASCT50808	2 BHK Exotic	-
5	809	GASCT50809	2 BHK Omega	-
5	810	GASCT50810	REFUGE	-
5	811	GASCT50811	2 BHK Luxe	-
5	812	GASCT50812	2 BHK Omega	-
5	901	GASCT50901	2 BHK Omega	-
5	902	GASCT50902	1 BHK Scenic	-

5	903	GASCT50903	1 BHK Onyx	-
5	904	GASCT50904	1 BHK Scenic	-
5	905	GASCT50905	1 BHK Scenic	-
5	906	GASCT50906	2 BHK Omega	-
5	907	GASCT50907	2 BHK Omega	-
5	908	GASCT50908	2 BHK Exotic	-
5	909	GASCT50909	2 BHK Omega	-
5	910	GASCT50910	2 BHK Omega	-
5	911	GASCT50911	2 BHK Luxe	-
5	912	GASCT50912	2 BHK Omega	-
5	1001	GASCT51001	2 BHK Omega	-
5	1002	GASCT51002	1 BHK Scenic	-
5	1003	GASCT51003	1 BHK Onyx	-
5	1004	GASCT51004	1 BHK Scenic	-
5	1005	GASCT51005	1 BHK Scenic	-
5	1006	GASCT51006	2 BHK Omega	-
5	1007	GASCT51007	2 BHK Omega	-
5	1008	GASCT51008	2 BHK Exotic	-
5	1009	GASCT51009	2 BHK Omega	-
5	1010	GASCT51010	2 BHK Omega	-
5	1011	GASCT51011	2 BHK Luxe	-
5	1012	GASCT51012	2 BHK Omega	-
5	1101	GASCT51101	2 BHK Omega	-
5	1102	GASCT51102	1 BHK Scenic	-
5	1103	GASCT51103	1 BHK Onyx	-
5	1104	GASCT51104	1 BHK Scenic	-
5	1105	GASCT51105	1 BHK Scenic	-
5	1106	GASCT51106	2 BHK Omega	-
5	1107	GASCT51107	2 BHK Omega	-
5	1108	GASCT51108	2 BHK Exotic	-
5	1109	GASCT51109	2 BHK Omega	-
5	1110	GASCT51110	2 BHK Omega	-
5	1111	GASCT51111	2 BHK Luxe	-
5	1112	GASCT51112	2 BHK Omega	-
5	1201	GASCT51201	2 BHK Omega	-
5	1202	GASCT51202	1 BHK Scenic	-
5	1203	GASCT51203	1 BHK Onyx	-
5	1204	GASCT51204	1 BHK Scenic	-
5	1205	GASCT51205	1 BHK Scenic	-
5	1206	GASCT51206	2 BHK Omega	-
5	1207	GASCT51207	2 BHK Omega	-
5	1208	GASCT51208	2 BHK Exotic	-
5	1209	GASCT51209	2 BHK Omega	-
5	1210	GASCT51210	2 BHK Omega	-
5	1211	GASCT51211	2 BHK Luxe	-
5	1212	GASCT51212	2 BHK Omega	-
5	1301	GASCT51301	2 BHK Omega	-
5	1302	GASCT51302	1 BHK Scenic	-
5	1303	GASCT51303	1 BHK Onyx	-
5	1304	GASCT51304	1 BHK Scenic	-

5	1305	GASCT51305	1 BHK Scenic	-
5	1306	GASCT51306	2 BHK Omega	-
5	1307	GASCT51307	2 BHK Omega	-
5	1308	GASCT51308	2 BHK Exotic	-
5	1309	GASCT51309	2 BHK Omega	-
5	1310	GASCT51310	REFUGE	-
5	1311	GASCT51311	2 BHK Luxe	-
5	1312	GASCT51312	2 BHK Omega	-
5	1401	GASCT51401	2 BHK Omega	-
5	1402	GASCT51402	1 BHK Scenic	-
5	1403	GASCT51403	1 BHK Onyx	-
5	1404	GASCT51404	1 BHK Scenic	-
5	1405	GASCT51405	1 BHK Scenic	-
5	1406	GASCT51406	2 BHK Omega	-
5	1407	GASCT51407	2 BHK Omega	-
5	1408	GASCT51408	2 BHK Exotic	-
5	1409	GASCT51409	2 BHK Omega	-
5	1410	GASCT51410	2 BHK Omega	-
5	1411	GASCT51411	2 BHK Luxe	-
5	1412	GASCT51412	2 BHK Omega	-
5	1501	GASCT51501	2 BHK Omega	-
5	1502	GASCT51502	1 BHK Scenic	-
5	1503	GASCT51503	1 BHK Onyx	-
5	1504	GASCT51504	1 BHK Scenic	-
5	1505	GASCT51505	1 BHK Scenic	-
5	1506	GASCT51506	2 BHK Omega	-
5	1507	GASCT51507	2 BHK Omega	-
5	1508	GASCT51508	2 BHK Exotic	-
5	1509	GASCT51509	2 BHK Omega	-
5	1510	GASCT51510	2 BHK Omega	-
5	1511	GASCT51511	2 BHK Luxe	-
5	1512	GASCT51512	2 BHK Omega	-
5	1601	GASCT51601	2 BHK Omega	-
5	1602	GASCT51602	1 BHK Scenic	-
5	1603	GASCT51603	1 BHK Onyx	-
5	1604	GASCT51604	1 BHK Scenic	-
5	1605	GASCT51605	1 BHK Scenic	-
5	1606	GASCT51606	2 BHK Omega	-
5	1607	GASCT51607	2 BHK Omega	-
5	1608	GASCT51608	2 BHK Exotic	-
5	1609	GASCT51609	2 BHK Omega	-
5	1610	GASCT51610	2 BHK Omega	-
5	1611	GASCT51611	2 BHK Luxe	-
5	1612	GASCT51612	2 BHK Omega	-
5	1701	GASCT51701	2 BHK Omega	-
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37.8
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43.78
59.99
42.64
42.64
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Tower 5	Selable area							Grand Total
Typology	651	704	735	747	755	969	1,034	Grand Total
1BHK Onyx		42						42
1BHK Scenic	126							126
2BHK Exotic							42	42
2BHK Luxe						42		42
2BHK Omega			77	84	84			245
Grand Total	126	42	77	84	84	42	42	497

Tower 5	Selable area			
Typology	651	704	735	747
1BHK Onyx		42		
1BHK Scenic	126			
2BHK Exotic				
2BHK Luxe				
2BHK Omega			77	84
Grand Total	126	42	77	84

755	969	1,034	Grand Total
			42
			126
		42	42
	42		42
84			245
84	42	42	497

SBI

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SBI

HOME LOAN PROJECT APPROVAL

Project Name: [REDACTED] Project No: [REDACTED] Date of Approval: [REDACTED]

Project Details: [REDACTED] Project Status: [REDACTED] Project Location: [REDACTED]

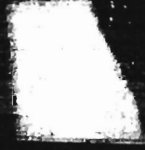
Project Details for Home Loan

Project Name: [REDACTED] Project No: [REDACTED] Project Location: [REDACTED]

Benefits of IC-DEMO

IC-DEMO is a project that provides various benefits to the community. It is a project that is designed to improve the quality of life for the people of the region. The project is designed to provide a range of services and facilities that will benefit the community in a number of ways.

Project Manager
[REDACTED]
[REDACTED]



Project Approval Letter

M/s. Godrej Properties Limited
Godrej Properties Limited, 5th Floor,
Godrej One, Pirojshanagar, Eastern Express Highway.
Vikhroli East, Mumbai Suburban 400079,
Maharashtra

Dated: February 16, 2024.

Sub: Your application to RBL Bank for the approval of your project named "Godrej Ascend Phase 1 2 and 3", situated at Survey No. 234/1, 234/2, 235 of Village Balkum and Survey No. 39, 40 & 41/1, of Village Dhokali Taluka & District Thane 400607

Sir,

With respect to the above subject, we are pleased to inform you that we have approved your project based on following conditions:

- The approval will enable the members who have booked in the project to apply for a loan to RBL Bank. RBL Bank would assess the repayment capacity of each applicant according to its norms to grant a loan and reserves the right to reject any application that does not fit into norms.
- It is presumed that all the material facts concerning the projects have been disclosed to us. Kindly note that the approval would stand cancelled if any material fact is not disclosed and the same is found to be at variance with the statutory laws fulfilled or in any other way detrimental to the interests of the project and its members.
- RBL Bank will require all original documents related to the property, the customer intends to purchase, as per our panel lawyer /valuer.
- RBL Bank requests your co-operation in providing any further information or document that we require regarding the project.
- Please note that the individual Housing finance to customers will be subject to legal and technical verification by RBL Bank with regards to adherence of statutory compliances.
- In case any project financing has been availed from any Banks/Financial Institutions or land is mortgaged, kindly obtain the NOC from such financier/s for financing prospective buyers.
- We request your co-operation in providing information or document that we may require regarding the project from time to time.

All future correspondence regarding this project and individual cases in this project, please quote the APF Approval No. **THA022024000174**

www.rblbank.com

RBL Bank Limited

Office : 16th Floor, Empire Tower, Reliable Tech Park, Off. Thane-Belapur Road, Atroll, Navi Mumbai - 400708 | Tel: 91-22-4131000/999.

Registered Office : 1st Lane, Shahupuri, Kolhapur - 416001, India | Tel.: +91 2316650214 | Fax : +91 2312657386

CIN : L65191PN1943PLC007308, E-mail: customercare@rblbank.com

Following Original Documents are required to be submitted as title deeds :

(A) Before First Disbursement. -- --

1. Original Agreement for Sale to be executed between M/s. Godrej Properties Limited Through its Authorised Signatory and Prospective Flat Purchaser/s.
2. Original Lodgement Receipt issued in the name(s) of Purchaser(s).
3. Original Index II issued in the name(s) of Purchaser(s) with regards the aforesaid registered Agreement.
4. Original NOC Letter of Builder addressed to RBL Bank Ltd., inter alia, granting its consent for creation of mortgage in favour of RBL Bank Ltd
5. Original Payment Receipt issued by the builder
6. NOI Receipt to be obtained
7. Property Search to be obtained in Individual Cases prior to disbursement

We would like to assure you of our best services and wish you the very best through your venture. Please feel free to revert to the undersigned or Akshay Mahajan- 9503391568 for any further information / clarification.

For RBL Bank

Authorized Signatory _____



www.rblbank.com

RBL Bank Limited

Office : 16th Floor, Empire Tower, Reliable Tech Park, Off. Thane-Belapur Road, Airoli, Navi Mumbai - 400708 | Tel: 91-22-4131000/999.

Registered Office : 1st Lane, Shahupuri, Kolhapur - 416001, India | Tel.: +91 2316650214 | Fax: +91 2312657386

CIN : L65191PN1943PLC007308. E-mail: customercare@rblbank.com

To,

M/s. Godrej Properties Limited
GODREJ ONE 5TH FLOOR, PIROJSHANAGAR,
EASTERN EXPRESS HIGHWAY,
VIKROLI EAST,
MUMBAI 400079
MAHARASHTRA

Subject: Account confirmation letter.

We hereby certify that M/s. Godrej Properties Limited Pan number AAACG3995M are maintaining below current accounts with our branch, details of which are given below: -

- Branch Address: - Jeevan Prakash Building, Ground Floor, Sir P. M. Rd, Fort, Mumbai, Maharashtra 400001
- Branch IFSC code: - UTIB0000004
- Branch MICR code: - 400211002

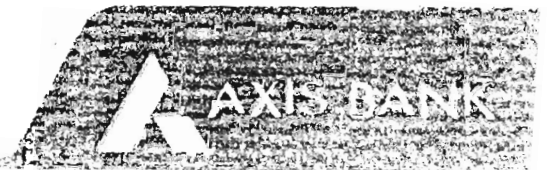
Account Name	Account Number
GODREJ PROPERTIES LTD(KOLSHET PHASE 3)	922030062431581
GODREJ PROPERTIES LTD(KOLSHET PHASE 3) PROJECT	922030062431594
GODREJ KOLSHET PHASE 3 COLLECTION ACCOUNT	922030062431604
GODREJ PROPERTIES LTD(KOLSHET) COMMEN PROJECT	922030062431617

This certificate is issued at the specific request of the customer and without any risk & responsibility on the part of the bank or any of its signing official.

For Axis Bank Ltd.,

Authorized Signatory

Sanjay Kumar
SS No.: 3316



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई - स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAHCC0359E

पावती संख्या /
Acknowledgement Number

882050167610522



नाम / Name

CEEAR LIFESPACES PRIVATE LIMITED

निगमन/गठन की तारीख

02/06/2017

Date of Incorporation / Formation

संचार का पता / Comm. Address

CEEAR LIFESPACES PRIVATE LIMITED
801, CRYSTAL TOWER CHS. LT D. 48, MARUTI LANE, FORT
MUMBAI, MUMBAI CITY MAHARASHTRA - 400001

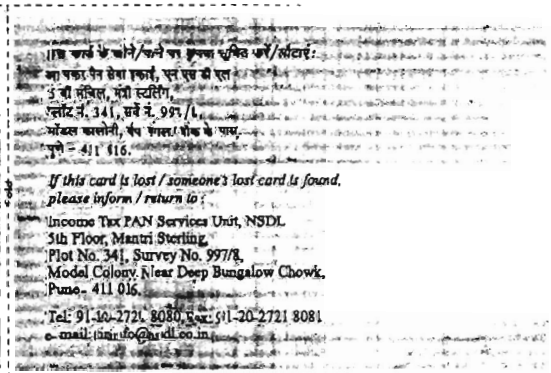
Signature Not Verified



Digitally signed by Income Tax
PAN Services Unit, NSDL
eGovernance
Date: 2017.06.05 07:34:04 IST
Reason: NSDL ePAN Sign
Location: Mumbai

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer.
स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules 1962)
आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 क नियम 114B, का संदर्भ ले।)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।

-----Cut-----



P. 11/11
B. 5/1



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number :27AAHCC0359E1ZV

1.	Legal Name	CEEAR LIFESPACES PRIVATE LIMITED			
2.	Trade Name, if any	CEEAR LIFESPACES PRIVATE LIMITED			
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	801, CRYSTAL TOWER CHS. LTD., 48, MARUTI LANE, FORT, MUMBAI, Mumbai City, Maharashtra, 400001			
5.	Date of Liability				
6.	Period of Validity	From	04/10/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Maharashtra Goods and Services Tax Act, 2017					
Signature					
Name		Inder Tikamdas Moolpani			
Designation		Superintendent			
Jurisdictional Office		MH005			
9.	Date of issue of Certificate	04/10/2017			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of the application by the jurisdictional tax authority



Annexure A

GSTIN	27AAHCC0359E1ZV
Legal Name	CEEAR LIFESPACES PRIVATE LIMITED
Trade Name, if any	CEEAR LIFESPACES PRIVATE LIMITED

Details of Additional Places of Business

Total Number of Additional Places of Business in the State	0
--	---

Private
limited
of incorporation



सत्यमेव जयते

GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Central Registration Centre

Certificate of Incorporation

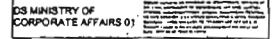
[Pursuant to sub-section (2) of section 7 of the Companies Act, 2013 (18 of 2013) and rule 18 of the Companies (Incorporation) Rules, 2014]

I hereby certify that CEEAR LIFESPACES PRIVATE LIMITED is incorporated on this Second day of June Two thousand seventeen under the Companies Act, 2013 (18 of 2013) and that the company is limited by shares.

The Corporate Identity Number of the company is U45200MH2017PTC295706.

The Permanent Account Number (PAN) of the company is AAHCC0359E *

Given under my hand at Manesar this Second day of June Two thousand seventeen .



Digital Signature Certificate
Mr KAILASH CHAND MEENA
Deputy Registrar Of Companies
For and on behalf of the Jurisdictional Registrar of Companies
Registrar of Companies
Central Registration Centre

Disclaimer: This certificate only evidences incorporation of the company on the basis of documents and declarations of the applicant(s). This certificate is neither a license nor permission to conduct business or solicit deposits or funds from public. Permission of sector regulator is necessary wherever required. Registration status and other details of the company can be verified on www.mca.gov.in

Mailing Address as per record available in Registrar of Companies office:

CEEAR LIFESPACES PRIVATE LIMITED
801, CRYSTAL TOWER CHS. LTD., 48, MARUTI LANE, FORT,
MUMBAI, Mumbai City, Maharashtra, India, 400001



* as issued by the Income Tax Department


(Amended)



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number :27AAACG3995M1Z1

1.	Legal Name	GODREJ PROPERTIES LIMITED			
2.	Trade Name, if any	Godrej Properties Limited			
3.	Additional trade names, if any				
4.	Constitution of Business	Public Limited Company			
5.	Address of Principal Place of Business	5TH FLOOR, GODREJ ONE, PIROJSHANAGAR, EASTERN EXPRESS HIGHWAY, VIKHROLI EAST, Mumbai, Maharashtra, 400079			
6.	Date of Liability	01/07/2017			
7.	Date of Validity	From	01/07/2017	To	Not Applicable
8.	Type of Registration	Regular			
9.	Particulars of Approving	Centre Goods and Services Tax Act, 2017			
Signature		Signature Not Verified Digitally signed by DS GOODS AND SERVICES TAX NETWORK OF Date: 2023.11.21 16:30:37 IST			
Name	RAJESH MADUKAR MULEY				
Designation	Superintendent				
Jurisdictional Office	VIKROLI_701				
Date of Issue of Certificate	21/11/2023				
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 21/11/2023 by the jurisdictional authority.



Goods and Services Tax Identification Number: 27AAACG3995M1Z1

Details of Additional Place of Business(s)

Legal Name GODREJ PROPERTIES LIMITED

Trade Name, if any Godrej Properties Limited

Additional trade names, if any

Total Number of Additional Places of Business(s) in the State 6

- 1 MODEL MILL COMPOUND, UMRED ROAD, GANESHPETH, Nagpur, Maharashtra, 440018
- 2 52/1,54B/1,54B/254B/3, 30 Ft Mohane Road, Kalyan, Thane, Maharashtra, 421102
- 3 CTS No 24,24/1,24/2,24/3, Chandivali Road, Mumbai, Mumbai Suburban, Maharashtra, 400072
- 4 Survey No.19/1, Ghogli besa Road, Nagpur, Nagpur, Maharashtra, 440034
- 5 46/1A CTS no 2022, Mundhwa haveli pune, Pune, Pune, Maharashtra, 411036
- 6 Survey no 191 to 195, Pimpri village, Pimpri Chinchwad, Pune, Maharashtra, 411018

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PRIYAMVADA NAVET

PREM SINGH NAVET

24/04/1986

Permanent Account Number

AECPN8672F



Beager
Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMITESH SHAH
DILIP KUMAR SHAH
0044977
Permanent Account Number
BBFP53426K

Amitesh Shah

Amitesh Shah

ENVIRONMENTAL
CLEARANCE

PARIVESH

(Pro-Active and Responsive Facilitation by Interactive,
and Virtuous Environmental Single-Window Hub)



Government of India
Ministry of Environment, Forest and Climate Change
(Issued by the State Environment Impact Assessment
Authority(SEIAA), Maharashtra)

To,

The Senior General Manager
CEEAR LIFESPACES PRIVATE LIMITED
5th floor, Godrej One, Pirojshanagar, Off Eastern Express Highway,
Vikhroli East -400079

Subject: Grant of Environmental Clearance (EC) to the proposed Project Activity
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)
in respect of project submitted to the SEIAA vide proposal number
SIA/MH/MIS/74759/2021 dated 04 Apr. 2022. The particulars of the environmental
clearance granted to the project are as below.

- | | |
|---|--|
| 1. EC Identification No. | EC22B039MH125770 |
| 2. File No. | SIA/MH/MIS/74759/2021 |
| 3. Project Type | New |
| 4. Category | B1 |
| 5. Project/Activity including
Schedule No. | 8(b) Townships and Area Development
projects. |
| 6. Name of Project | Proposed Residential Development with
Retail shops at Thane by M/s. Ceear
Lifespaces Private Limited |
| 7. Name of Company/Organization | CEEAR LIFESPACES PRIVATE LIMITED |
| 8. Location of Project | Maharashtra |
| 9. TOR Date | 09 Dec 2021 |

The project details along with terms and conditions are appended herewith from page
no 2 onwards.

Date: 25/08/2022

(e-signed)
Manisha Patankar Mhaskar
Member Secretary
SEIAA - (Maharashtra)

*Note: A valid environmental clearance shall be one that has EC identification
number & E-Sign generated from PARIVESH. Please quote identification
number in all future correspondence.*

This is a computer generated cover page.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY

No. SIA/MH/MIS/74759/2021
Environment & Climate
Change Department
Room No. 217, 2nd Floor,
Mantralaya, Mumbai- 400032.

To
M/s. Ceear Lifespaces Private Limited,
S. Nos. 39, 40, 41/1 at Village Dhokali &
New S. Nos. 234/1, 234/2, 235,
Village: Balkum, Thane.

Subject : Environment Clearance for proposed Residential development with retail shops Project at New S. Nos. 39, 40, 41/1 at Village Dhokali & New S. Nos. 234/1, 234/2, 235 at Village: Balkum, Thane by M/s. Ceear Lifespaces Private Limited.

Reference : Application no. SIA/MH/MIS/74759/2021

This has reference to your communication on the above-mentioned subject. The proposal was considered by the SEAC-2 in its 178th meeting under screening category 8 (b) B1 as per EIA Notification, 2006 and recommend to SEIAA. Proposal then considered in 247th (Day-2) meeting of State Level Environment Impact Assessment Authority (SEIAA).

2 Brief Information of the project submitted by you is as below:-

Sr. No.	Description	Details	
1	Proposal Number	SIA/MH/MIS/74759/2021	
2	Name of Project	Proposed Residential Development with Retail Shops at Village: Balkum, Thane (W).	
3	Project category	8 (b)	
4	Type of Institution	Private	
5	Project Proponent	Name	Mrs. Priyamvada Navet M/s. Ceear Lifespaces Private Limited
		Regd. Office address	5 th Floor, Godrej One, Pirojshanagar, Off Eastern Express Highway, Vikhroli East, Mumbai 400079
		Contact number	022-61698500
		e-mail	notice_ceedar@godrejproperties.com
6	Consultant	ULTRA TECH Certificate No: NABET/EIA/2023/RA 0194 Validity: 9 th March 2023	
7	Applied for	New	

8	Location of the project	New S. Nos. 39, 40, 41/1 at Dhokali & New S. Nos. 234/1, 234/2, 235 at Balkum, District – Thane					
9	Latitude and Longitude	Latitude: 19°13'45.14"N Longitude: 72°59'3.23"E					
10	Plot Area (sq.m.)	Total Plot Area as per 7/12 extract - 33580.00 sq.mt Plot Area considered for development - 33502.55 sq.mt					
11	Deductions (sq.m.)	8991.45 Sq. mt.					
12	Net Plot area (sq.m.)	24511.10 Sq. mt.					
13	Ground coverage (m ²) & %	8628.96 Sq. mt. (35 %)					
14	FSI Area (sq.m.)	1,43,240.60 Sq. mt.					
15	Non-FSI (sq.m.)	72,211.11 Sq. mt.					
16	Proposed built-up area (FSI + Non FSI) (sq.m.)	2,15,451.71 Sq. mt.					
17	TBUA (m ²) approved by Planning Authority till date	Received Letter of Intent (LOI) dt.24.03.2022 from TMC Approved Construction built up area: 2,15,451.71 Sq. mt.					
18	Earlier EC details with Total Construction area, if any.	Not applicable					
19	Construction completed as per earlier EC (FSI + Non FSI) (sq.m.)	Not applicable					
20	Previous EC / Existing Building			Proposed Configuration			Reason for Modification / Change
	Building Name	Configuration	Height (m)	Building Name	Configuration	Height (m)	
	--	--	--	Tower 1, 2, 4 & 5	Stilt + 42 Floors each	126.45 mt.	--
	--	--	--	Tower 3	Stilt + 41 Floors	123.55 mt.	--
	--	--	--	Club House	Ground + 1 Floor	--	--
--	--	--	MLCP Tower	Basement + Lower Ground + Ground + 12 (Parking levels) + 13 th (Club House)	50 mt.	--	

21	No. of Tenements & Shops	Flats: 1736 Nos. & Retail Shops		
22	Total Population	9128 numbers of person		
23	Total Water Requirements CMD	1197 CMD		
24	Under Ground Tank (UGT) location	Basement		
25	Source of water	Thane Municipal Corporation		
26	STP Capacity & Technology	<ul style="list-style-type: none"> •STP Capacity: 1200 KL •Technology: MBBR (Moving Bed Bio Reactor) 		
27	STP Location	Basement Level		
28	Sewage Generation CMD & % of sewage discharge in sewer line	<ul style="list-style-type: none"> •Sewage Generation: 1126 CMD •% of treated sewage discharge in sewer line: 35 % 		
29	Solid Waste Management during Construction Phase	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	9	Disposal of segregated waste generated to authorized recyclers.
		Wet waste	6	
Construction waste	--	Part reuse /recycle and disposal of remaining waste to Authorized landfill site		
30	Total Solid Waste Quantities with type during Operation Phase & Capacity of OWC to be installed	Type	Quantity (Kg/d)	Treatment / disposal
		Dry waste	2343	To Authorized Recyclers
		Wet waste	1562	Treatment by Organic Waste Converter (OWC) of capacity 120 Kg/hr
		E-Waste	--	--

		STP Sludge (dry)	--	Use as manure
31	R.G. Area in sq. m.	RG required: 6127.78 Sq. mt. RG provided on mother earth: 6147.30 Sq.mt RG provided on ground: 6147.30 Sq.mt Total: 6147.30 Sq.mt. Existing trees on plot: 185 Nos. Number of trees to be planted: a) In RG area: 425 Nos. b) In Miyawaki Plantation (with area); -- Number of trees to be cut: 72 Number of trees to be transplanted: 65 Nos.		
33	Power requirement	During Operation Phase: Source: MSEDCL Connected load (KW): 11298 KW Maximum demand (KW): 5935 KW		
34	Energy Efficiency	a) Total Energy saving (%): 24.14% b) Solar energy (%): 5.02 %		
35	D.G. set capacity	6 D.G. set of capacity 380 kVA Each & 1 D.G. set of capacity 62.5 kVA		
36	No. of 4-W & 2-W Parking with 25% EV	4-Wheeler: 1834 Nos. 2-Wheeler: 272 Nos. Loading/Unloading: 2 Nos. Provision of E-charging facilities- 25% of 4- Wheeler and 2-Wheeler parking		
37	No. & capacity of Rain water harvesting tanks /Pits	Provision of 1 RWH tank with 550 KL capacity		
38	Project Cost in (Cr.)	Rs. 750.00 cr		
39	EMP Cost	Construction Phase: Rs. 98.62 Lacs Operation Phase: Capital cost: Rs. 459.46 Lacs Operational and Maintenance cost: Rs. 55.55Lacs/annum		
40	CER Details with justification if any.....as per MoEF & CC circular dated 01/05/2018			
41	Details of Court Cases/litigations w.r.t the project and project location, if any.	No litigation is pending against the project or land		

3. Proposal is a new construction project. Proposal has been considered by SEIAA in its 247th (Day-2) meeting and decided to accord Environment Clearance to the said project under the provisions of Environment Impact Assessment Notification, 2006 subject to implantation of following terms and conditions-

Specific Conditions:

A. SEAC Conditions-

1. PP to submit IOD/IOA/Concession Document/Plan Approval or any other form of documents as applicable clarifying its conformity with local planning rules and provisions as per the Circular dated 30.01.2014 issued by the Environment Department, Govt. of Maharashtra.
2. PP to obtain following NOCs & remarks: a) SWD NOC; b) Tree NOC; c) HRC NOC; if applicable.
3. PP to submit Architect certificate mentioning that no construction is done on site till date.
4. PP to carry out Miyawaki plantation in the project area to plant 1615 nos. of trees as mentioned in earlier Tree NOC; PP to carry out tree plantation in Miyawaki forest in consonance with plant/ trees observed during EIA studies; PP to include cost of Miyawaki in EMP.
5. PP to provide adequate 2-wheeler parking as per DCR and ensure that 25% of 2-wheeler and 4-wheeler parking are equipped with electric charging facility.
6. PP to reduce discharge of treated water up to 35%. PP to submit undertaking from concerned authority/agency/third party regarding use of excess treated water.
7. PP to provide portable STP for workers during construction phase. PP to adopt water conservation measures in operation phase by providing Low Flow Devices (LFD) as plumbing fixtures; PP to include cost of DMP in EMP, Accordingly, revise EMP of Construction & Operation phase.
8. PP to submit revise STP layout with details of actual tank size.

B. SEIAA Conditions-

1. PP has proposed to plant 925 trees on site and remaining trees will be planted on land suggested by planning authority. PP to strictly comply with amended Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975.
2. PP to keep open space unpaved so as to ensure permeability of water. However, whenever paving is deemed necessary, PP to provide grass pavers of suitable types & strength to increase the water permeable area as well as to allow effective fire tender movement.
3. PP to achieve at least 5% of total energy requirement from solar/other renewable sources.
4. PP Shall comply with Standard EC conditions mentioned in the Office Memorandum issued by MoEF& CC vide F.No.22-34/2018-IA.III dt.04.01.2019.
5. SEIAA after deliberation decided to grant EC for – FSI area of 143240.60 m²; Non FSI area of 72211.11 m² and total BUA of 215451.71 m². (Plan approval No. TMC/Main1UDD-29/4941, Date –24.03.2022).

General Conditions:

a) Construction Phase :-

- I. The solid waste generated should be properly collected and segregated. Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. Disposal of muck, Construction spoils, including bituminous material during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and

health aspects of people, only in the approved sites with the approval of competent authority.

- III. Any hazardous waste generated during construction phase should be disposed of as per applicable rules and norms with necessary approvals of the Maharashtra Pollution Control Board.
- IV. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. Provision should be made for mobile toilets. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
- V. Arrangement shall be made that waste water and storm water do not get mixed.
- VI. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices.
- VII. The ground water level and its quality should be monitored regularly in consultation with Ground Water Authority.
- VIII. Permission to draw ground water for construction of basement if any shall be obtained from the competent Authority prior to construction/operation of the project.
- IX. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
- X. The Energy Conservation Building code shall be strictly adhered to.
- XI. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
- XII. Additional soil for levelling of the proposed site shall be generated within the sites (to the extent possible) so that natural drainage system of the area is protected and improved.
- XIII. Soil and ground water samples will be tested to ascertain that there is no threat to ground water quality by leaching of heavy metals and other toxic contaminants.
- XIV. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XV. The diesel generator sets to be used during construction phase should be low sulphur diesel type and should conform to Environments (Protection) Rules prescribed for air and noise emission standards.
- XVI. PP to strictly adhere to all the conditions mentioned in Maharashtra (Urban Areas) Protection and Preservation of Trees Act, 1975 as amended during the validity of Environment Clearance.
- XVII. Vehicles hired for transportation of Raw material shall strictly comply the emission norms prescribed by Ministry of Road Transport & Highways Department. The vehicle shall be adequately covered to avoid spillage/leakages.
- XVIII. Ambient noise levels should conform to residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures should be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB/MPCB.
- XIX. Diesel power generating sets proposed as source of backup power for elevators and common area illumination during construction phase should be of enclosed type and

conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use low sulphur diesel is preferred. The location of the DG sets may be decided with in consultation with Maharashtra Pollution Control Board.

- XX. Regular supervision of the above and other measures for monitoring should be in place all through the construction phase, so as to avoid disturbance to the surroundings by a separate environment cell /designated person.

B) Operation phase:-

- I. a) The solid waste generated should be properly collected and segregated. b) Wet waste should be treated by Organic Waste Converter and treated waste (manure) should be utilized in the existing premises for gardening. And, no wet garbage will be disposed outside the premises. c) Dry/inert solid waste should be disposed of to the approved sites for land filling after recovering recyclable material.
- II. E-waste shall be disposed through Authorized vendor as per E-waste (Management and Handling) Rules, 2016.
- III. a) The installation of the Sewage Treatment Plant (STP) should be certified by an independent expert and a report in this regard should be submitted to the MPCB and Environment department before the project is commissioned for operation. Treated effluent emanating from STP shall be recycled/ reused to the maximum extent possible. Treatment of 100% grey water by decentralized treatment should be done. Necessary measures should be made to mitigate the odour problem from STP. b) PP to give 100 % treatment to sewage /Liquid waste and explore the possibility to recycle at least 50 % of water, Local authority should ensure this.
- IV. Project proponent shall ensure completion of STP, MSW disposal facility, green belt development prior to occupation of the buildings. As agreed during the SEIAA meeting, PP to explore possibility of utilizing excess treated water in the adjacent area for gardening before discharging it into sewer line No physical occupation or allotment will be given unless all above said environmental infrastructure is installed and made functional including water requirement.
- V. The Occupancy Certificate shall be issued by the Local Planning Authority to the project only after ensuring sustained availability of drinking water, connectivity of sewer line to the project site and proper disposal of treated water as per environmental norms.
- VI. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
- VII. PP to provide adequate electric charging points for electric vehicles (EVs).
- VIII. Green Belt Development shall be carried out considering CPCB guidelines including selection of plant species and in consultation with the local DFO/ Agriculture Dept.
- LX. A separate environment management cell with qualified staff shall be set up for implementation of the stipulated environmental safeguards.
- X. Separate funds shall be allocated for implementation of environmental protection measures/EMP along with item-wise breaks-up. These cost shall be included as part of the project cost. The funds earmarked for the environment protection measures shall not be diverted for other purposes.
- XI. The project management shall advertise at least in two local newspapers widely

circulated in the region around the project, one of which shall be in the Marathi language of the local concerned within seven days of issue of this letter, informing that the project has been accorded environmental clearance and copies of clearance letter are available with the Maharashtra Pollution Control Board and may also be seen at Website at parivesh.nic.in

- XII. Project management should submit half yearly compliance reports in respect of the stipulated prior environment clearance terms and conditions in hard & soft copies to the MPCB & this department, on 1st June & 1st December of each calendar year
- XIII. A copy of the clearance letter shall be sent by proponent to the concerned Municipal Corporation and the local NGO, if any, from whom suggestions/representations, if any, were received while processing the proposal. The clearance letter shall also be put on the website of the Company by the proponent.
- XIV. The proponent shall upload the status of compliance of the stipulated EC conditions, including results of monitored data on their website and shall update the same periodically. It shall simultaneously be sent to the Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB. The criteria pollutant levels namely; SPM, RSPM, SO₂, NO_x (ambient levels as well as stack emissions) or critical sector parameters, indicated for the project shall be monitored and displayed at a convenient location near the main gate of the company in the public domain.

C) General EC Conditions:-

- I. PP has to strictly abide by the conditions stipulated by SEAC & SEIAA.
- II. If applicable Consent for Establishment" shall be obtained from Maharashtra Pollution Control Board under Air and Water Act and a copy shall be submitted to the Environment department before start of any construction work at the site.
- III. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it was found that construction of the project has been started without obtaining environmental clearance.
- IV. The project proponent shall also submit six monthly reports on the status of compliance of the stipulated EC conditions including results of monitored data (both in hard copies as well as by e-mail) to the respective Regional Office of MoEF, the respective Zonal Office of CPCB and the SPCB.
- V. The environmental statement for each financial year ending 31st March in Form-V as is mandated to be submitted by the project proponent to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently, shall also be put on the website of the company along with the status of compliance of EC conditions and shall also be sent to the respective Regional Offices of MoEF by e-mail.
- VI. No further Expansion or modifications, other than mentioned in the EIA Notification, 2006 and its amendments, shall be carried out without prior approval of the SEIAA. In case of deviations or alterations in the project proposal from those submitted to SEIAA for clearance, a fresh reference shall be made to the SEIAA as applicable to assess the adequacy of conditions imposed and to add additional environmental protection measures required, if any.
- VII. This environmental clearance is issued subject to obtaining NOC from Forestry & Wild life angle including clearance from the standing committee of the National Board for Wild life as if applicable & this environment clearance does not necessarily implies

that Forestry & Wild life clearance granted to the project which will be considered separately on merit.

4. The environmental clearance is being issued without prejudice to the action initiated under EP Act or any court case pending in the court of law and it does not mean that project proponent has not violated any environmental laws in the past and whatever decision under EP Act or of the Hon'ble court will be binding on the project proponent. Hence this clearance does not give immunity to the project proponent in the case filed against him, if any or action initiated under EP Act.

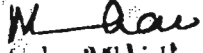
5. This Environment Clearance is issued purely from an environment point of view without prejudice to any court cases and all other applicable permissions/ NOCs shall be obtained before starting proposed work at site.

6. In case of submission of false document and non-compliance of stipulated conditions, Authority/ Environment Department will revoke or suspend the Environment clearance without any intimation and initiate appropriate legal action under Environmental Protection Act, 1986.

7. Validity of Environment Clearance: The environmental clearance accorded shall be valid as per EIA Notification, 2006, amended from time to time.

8. The above stipulations would be enforced among others under the Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986 and rules there under, Hazardous Wastes (Management and Handling) Rules, 1989 and its amendments, the public Liability Insurance Act, 1991 and its amendments.

9. Any appeal against this Environment clearance shall lie with the National Green Tribunal (Western Zone Bench, Pune), New Administrative Building, 1st Floor, D-Wing, Opposite Council Hall, Pune, if preferred, within 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.


Manisha Patankar
(Member Secretary, SEIAA)

Copy to:

1. Chairman, SEIAA, Mumbai.
2. Secretary, MoEF & CC, IA- Division MOEF & CC
3. Member Secretary, Maharashtra Pollution Control Board, Mumbai.
4. Regional Office MoEF & CC, Nagpur
5. District Collector, Thane.
6. Commissioner, Thane Municipal Corporation
7. Regional Officer, Maharashtra Pollution Control Board, Thane.

Signature Not Verified

Digitally signed by Manisha

Patankar Mhaiskar

Member Secretary

Date: 8/25/2022 6:27:11 AM



Certificate No. 5278

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
AMENDED PERMISSION/COMMENCEMENT CERTIFICATE
Utilisation of DRC No. 019(Slum)

Proposed Tower 1 - Gr/Stilt + 1 floor, Retail - Gr + 1st floor, Tower 2: - Gr/Stilt + 42 floors,
Retail - Gr + 1st floor, Tower 3: - Gr/Stilt + 37 floors,
Tower 4: - Gr/Stilt + 42 floors, Tower 5: - Gr/Stilt + 41 floors,
Club House :- Gr + 1 floor, MLCP:- Basement+ Lower Gr+ Gr +Level 1A to
Level 8 (12 levels)

V. P. No. S05/0194/19 TMC / TDD | 4351/23 Date : 31/03/2023
To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)
Shri M/s. Godrej Properties Ltd. (Owners)

With reference to your application No. 8347 dated 24/1/2023 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 Balkum & Dhokali Sector No. V Situated at Road / Street 40.00 M. wide D.P. Road S. No. / C.S.T. No. / F. P. No. S No. 234/1, 234/2, 235, village Balkum & S.No. 39, 40, 41/1, village Dhokali
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.
- ५) परवानगी/सी.सी. क्र.वि.प्र.क्र. से०५/०१९४/१९ ठामपा/ शिविवि/ ४१६५/२२ दि.३/८/२०२२ मधील आवश्यक अटी बंधनकारक राहतील.
- ६) दाखल प्रस्तावांतर्गत प्रस्तावित इमारतीच्या नियोजनामध्ये केलेल्या अंतर्गत बदलामध्ये विकासक यांनी सादर केलेले दि. २/२/२०२३ रोजीचे हमीपत्र विकासक यांचेवर बंधनकारक राहिल.
- ७) पुढील परवानगीपुर्वी Electric Power Supply कंपनी कडील Sub Station चे नाहरकत प्रमाणपत्र सादर करणे आवश्यक राहिल.

**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.

505/0194/19

- ८) UDCPR- २०२० मधील विनियम क्र. Table No. ८B मधील Note (v) मधील तरतुदीनुसार अंतिम वापर परवान्यापुर्वी कार्यवाही करणे वा.वि/ विकासक यांचेवर बंधनकारक राहिल.
- ९) UDCPR- २०२० मधील विनियम क्र.७.१० नुसार वापर परवान्यापुर्वी Green Building करीता Committed Rating उपलब्ध झाल्याबाबतचे कागदपत्रे विकासक यांनी दाखल करणे आवश्यक राहिल.
- १०) UDCPR- २०२० मधील विनियम क्र.३.४.२ मधील तरतुदीनुसार Recreational Open Space मध्ये प्रस्तावित केलेल्या क्लब हाऊसच्या वापराबाबत विकासक यांनी दि.१७/३/२०२३ रोजी सादर केलेले हमीपत्र विकासक यांचेवर बंधनकारक राहिल.
- ११) UDCPR- २०२० मधील विनियम मधील तरतुदीनुसार Architectural Projection चा रहिवास व इतर उपयोगासाठी वापर न करण्याबाबत विकासक/ भूखंडधारक यांचे दि.२९/१२/२०२१ रोजीचे हमीपत्र विकासक यांचेवर बंधनकारक राहिल.
- १२) वा.वि. व मालक/ विकासक यांनी दर तीन महिन्यांनी कामाच्या सद्यस्थितीबाबतचे प्रतिज्ञापत्र सादर करणे आवश्यक राहिल.

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

सहायक आयुक्त

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

Yours faithfully,

Town Development & Planning Officer,
Town Development Department,
Municipal Corporation of,
the city of, Thane.



THANE MUNICIPAL CORPORATION, THANE
THANE FIRE BRIGADE

No. :TMC/CFO/M/HR/228/261

Date: 06/03/2023

SUB: NOC stipulating fire protection & fire fighting requirements of proposed development of Residential Tower No. 1, 2, 3, 4, 5 & MLCP building on plot bearing S.NO.- 234/1, 234/2, 235 at village Baktim & S. V. Devare, Village Dhokali, Tal. & Dist. Thane.
M/s. Ceear Lifespaces Pvt. Ltd.

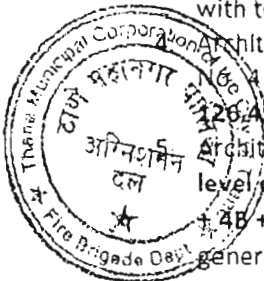
REF: i) V.P. No. S05/0194/19
ii) Letter dt. 28/02/2023 from M/s. Saakaar Architect
iii) Initial NOC No. TMC/CFO/M/261/261 Dt. 04/03/2022
iv) Amended NOC No. TMC/CFO/M/HR/140/118, Dt. 26/07/2022
v) Date of inspection by DFO Mr. S. V. Devare on Dt. 02/03/2023

A.D.T.P. (TMC) Thane

In this case please refer to this office N.O.C. issued vide Initial NOC No. TMC/CFO/M/261/261, Dt. 04/03/2022, Amended NOC No. TMC/CFO/M/HR/140/118, Dt. 26/07/2022 for Residential Tower No. 1 having Gr./Stilt + 1st to 42nd floor with total height of 126.45 Mt. from general ground level up to terrace level, Tower 2, 4 & 5 having Gr./Stilt + 1st to 42nd floor with total height of 126.45 Mt. from general ground level up to terrace level, Tower No. 3 having Gr./Stilt + 1st to 41st floor with total height of 123.55 Mt. from general ground level up to terrace level, Multi level car parking having Basement 1 + Lower ground + 1A + 1B + 2A + 2B + 3A + 3B + 4A + 4B + 5A + 5B + 6A + 6B + 7A + 8th level (Amenity floor) with total height of 50.00 Mt. from general ground level up to terrace level.

Now, Architect has submitted the amended plan & proposed the following amendments.

1. Architect has added 04 nos. of floors for Tower No. 1, Now Tower No. 1 having Ground/Stilt & 1st (Comm. & Resi. Floor) + 2nd to 45th Residential floor with total height of 139.80 Mt. from general ground level up to terrace level.
2. Architect has increases plinth height from 0.15 M. to 0.30 M. & 1st floor height from 2.90 M. to 4.50 M. also proposed internal changes for Tower No. 2, Now Tower No. 2 having Ground/Stilt & 1st (Comm. & Resi. Floor) + 2nd to 42nd Residential floor with total height of 128.20 Mt. from general ground level up to terrace level.
3. Architect has proposed internal changes without increasing the height of the Tower No. 3, Now Tower No. 3 having Ground/Stilt & 1st (Comm. & Resi. Floor) + 1st to 41st floor with total height of 123.55 Mt. from general ground level up to terrace level.
4. Architect has proposed minor internal changes without increasing the height of tower No. 4 & 5, Now Tower 4 & 5 having Gr./Stilt + 1st to 42nd floor with total height of 126.45 Mt. from general ground level up to terrace level.
5. Architect has deleted 01 no. of level (i.e. 5B level) of Multi level car parking having Basement 1 + Lower ground + 1A + 1B + 2A + 2B + 3A + 3B + 4A + 4B + 5A + 6A + 6B + 7A + 8th level (Amenity floor) with total height of 47.20 Mt. from general ground level up to terrace level.



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THE FLOOR-WISE USER OF THE TOWER NO.01

Floors	Users
Gr./Stilt	07 nos. shops, 06 nos. meter room, FAS room, BMS room, stack parking, Drivers toilet, Entrance lobby
1 st floor	07 nos. shops, 01 no. Society office, 02 nos. residential flats
2 nd to 7 th , 9 th to 12 th , 14 th to 17 th , 19 th to 22 nd , 24 th to 27 th , 29 th to 32 nd , 34 th to 37 th , 39 th to 42 nd , 44 th to 46 th floor	06 nos. residential flat on each floor level.
8 th , 13 th , 18 th , 23 rd , 28 th , 33 rd , 38 th & 43 rd floor	05 nos. residential flat on each floor level + Refuge area

**THE FLOOR-WISE USER OF THE TOWER NO.02**

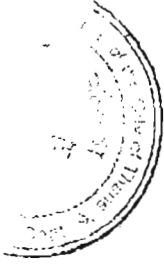
Floors	Users
Gr./Stilt	06 nos. shops, 08 nos. meter room, Fire command room, BMS room, parking, Drivers toilet, Entrance lobby
1 st floor	06 nos. shops, 01 nos. electrical rooms, 02 nos. residential flats, commercial toilet block
2 nd to 7 th , 9 th to 12 th , 14 th to 17 th , 19 th to 22 nd , 24 th to 27 th , 29 th to 32 nd , 34 th to 37 th , 39 th to 42 nd floor	06 nos. residential flat on each floor level.
8 th , 13 th , 18 th , 23 rd , 28 th , 33 rd & 38 th floor	05 nos. residential flat on each floor level + Refuge area

THE FLOOR-WISE USER OF THE TOWER NO.03

Floors	Users
Gr./Stilt	05 nos. meter room, 01 nos. BMS room, 02 nos. Society office, Stack parking, 01 nos. toilet for handicap, 02 toilets, Entrance lobby
1 st to 7 th , 9 th to 12 th , 14 th to 17 th , 19 th to 22 nd , 24 th to 27 th , 29 th to 32 nd , 34 th to 37 th , 39 th to 41 st floor	5 nos. residential flat on each floor level.
8 th , 13 th , 18 th , 23 rd , 28 th , 33 rd & 38 th floor	4 nos. residential flat on each floor level + Refuge area

THE FLOOR-WISE USER OF THE TOWER NO.04

Floors	Users
Gr./Stilt	06 nos. meter room, Fire command room, Entrance lobby, 02 nos. Servant toilet, Stack Parking, 02 nos. Society office, 02 toilets for handicap



1 st to 7 th , 9 th to 12 th , 14 th to 17 th , 19 th to 22 nd , 24 th to 27 th , 29 th to 32 nd , 34 th to 37 th , 39 th to 42 nd floor	10 nos. residential flat on each floor level
8 th , 13 th , 18 th , 23 rd , 28 th , 33 rd & 38 th floor	09 nos. residential flat on each floor level + Refuge area

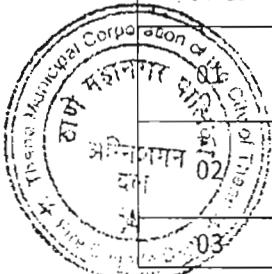
THE FLOOR-WISE USER OF THE TOWER NO.05

Floors	Users
Gr./Stilt	08 meter rooms, BMS room, Fire command room, 02 nos. Society office, bank, 02 nos. servant toilet, 02 toilets for residents
1 nd to 7 th , 9 th to 12 th , 14 th to 17 th , 19 th to 22 nd , 24 th to 27 th , 29 th to 32 nd , 34 th to 37 th , 39 th to 42 nd floor	12 nos. residential flat on each floor level.
8 th , 13 th , 18 th , 23 rd , 28 th , 33 rd & 38 th floor	11 nos. residential flat on each floor level + Refuge area

THE FLOOR-WISE USER OF THE MLCP

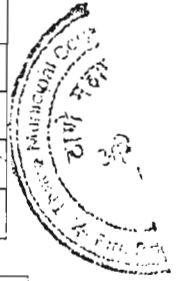
Floors	Users
Basement Level	STP, Pump room, UG Tank
Lower ground Level	03 nos. meter rooms, 1 WC, Double height Substation, Parking
1A, 1B Level	Double height DG set, parking,
2A, 2B, 3A Level	Parking & Drivers room
3B, 4A, 4B, 5A, 5B, 6A, 6B Level	Parking
7A Level	Parking, 02 nos. Filtration rooms
8 th Level	Fitness center, Gaming area, Open to sky swimming pool, 02 nos. guest rooms, Club house, crèche, Business center, Covered Badminton & Squash Court

THE DETAILS OF STAIRCASES & LIFTS



Tower	Staircase description	Width of staircase	Nos. of staircase
02	Leading from Ground to terrace (Residential)	1.50 m. wide	01 Nos.
	Leading from Ground to 1 st floor (Commercial)	1.50 m. wide	01 Nos.
	Leading from Ground to terrace (Residential)	1.50 m. wide	02 Nos.
	Leading from Ground to 1 st floor (Commercial)	1.50 m. wide	01 Nos.
03	Leading from Ground to terrace (Residential)	1.50 m. wide	02 Nos.

04	Leading from Ground to terrace (Residential)	1.50 m. wide	02 Nos.
05	Leading from Ground to terrace (Residential)	1.50 m. wide	02 Nos.
MLCP	Leading from Basement-1 to terrace	1.50 m. wide	01 No.
	Leading from Basement-1 to 7A level	1.50 m. wide	01 No.
	Leading from Lower ground to terrace	1.50 m. wide	01 No.
	Leading from Lower ground to 7A level	1.50 m. wide	01 No.



Building	Lifts Type	Profile	Nos. of lifts
No. 01	Stretcher lift	Leading from Ground to 46 th floor	02 Nos.
	Stretcher lift	Leading from Ground to 46 th floor	01 No.
	Fire Evacuation lift	Leading from Ground to 46 th floor	01 No.
	Fire man's lift	Leading from Ground to 46 th floor	01 Nos.
	Passenger lift	Leading from Ground to 1 st floor (Commercial use)	01 No.
	Stretcher lift	Leading from Ground to 1 st floor (Commercial use)	01 No.
No. 02	Passenger lift	Leading from Ground to 42 nd floor	02 Nos.
	Fire Evacuation lift	Leading from Ground to 42 nd floor	01 No.
	Fire man's lift	Leading from Ground to 42 nd floor	01 No.
	Stretcher lift	Leading from Ground to 42 nd floor	01 No.
	Passenger lift	Leading from Ground to 1 st floor (Commercial use)	01 No.
No. 03	Passenger lift	Leading from Ground to 41 st floor	01 No.
	Fire Evacuation lift	Leading from Ground to 41 st floor	01 No.
	Fire man's lift	Leading from Ground to 41 st floor	01 No.
	Stretcher lift	Leading from Ground to 41 st floor	01 No.
No. 04	Passenger lift	Leading from Ground to 42 nd floor	03 Nos.
	Fire Evacuation lift	Leading from Ground to 42 nd floor	01 No.
	Fire man's lift	Leading from Ground to 42 nd floor	01 No.
No. 05	Passenger lift	Leading from Ground to 42 nd floor	03 Nos.
	Fire Evacuation lift	Leading from Ground to 42 nd floor	01 No.
	Fire man's lift	Leading from Ground to 42 nd floor	01 No.
	Stretcher lift	Leading from Ground to 42 nd floor	01 No.
MLCP	Passenger lift	Leading from Ground to terrace floor	02 Nos.
	Fire man's lift	Leading from Ground to terrace floor	02 No.

The proposed staircases having flight width of 1.50 m. as shown in plans are enclosed type and are externally located & adequately ventilated to outside air above ground level. One staircase lift from each lift bank of building will be converted into Fire lift. The lift lobby & common corridor at each floor level is directly ventilated to outside air as shown on the plan.

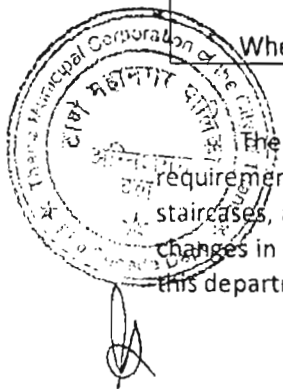


REFUGE AREA:

Sr. No.	Building	Floor	Provided Area (In Sq.M.)	Height (In M.)
1	No. 01	8 th	75.28	26.70
		13 th	75.28	41.20
		18 th	75.28	55.70
		23 rd	75.28	70.20
		28 th	75.28	84.70
		33 rd	75.28	99.20
		38 th	75.28	113.70
2	No. 02	8 th	73.03	26.70
		13 th	73.03	41.20
		18 th	73.03	55.70
		23 rd	73.03	70.20
		28 th	73.03	84.70
		33 rd	76.18	99.20
		38 th	76.18	113.70
3	No. 03	8 th	60.89	24.95
		13 th	60.89	39.45
		18 th	60.89	53.95
		23 rd	60.89	68.45
		28 th	60.89	82.95
		33 rd	60.89	97.45
		38 th	60.89	111.95
4	No. 04	8 th	50.63	24.95
		13 th	50.63	39.45
		18 th	50.63	53.95
		23 rd	50.63	68.45
		28 th	50.63	82.95
		33 rd	50.63	97.45
		38 th	50.63	111.95
5	No. 05	8 th	43.15	24.95
		13 th	43.15	39.45
		18 th	43.15	53.95
		23 rd	43.15	68.45
		28 th	43.15	82.95
		33 rd	43.15	97.45
		38 th	43.15	111.95

In addition to that terrace of building will be treated as refuge area.

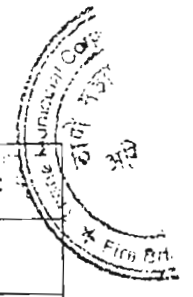
Whether to calculate excess Refuge area in FSI or not shall be decided by A.D.T.P.



The A.D.T.P. is requested to scrutinized the plans & verify civil work and all other requirements pertaining to civil Engineering side including open spaces, R.G.s, corridors, staircases, amendments, height, refuge area in sq.m. & floor occupancy of the buildings. If any changes in the plans other than mentioned above then A.D.T.P. shall refer back the proposal to this department for revised NOC till then further process shall not be permitted.

THE OPEN SPACES :

The plot is approachable by 40.00 M. wide Kolshet Road from North-west Side.



Tower No.	North-West	North-East	South-West	South-East
1	6.00 M. + 40.00 wide Road	11.00 M.	Attached to Tower 2	7.50 M.
2	6.00 M. + 40.00 wide Road	Attached to tower 1	11.00 M.	7.52 M.

Tower No.	North	South	East	West
3	3.89 M. + 7.50 M. Path way	Attached to Tower 4	6.05 M from RG 1	3.20 M. + 7.50 M. internal road
4	Attached to Tower 3	11.17 M.	6.80 M from RG 1 & partly attached to Tower 5	3.00 M. + 7.50 M. Internal road
5	6.00 M from RG 1	17.00 M.	15.00 M.	Attached to Tower 4

DETAILS OF RAMPS.

No of ramps	Width	Details
01	6.0 m. wide ramp With 1:8 gradient	Leading from Lower Ground to 7A level for MLCP

The proposal has been considered favorably in view of the fact that;

1. Fire Safety measures stipulated in earlier Initial NOC No. TMC/CFO/M/261/261, Dt. 04/03/2022, Amended NOC No. TMC/CFO/M/HR/140/118, Dt. 26/07/2022 shall be strictly adhered with following additional fire safety measures.
2. There shall be no tree/canopy/arch/car parking to be located in compulsory open spaces. No compound wall shall be constructed on all road side.
3. The plot is approachable by 40.00 M. wide Kolshet Road from North-west Side.
4. One 6.0 m. wide ramp With 1:10 gradient Leading from Lower Ground to 8th level for MLCP.
5. Architect has proposed operational area for firefighting on Ground floor.
Automatic sprinkler system shall be provided in entire lift lobby, common corridor of each floor level and each habitable room of each flat of each floor level of the each tower, entire commercial area; entire MLCP building with Basement, surface car parking area in such a way to cover each car parking of entire podium floor as per the standards lay down by TAC or relevant IS specification.
6. Automatic Drencher system should be provided in periphery of parking floor in MLCP and should be connected to the main sprinkler pump as per the standard laid down in relevant I.S. Specifications.
7. Automatic smoke detection system shall be provided in lift lobby & common corridor at each floor level, Basement, electric meter room & each lift machine room, Control / BMS Room and in electric shaft at every floor level with response indicator.



- 9. Refuge area shall be provided as per 9.29.6 of UDCPR.
- 10. Excess refuge area shall be counted in FSI or not to be decided by A.P.O.
- 11. For residential occupancies above 120 M. in height the sprinkler system shall be provided as per clause E-6 of NBC 2016 part IV.
- 12. Fireman's lift / Fire lift shall be provided as per 9.27 of UDCPR & 7.1, 7.2 of Section 7, subsection 5A of Part VIII NBC 2016.
- 13. The staircases & lift lobby shall be provided with naturally ventilated or pressurized system as per NBC 2016.
- 14. The fire resistances rating for staircase F.R.D., lift lobby, protected lobby shall be as per N.B.C provisions.
- 15. Provision of pumps as per table no. 7 with relevant notes & Provision of pump house as per 5.1.2.2 of Part IV NBC 2016.
- 16. During construction stage and before the final occupation party agreed to comply additional requirement stipulated by Thane Fire Brigade Officer.
- 17. If any discrepancies observed about the construction Thane Fire Brigade officer will change the requirement as the rules.

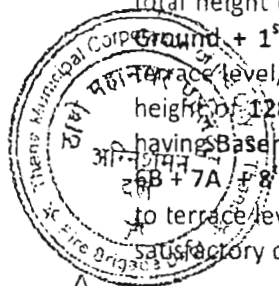
FIRE OFFICER:

A qualified Fire Officer with experience of not less than 3 years shall be appointed as per clause 4.10.1 & 4.10.2 of Part IV, NBC 2016 who will be available on the premises, for large educational complexes, business buildings with height 30 m and above, residential building with height 60 m and above, institutional buildings of 15 m and above, starred hotels and D-6 occupancy.

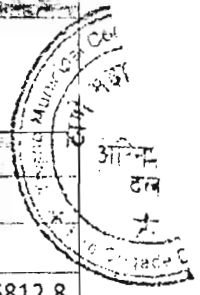
The Fire Officer shall,

- a) maintain the firefighting equipment in good working condition at all times.
- b) prepare fire orders and fire operational plans and get them promulgated.
- c) impart regular training to the occupants of the buildings in the use of firefighting equipment provided on the premises and keep them informed about the fire emergency evacuation plan.
- d) keep proper liaison with the city fire brigade.
- e) ensure that all fire precautionary measures are observed at the times.

In view of above, as far as this department is concerned there is no objection from Fire safety point of view for the construction of high rise Residential Tower 1 having Ground & 1st floor (Commercial) + 2nd to 46nd floor with total height of 139.80 Mt. from general ground level up to terrace level, Tower 2 having Ground & 1st floor (Commercial) + 2nd to 42nd floor with total height of 128.20 Mt. from general ground level up to terrace level, Tower No. 3 having Ground + 1st to 41st floor with total height of 123.55 Mt. from general ground level up to terrace level, Tower 4 & 5 having Ground & 1st floor (Commercial) + 2nd to 42nd floor with total height of 128.20 Mt. from general ground level up to terrace level & Multi level car parking having Basement 1 + Lower ground + 1A + 1B + 2A + 2B + 3A + 3B + 4A + 4B + 5A + 5B + 6A + 6B + 7A + 8th level (Amenity floor) with total height of 47.20 Mt. from general ground level up to terrace level. As per details shown on enclosed plans; signed in taken of approval, subject to satisfactory compliance of the following requirements.



Tower 1 :- Ground/St + 1st to 46th floors					
Sr No.	Floor No.	Height (In M.)	Built up area (In Sq.M.)	Rate	Charges (In Rs)
Fire Premium Charges					
Upto 0.00 M. to 25.00 M. height					
Commercial					
1	Gr. / St floor	4.8	625.06	160/- per Sq.M. or Min.400000/-	196812.8
2	1 st floor	4.5	605.02		
Total		9.3	1230.08		400000.00
Residential					
1	Gr. / St floor		178.03	300/- per Sq.M.	(3577.54 x 300/-)
2	1 st floor		303.01		
3	2 nd floor	2.90	619.30		
4	3 rd floor	2.90	619.30		
5	4 th floor	2.90	619.30		
6	5 th floor	2.90	619.30		
7	6 th floor	2.90	619.30		
Fire Premium Charges		23.80	3577.54		10,73,262.00
Fire Infrastructure Charges					
Above 25.00 M. to 92.00 M. height					
8	7 th floor	2.90	619.30	600/- per Sq.M.	(13946.90 x 600/-)
9	8 th floor	2.90	559.90		
10	9 th floor	2.90	619.30		
11	10 th floor	2.90	619.30		
12	11 th floor	2.90	619.30		
13	12 th floor	2.90	619.30		
14	13 th floor	2.90	559.90		
15	14 th floor	2.90	619.30		
16	15 th floor	2.90	619.30		
17	16 th floor	2.90	619.30		
18	17 th floor	2.90	619.30		
19	18 th floor	2.90	559.90		
20	19 th floor	2.90	619.30		
21	20 th floor	2.90	619.30		





22	21 st floor	2.90	619.30		
23	22 nd floor	2.90	619.30		
24	23 rd floor	2.90	559.90		
25	24 th floor	2.90	619.30		
26	25 th floor	2.90	619.30		
27	26 th floor	2.90	619.30		
28	27 th floor	2.90	619.30		
29	28 th floor	2.90	559.90		
30	29 th floor	2.90	619.30		
	Total (A)	90.50	13946.90		83,68,140.00
Above 92.00 M. height					
31	30 th floor	2.90	619.30		
32	31 st floor	2.90	619.30		
33	32 nd floor	2.90	619.30		
34	33 rd floor	2.90	559.90		
35	34 th floor	2.90	619.30		
36	35 th floor	2.90	619.30		
37	36 th floor	2.90	619.30		
38	37 th floor	2.90	619.30		
39	38 th floor	2.90	559.90	1000/- per Sq.M.	(10349.90 x 1000/-)
40	39 th floor	2.90	619.30		
41	40 th floor	2.90	619.30		
42	41 st floor	2.90	619.30		
43	42 nd floor	2.90	619.30		
44	43 rd floor	2.90	559.90		
45	44 th floor	2.90	619.30		
46	45 th floor	2.90	619.30		
47	46 th floor	2.90	619.30		
	Total (B)	139.80	10349.90		1,03,49,900.00
Total Infrastructure charges (A + B)			27874.34		1,87,18,040.00

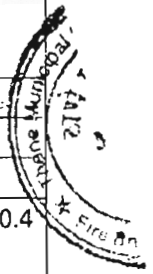
FIRE SAFETY FUND



Sr.	Building	Total Construction Area (In Sq.M.)	Rate	Charges to be paid (In)
Residential				
	Tower 1	28541.27	10/-	2,85,413.00
			Say	2,85,413.00
Commercial				
	Tower 1	1250.08	3/- or Min. 25000/-	3,690.24
			Say	25,000.00

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Tower 2 :- Ground/St + 1st to 42nd floors					
Sr. No.	Floor No.	Height (In M.)	Built up area (In Sq.M.)	Rate	Charges (In `)
Fire Premium Charges					
Upto 0.00 M. to 25.00 M. height					
Commercial					
1	Gr. / St floor	4.8	593.25	160/- per Sq.M. or Min. 400000/-	186310.4
2	1 st floor	4.5	571.19		
Total		9.3	1164.44		400000.00
Residential					
1	Gr. / St floor		203.96	300/- per Sq.M.	(3584.67 x 300/-)
2	1 st floor		271.61		
3	2 nd floor	2.90	621.82		
4	3 rd floor	2.90	621.82		
5	4 th floor	2.90	621.82		
6	5 th floor	2.90	621.82		
7	6 th floor	2.90	621.82		
Fire Premium Charges		23.80	3584.67		10,75,401.00
Fire Infrastructure Charges					
Above 25.00 M. to 92.00 M. height					
8	7 th floor	2.90	621.82	600/- per Sq.M.	(14004.91 x 600/-)
9	8 th floor	2.90	562.43		
10	9 th floor	2.90	621.82		
11	10 th floor	2.90	621.82		
12	11 th floor	2.90	621.82		
13	12 th floor	2.90	621.82		
14	13 th floor	2.90	562.43		
15	14 th floor	2.90	621.82		
16	15 th floor	2.90	621.82		
17	16 th floor	2.90	621.82		
18	17 th floor	2.90	621.82		
19	18 th floor	2.90	562.43		
20	19 th floor	2.90	621.82		
21	20 th floor	2.90	621.82		
22	21 st floor	2.90	621.82		
23	22 nd floor	2.90	621.82		
24	23 rd floor	2.90	562.43		
25	24 th floor	2.90	621.82		
26	25 th floor	2.90	621.82		
27	26 th floor	2.90	621.82		
28	27 th floor	2.90	621.82		
29	28 th floor	2.90	562.43		





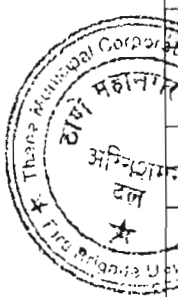
30	29 th floor	2.90	621.82	
	Total (A)	90.50	14004.91	84,02,946.00
Above 92.00 M. height				
31	30 th floor	2.90	621.82	
32	31 st floor	2.90	634.42	
33	32 nd floor	2.90	634.42	
34	33 rd floor	2.90	573.23	
35	34 th floor	2.90	634.42	
36	35 th floor	2.90	634.42	
37	36 th floor	2.90	634.42	
38	37 th floor	2.90	634.42	1000/- per Sq.M. (8112.48 x 1000)
39	38 th floor	2.90	573.23	
40	39 th floor	2.90	634.42	
41	40 th floor	2.90	634.42	
42	41 st floor	2.90	634.42	
43	42 nd floor	2.90	634.42	
	Total (B)	128.20	8112.48	81,12,480.00
Total Infrastructure charges (A + B)			25702.06	1,65,15,426.00

FIRE SAFETY FUND

Sr. No.	Building	Total Construction Area (In Sq.M.)	Rate	Charges to be paid (In)
Residential				
1	Tower 2	26300.14	10/-	2,63,001.40
			Say	2,63,002.00
Commercial				
1	Tower 2	1164.44	3/- or Min. 25000/-	3,493.32
			Say	25,000.00

Tower 3 :- Ground/St + 1st to 41st floors

Sr. No.	Floor No.	Height (In M.)	Built up area (In Sq.M.)	Rate	Charges (In `)
Fire Premium Charges					
Upto 0.00 M. to 25.00 M. height					
1	Gr. / St floor	4.65	218.23		
2	1 st floor	2.90	561.62		
3	2 nd floor	2.90	561.62		
4	3 rd floor	2.90	561.62		
5	4 th floor	2.90	561.62		
6	5 th floor	2.90	561.62	300/- per Sq.M.	(4149.57 x 300/-)



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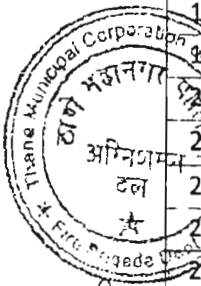
7	6 th floor	2.90	561.62		
8	7 th floor	2.90	561.62		
Fire Premium Charges		24.95	4149.57		12,44,871.00
Fire Infrastructure Charges					
Above 25.00 M. to 92.00 M. height					
9	8 th floor	2.90	507.62	600/- per Sq.M.	(12647.26 x 600/-)
10	9 th floor	2.90	561.62		
11	10 th floor	2.90	561.62		
12	11 th floor	2.90	561.62		
13	12 th floor	2.90	561.62		
14	13 th floor	2.90	507.62		
15	14 th floor	2.90	561.62		
16	15 th floor	2.90	561.62		
17	16 th floor	2.90	561.62		
18	17 th floor	2.90	561.62		
19	18 th floor	2.90	507.62		
20	19 th floor	2.90	561.62		
21	20 th floor	2.90	561.62		
22	21 st floor	2.90	561.62		
23	22 nd floor	2.90	561.62		
24	23 rd floor	2.90	507.62		
25	24 th floor	2.90	561.62		
26	25 th floor	2.90	561.62		
27	26 th floor	2.90	561.62		
28	27 th floor	2.90	561.62		
29	28 th floor	2.90	507.62		
30	29 th floor	2.90	561.62		
31	30 th floor	2.90	561.62		
Total (A)		91.65	12647.26		
Above 92.00 M. height					
32	31 st floor	2.90	561.62	1000/- per Sq.M.	(6069.82 x 1000/-)
33	32 nd floor	2.90	561.62		
34	33 rd floor	2.90	507.62		
35	34 th floor	2.90	561.62		
36	35 th floor	2.90	561.62		
37	36 th floor	2.90	561.62		
38	37 th floor	2.90	561.62		
39	38 th floor	2.90	507.62		
40	39 th floor	2.90	561.62		
41	40 th floor	2.90	561.62		
42	41 st floor	2.90	561.62		
Total (B)		123.55	6069.82		60,69,820.00
Total Infrastructure charges (A + B)			22866.65		1,36,58,176.00



FIRE SAFETY FUND

Sr. No.	Building	Total Construction Area (In Sq.M.)	Rate	Charges to be paid (In)
Residential				
1	Tower 3	23581.39	10/-	2,35,813.90
			Say	2,35,814.00

Tower 4 (Residential) - Stilt + 42 floors					
Sr. No.	Floor No.	Height (In M.)	Built up area (In Sq.M.)	Rate	Charges (In `)
Fire Premium Charges					
Upto 0.00 M. to 25.00 M. height					
Residential					
1	Stilt	4.65	262.44	300/- per Sq.M.	(5223.34 x 300/-)
2	1 st floor	2.90	708.70		
3	2 nd floor	2.90	708.70		
4	3 rd floor	2.90	708.70		
5	4 th floor	2.90	708.70		
6	5 th floor	2.90	708.70		
7	6 th floor	2.90	708.70		
8	7 th floor	2.90	708.70		
Fire Premium Charges		24.95	5223.34		15,67,002.00
Fire Infrastructure Charges					
Above 25.00 M. to 92.00 M. height					
9	8 th floor	2.90	658.06	600/- per Sq.M.	(16046.90 x 600/-)
10	9 th floor	2.90	708.70		
11	10 th floor	2.90	708.70		
12	11 th floor	2.90	708.70		
13	12 th floor	2.90	708.70		
14	13 th floor	2.90	658.06		
15	14 th floor	2.90	708.70		
16	15 th floor	2.90	708.70		
17	16 th floor	2.90	708.70		
18	17 th floor	2.90	708.70		
19	18 th floor	2.90	658.06		
20	19 th floor	2.90	708.70		
21	20 th floor	2.90	708.70		
22	21 st floor	2.90	708.70		
23	22 nd floor	2.90	708.70		
24	23 rd floor	2.90	658.06		



25	24 th floor	2.90	708.70		
26	25 th floor	2.90	708.70		
27	26 th floor	2.90	708.70		
28	27 th floor	2.90	708.70		
29	28 th floor	2.90	658.06		
30	29 th floor	2.90	708.70		
31	30 th floor	2.90	708.70		
	Total (A)	91.65	16046.90		96,28,140.00
Above 92.00 M. height					
32	31 st floor	2.90	708.70	1000/- per Sq.M.	(8403.12 x 1000/-)
33	32 nd floor	2.90	708.70		
34	33 rd floor	2.90	658.06		
35	34 th floor	2.90	708.70		
36	35 th floor	2.90	708.70		
37	36 th floor	2.90	708.70		
38	37 th floor	2.90	708.70		
39	38 th floor	2.90	658.06		
40	39 th floor	2.90	708.70		
41	40 th floor	2.90	708.70		
42	41 st floor	2.90	708.70		
43	42 nd floor	2.90	708.70		
	Total (B)	126.45	8403.12		
Total Infrastructure charges (A + B)			29673.36		1,80,31,260.00



FIRE SAFETY FUND

Sr. No.	Building	Total Construction Area (In Sq.M.)	Rate	Charges to be paid (In)
Residential				
1	Tower 4	30531.14	10/-	3,05,311.40
			Say	3,05,312.00

Tower 5 (Residential) :- Stilt + 42 floors					
Sr. No.	Floor No.	Height (In M.)	Built up area (In Sq.M.)	Rate	Charges (In `)
Fire Premium Charges					
Upto 0.00 M. to 25.00 M. height					
Residential					
1	Gr. / St floor	4.65	228.06	300/- per Sq.M.	(5700.03 x 300/-)
2	1 st floor	2.90	781.71		
3	2 nd floor	2.90	781.71		



4	3 rd floor	2.90	781.71		
5	4 th floor	2.90	781.71		
6	5 th floor	2.90	781.71		
7	6 th floor	2.90	781.71		
8	7 th floor	2.90	781.71		
Fire Premium Charges		24.95	5700.03		17,10,009.00

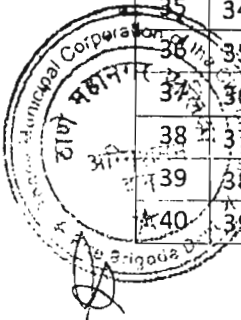
Fire Infrastructure Charges

Above 25.00 M. to 92.00 M. height

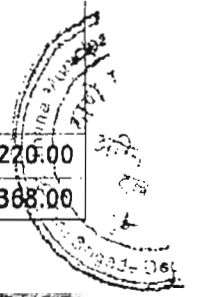
9	8 th floor	2.90	738.56	600/- per Sq.M.	(17763.58 x 600/-)
10	9 th floor	2.90	781.71		
11	10 th floor	2.90	781.71		
12	11 th floor	2.90	781.71		
13	12 th floor	2.90	781.71		
14	13 th floor	2.90	738.56		
15	14 th floor	2.90	781.71		
16	15 th floor	2.90	781.71		
17	16 th floor	2.90	781.71		
18	17 th floor	2.90	781.71		
19	18 th floor	2.90	738.56		
20	19 th floor	2.90	781.71		
21	20 th floor	2.90	781.71		
22	21 st floor	2.90	781.71		
23	22 nd floor	2.90	781.71		
24	23 rd floor	2.90	738.56		
25	24 th floor	2.90	781.71		
26	25 th floor	2.90	781.71		
27	26 th floor	2.90	781.71		
28	27 th floor	2.90	781.71		
29	28 th floor	2.90	738.56		
30	29 th floor	2.90	781.71		
31	30 th floor	2.90	781.71		
Total (A)		91.65	17763.58		1,06,58,148.00

Above 92.00 M. height

32	31 st floor	2.90	781.71	1000/- per Sq.M.	(9294.22 x 1000/-)
33	32 nd floor	2.90	781.71		
34	33 rd floor	2.90	738.56		
35	34 th floor	2.90	781.71		
36	35 th floor	2.90	781.71		
37	36 th floor	2.90	781.71		
38	37 th floor	2.90	781.71		
39	38 th floor	2.90	738.56		
40	39 th floor	2.90	781.71		



41	40 th floor	2.90	781.71		
42	41 st floor	2.90	781.71		
43	42 nd floor	2.90	781.71		
	Total (B)	126.45	9294.22		92,94,220.00
Total Infrastructure charges (A + B)			32757.83		1,99,52,368.00



FIRE SAFETY FUND

Sr. No.	Building	Total Construction Area (In Sq.M.)	Rate	Charges to be paid (In)
Residential				
1	Tower 5	33626.34	10/-	3,36,263.40
			Say	3,36,264.00

MLCP :- Basement + Lower Gr. + Gr + 13 floors					
Sr. No.	Floor No.	Height (In M.)	Built up area (In Sq.M.)	Rate	Charges (In)
Fire Premium Charges					
Upto 0.00 M. to 25.00 M. height					
Residential					
1	Basement 1			Rs. 300/- per Sq.M.	(73.36 x Rs.300/-)
2	Lower Gr.	3.10			
3	Level 1A	2.80			
4	Level 1B	2.80	18.34		
5	Level 2A	2.80	18.34		
6	Level 2B	2.80	18.34		
7	Level 3A	2.80	18.34		
8	Level 3B	2.80			
9	Level 4A	2.80			
Fire Premium Charges		22.70	73.36		Rs. 22,008.00
Fire Infrastructure Charges					
Above 25.00 M. to 92.00 M. height					
10	Level 4B	2.80		Rs. 600/- per Sq.M.	(1552.72 x Rs. 600/-)
11	Level 5A	2.80			
12	Level 6A	2.80			
13	Level 6B	2.80			
14	Level 7A	4.30	76.32		
15	Level 8	4.40	1476.40		
16	Terrace level	4.60			
Total (A)		24.50	1552.72		Rs. 9,31,632.00
Fire Infrastructure Charges		47.20			Rs. 9,31,632.00
			1626.08		



FIRE SAFETY FUND

Sr. No.	Building	Total Construction Area (In Sq.M.)	Rate	Charges to be paid (In Rs.)
Residential				
1	MLCP area	49163.06	Rs. 10/-	Rs. 4,91,630.60
			Say	Rs. 4,91,631.00

FIRE PREMIUM FEE SUMMARY

BLDG TYPE	TOTAL FIRE PREMIUM	ALREADY PAID FIRE	FIRE PREMIUM CHARGES
Retail T1	4,00,000.00	4,00,000.00	NIL
Retail T2	4,00,000.00	4,00,000.00	NIL
T1	10,73,262.00	12,71,655.00	NIL
T2	10,75,401.00	12,63,594.00	NIL
T3	12,44,871.00	12,53,802.00	NIL
T4	15,67,002.00	15,69,471.00	NIL
T5	17,10,009.00	18,33,996.00	NIL
MLCP	22,008.00	22,224.00	NIL
Total			NIL

FIRE INFRASTRUCTURE FEE SUMMARY

BLDG TYPE	TOTAL FIRE INFRASTRUCTURE CHARGES	ALREADY PAID FIRE INFRASTRUCTURE CHARGES	FIRE INFRASTRUCTURE CHARGES TO BE PAY
Retail T1	NA	NA	NA
Retail T2	NA	NA	NA
T1	1,87,18,040.00	1,58,93,040.00	28,25,000.00
T2	1,65,15,426.00	1,58,99,238.00	6,16,188.00
T3	1,36,58,176.00	1,37,60,328.00	NIL
T4	1,80,31,260.00	1,80,58,608.00	NIL
T5	1,99,52,368.00	2,14,19,282.00	NIL
MLCP	9,31,632.00	9,31,980.00	NIL
Total			Rs. 34,42,188.00

BLDG TYPE	TOTAL FIRE SERVICE FEE	ALREADY PAID FIRE SERVICE FEE	FIRE SERVICE FEE TO BE PAY
Retail T1	25,000.00	25,000.00	NIL
Retail T2	25,000.00	25,000.00	NIL
T1	2,85,413.00	2,79,765.00	5,648.00
T2	2,63,002.00	2,79,701.00	NIL
T3	2,35,814.00	2,60,457.00	NIL
T4	3,05,312.00	3,53,424.00	NIL
T5	3,36,264.00	3,65,450.00	NIL
MLCP	4,91,631.00	5,27,810.00	NIL
Total			5,648.00



(Handwritten signature)

SUMMARY OF CHARGES

CHARGES		AMOUNT	RECEIPT
Fire premium charges	Already paid Fire premium Charges for Retail 1 & 2, T1, T2, T3, T4, T5 & MLCP	57,77,260/-	TMC/HQ/FIR/001156/21-22, Dt.04/03/2022
		1,00,000/-	TMC/OL/FIR/000043/21-22, Dt. 04/03/2022
	Fire premium Charges paid vide this NOC for T1, T3, T4	21,34,677/-	TMC/HQ/FIR/000470/22-23, Dt.20/07/2022
		2,805/-	TMC/HQ/FIR/000466/22-23, Dt.20/07/2022
	Fire Premium charges to be pay vide this NOC	NIL	-----
Fire Infrastructure charges	Already paid Fire Infrastructure Charges for T1, T2, T3, T4, T5 & MLCP	5,62,40,624/-	TMC/HQ/FIR/001157/21-22 Dt.04/03/2022
	Already paid Fire Infrastructure Charges for T1, T3, T4, MLCP	2,97,16,524/-	TMC/HQ/FIR/000471/22-23, Dt.20/07/2022
		24,528/-	TMC/HQ/FIR/000469/22-23, Dt.20/07/2022
	Fire Infrastructure Charges paid vide this NOC for T1, T2	34,41,188/-	TMC/HQ/FIR/001268/22-23, Dt.06/03/2023
Fire Service Fee	Already paid Fire Service Fee for Retail 1 & 2, T1, T2, T3, T4, T5 & MLCP	15,14,953/-	TMC/HQ/FIR/001158/21-22 Dt.04/03/2022
		25,000/-	TMC/OL/FIR/000044/21-22, Dt. 04/03/2022
	Already paid Fire Service Fee for T1, T2, T3, T4, T5 & MLCP	6,14,456/-	TMC/HQ/FIR/000472/22-23, Dt.20/07/2022
	Fire Service Fee paid vide this NOC for T1	5648/-	TMC/HQ/FIR/001267/22-23, Dt.06/03/2023


Architect has certified the area & accordingly paid the various fees, Architect has verified & submitted the table of area along with fees paid. If any differences in fee paid or any queries objected by the auditor then balance fees to be paid by the Licensed engineer / Developer or After payment of the said fees then only any amended NOC or final NOC for Occupation will be issued or recovered legally as per rules and Regulation. At the time of submission if any wrong or irregularity submitted and observed late on during construction, then above said NOC will be revoked by Chief Fire Officer, Thane.

Above mentioned built up area has been verified by Architect. However, The A.D.T.P.is requested to verify the total built-up area and inform this department, if the same is found to be more for the purpose of levying additional fees, if required.

Note:

1. The fire fighting installation shall be carried out by licensed approved agency.
2. The area calculation shown in the enclosed plan shall be checked by the A.D.T.P.
3. The A.D.T.P. is requested to scrutinized the plans & verify civil work and all other requirements pertaining to civil Engineering side including open spaces, R.G., corridors, staircases, amendments, height, refuge area in sq. m. & floor occupancy of the building. And if these plans, given open space is not approvable then this NOC shall be refer back to this department for revised NOC also till then further process of issuing IOD & C.C. shall not be permitted.
4. This N.O.C. is issued from fire risk point of view only.
5. The schematic drawings/plans of Sprinkler system, smoke detection System, Rate of rise detection system, Wet riser system, Public Address system etc. shall be got approved from CFO prior to installation.
6. Necessary permission for any licensable activity shall be obtained from concerned department & T.M.C. / C.F.O.'s department till then shall not be allowed to use.
7. During construction stage and prior to final occupation party agreed to comply with additional requirements stipulated by Thane Fire Brigade Officer if any in future.
8. There shall be no tree/canopy/arch/car parking to be located in compulsory open spaces. No compound wall shall be constructed on all road side.
9. A qualified Fire Officer with experience of not less than 3 years shall be appointed as per clause 4.10.1 & 4.10.2 of Part IV, NBC 2016 who will be available on the premises. for large educational complexes, business buildings with height 30 m and above, residential building with height 60 m and above, institutional buildings of 15 m and above, starred hotels and D-6 occupancy.
10. Architect / Developers shall comply all the conditions laid down in environmental clearance NOC.
11. The area, size is to be consulted as per relevant I.S. Standards and Codes with consultant for the sprinkler system, detection system, fire alarm system, wet riser system, public address system, electrical duct, etc. to be verified & examined.
12. If any discrepancies observed about construction, then above said NOC will be revoked by chief Fire Officer.




6/3/2023
Chief Fire Officer (I/c)
Thane Fire Brigade

Copy To: Saakaar Architect



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51700049514

Project: Godrej Ascend Phase 3 , Plot Bearing / CTS / Survey / Final Plot No.:**39 Part, 41/1 Part at Thane (M Corp.), Thane, Thane, 400607;**

- Godrej Properties Limited** having its registered office / principal place of business at *Tehsil: Kurla, District: Mumbai Suburban, Pin: 400079.*
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **15/02/2023** and ending with **31/10/2029** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Pramanand Prabh.
(Secretary, MahaRERA)
Date: 15-02-2023 16:20:53

Dated: **15/02/2023**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

जिल्हाधिकारी व सक्षम प्राधिकारी, ठाणे नागरी संकुलन, ठाणे
जिल्हाधिकारी कार्यालय इमारत, दुसरा मजला

दुरध्वनी क्र.०२२-२५३४३४९२

ईमेल- ulcthan27@rediffmail.com

जा.क्र./युएलसी/टीए/एटीपी/औ.सुट/ वेलमन हिन्दुस्थान// 23/1/20

दिनांक 14/03/2020
16/3/20

वाचले-

१. सहायक संचालक, उद्योग संचालनालय यांचेकडील आदेश क्रमांक युएलसी/डब्ल्यू २०/ आयसी/ जीएडी ५२४७ दिनांक १/१२/१९७७ रोजीचे औद्योगिक प्रयोजनार्थ सुटीचे आदेश
२. शासन महसूल व वन विभागाकडील निर्णय क्र./ संकिर्ण-०१/२०१७/प्र.क्र. ११/अ-२ दि ११ जानेवारी, २०१८
३. शासन नगर विकास विभागाकडील पत्र क्र. नाजक- २०१३/प्र.क्र.२११/नाजकधा २, दिनांक २४/५/२०१८
४. या कार्यालयाचे सह जिल्हा निबंधक वर्ग- १ (उ.श्रे.) तथा मुद्रांक जिल्हाधिकारी, ठाणे शहर यांना पत्र क्र. युएलसी/टीए/एटीपी/ मे. वेलमन हिन्दुस्थान लि /दिनांक -०६/११/२०१८ रोजीचे पत्र
५. सह जिल्हा निबंधक वर्ग- १ (उ.श्रे.) तथा मुद्रांक जिल्हाधिकारी, ठाणे शहर यांचे या कार्यालयास पत्र क्र.सजिनि/ ठाणे शहर/मौजे- बाळकुम व ढोकाळी / मुल्यांकन/११९५६ दि.११/१०/२०१८
६. या कार्यालयाकडील डिमांड नोटीस क्र. युएलसी/ टीए/ एटीपी/ मे. वेलमन हिन्दुस्थान लि./१०२०१८/४८४, दिनांक २४/१०/२०१८
७. मे. इम्पेरियल कन्सलटंट्स आणि सेक्युरिटीज प्रा. लि. यांचा अर्ज दि १७/०२/२०२०
८. या कार्यालयाकडील डिमांड नोटीस क्रमांक युएलसी/टीए/एटीपी/मे.वेलमन हिन्दुस्थान लि./२१६ दि ९/३/२०२०
९. कार्यालयीन मंजूर टिपणी दिनांक १७/३/२०२०

- आदेश -

ज्याअर्थी ठाणे नागरी समूहात अंतर्भूत होणारे जमिनधारक मे. वेलमन इंडीया लि. यांना नाजकधा अधिनियम १९७६ चे कलम २० नुसार सहायक संचालक, उद्योग संचालनालय यांचेकडील आदेश क्रमांक युएलसी/डब्ल्यू २०/ आयसी/ जीएडी ५२४७ दिनांक १/१२/१९७७ अन्वये मौजे- बाळकुम, ता. जि. ठाणे, येथील स.क्र.१४०, १४१, १४२/१, २३५अ पै/१ व २ चे एकूण ३३५८६.४० चौ.मी. क्षेत्रापैकी १७४९८.४० चौ.मी. क्षेत्राकरीता औद्योगिक कारणासाठी सुटीचे आदेश पारीत करण्यात आलेले आहे.

ज्याअर्थी मे. वेलमन इंडीया लि. कंपनी धारण करीत असलेल्या मौजे बाळकुम, ता. जि. ठाणे, येथील स.क्र. २३४/१, २३४/२ व २३५ पै तसेच मौजे -ढोकाळी, ता. जि. ठाणे, येथील स.क्र. ३९, ४० व ४१/१ मधील ३३५८६.४० चौ.मी. इतक्या औद्योगिक प्रयोजनार्थ सुट देण्यात आलेल्या जमिनीच्या रहिवास व वाणिज्य प्रयोजनामध्ये वापर बदल करण्यास तसेच सदर जागेच्या हस्तांतरणास मान्यता मिळणेबाबत शासनास दिनांक १६/७/२०१६ रोजी प्रस्ताव सादर केलेला आहे.

ज्याअर्थी त्यानुषंगाने शासनाचे संदर्भीय दिनांक २४/५/२०१८ रोजीच्या पत्रान्वये मे. वेलमन हिन्दुस्थान लि. या कंपनीच्या मौजे बाळकुम, ता.जि. ठाणे येथील स.क्र. २३४/१, २३४/३ व २३५पै. तसेच मौजे

ढोकाळी येथील स.क्र. ३९, ४० व ४१/१ मधील ३३५८६.४० चौ.मी. इतक्या औद्योगिक प्रयोजनार्थ सुट देण्यात आलेल्या क्षेत्रापैकी भोगवटादार २ सत्ता प्रकारातील ६७९७.०० चौ.मी. ही जमीन महसूल व वन विभागाच्या मालकीची असून महसूल विभागाने त्यांचेकडील प्रचलित धोरणानुसार बाजारमुल्य दर तक्त्यानुसार अनर्जित रक्कम आकारून रहिवास व वाणिज्य वापरास परवानगी दिलेली असल्याने मे. वेलमन हिंदुस्थान लि. या कंपनीचे विनंती नुसार तेवढी जमीन वगळून (३३५८६.०० - ६७९७.०० = २६७८९.०० चौ.मी.) क्षेत्रामधून निश्चित करण्यात आलेल्या निव्वळ मोकळ्या क्षेत्राची (अतिरिक्त क्षेत्रापैकी अविकसित क्षेत्राची) म्हणजेच ३७५०.०० चौ.मी. क्षेत्राची दिनांक २३/११/२००७ च्या शासन निर्णयातील तरतूदीनुसार चालु वर्षाच्या शिघ्रसिध्द गणकानुसार किंमत वसूल करण्यात यावी. तसेच जमिनधारकाने सदरची रक्कम जमा केल्यानंतर उक्त जमिनीच्या मिळकत पत्रिकेवर "नाजकधा कलम २० अन्वये सुट व हस्तांतरणास प्रतिबंध" अशी घेण्यात आलेली नोंद कमी करण्याच्या प्रस्तावास शासनाने मान्यता दिलेली आहे.

ज्याअर्थी सह जिल्हा निबंधक, वर्ग -१ (उ. श्रे.) तथा मुद्राक जिल्हाधिकारी ठाणे यांचेकडील पत्र दिनांक ११/१०/२०१८ अन्वये मौजे बाळकुम व मौजे ढोकाळी येथील विषयात नमद जमिनीपैकी ३७५०.१५ चौ.मी. खुल्या क्षेत्राचे सन २०१८-२०१९ च्या वार्षिक मुल्यदर तक्त्यानुसार र.रुपये १४,०६,३१,०००/- इतकी हिशोबीत करून कळविलेली आहे. सदरचे मुल्यदर सन २०१९-२०२० करीता कायम करण्यात आलेले आहेत. त्यामुळे अधिमुल्याची रक्कम रुपये १४,०६,३१,०००/- आज रोजी कायम आहेत.

ज्याअर्थी मे. वेलमन हिन्दुस्तान लि. कंपनी कायदा कलम ३९१ व ३९४ नुसार वेलमन हिंदुस्थान प्रा.लि. ही कंपनी या कंपनीसह अन्य सात कंपन्यांनी एम्पेरीयल कंन्सलटंट्स अँड सेक्युरीटी प्रा.लि. (इम्पेरियल) या कंपनीमध्ये एकत्रीकरणाबातची योजना (Amalgamation Scheme) सादर केली होती. मे. वेलमन हिंदुस्थान प्रा.लि. ही कंपनी महाराष्ट्र स्थित असल्याने त्यांनी मा. उच्च न्यायालय मुंबई येथे सदरचे एकत्रीकरणे योजना हायकोर्ट कंपनी स्कीम पिटीशन क्रमांक ८५९/२००६ अन्वये सादर केली होती. इतर कंपन्या अन्य राज्यात स्थित असल्याने त्यांनी मा. न्यायालय गुजरात आणि मा. उच्च न्यायालय मद्रास या ठिकाणी एकत्रीकरणे योजना सादर केली होती. मा. न्यायालाच्या निकालानंतर अंतिमतः National Company Law Tribunal (NCLT) Mumbai यांनी दिनांक १३ एप्रिल २०१७ वः National Company Law Tribunal (NCLT) Chennai यांनी त्यांच्या दिनांक ०३/०५/२०१९ च्या आदेशान्वये एकत्रीकरणे योजना मंजूर केलेली आहे. त्यानुसार मे. वेलमन हिंदुस्थान लि. कंपनी मे. इम्पेरियल कंन्सलटंट आणि सेक्युरीटिज लि. मध्ये विलीन झालेली आहे.

ज्याअर्थी मे. इम्पेरियल कंन्सलटंट आणि सेक्युरीटिज लि. (पुवोश्रमीचे मे. वेलमन हिंदुस्थान लि.) यांनी रक्कम रुपये १४,०६,३१,०००/- (अक्षरी चौदा कोटी सहा लक्ष एकतीस हजार मात्र) चा धनाकर्ष क्रमांक ५५११७७ दिनांक ११/०३/२०२० रोजी संबंधितांनी या कार्यालयाकडे सादर केलेले असून सदरचा धनाकर्ष या कार्यालयाकडील चलन क्रमांक २७४ दिनांक १२/०३/२०२० अन्वये स्टेट बँक ऑफ इंडीया, डीसीसी शाखेमध्ये दिनांक १६/०३/२०२० रोजी शासन जमा करण्यात आलेला आहे.

त्या अर्थी मी जिल्हाधिकारी तथा सक्षम प्राधिकारी, ठाणे नागरी संकुलन, ठाणे उद्योग संचालनालयाकडील यांचेकडील आदेश क्रमांक युएलसी/डब्ल्यू २०/ आयसी/ जीएडी ५२४७ दिनांक १/१२/१९७७ अन्वये मौजे बाळकुम, ता.जि. ठाणे येथील स.क्र. २३४/१, २३४/३ व २३५पै. तसेच मौजे ढोकाळी येथील स.क्र. ३९, ४० व ४१/१ मधील ३३५८६.४० चौ.मी. क्षेत्रासाठी घेण्यात आलेली "औद्योगिक

कारणासाठी सुट देण्यात आलेले क्षेत्र व हस्तांतरणास प्रतिबंध' अशा ७/१२ वर इतर अधिकार सदरी घेण्यात आलेल्या नोंदी कमी करण्याबाबत याद्वारे आदेश देत आहे. तसेच शासन निर्णय क्रमांक संकिर्ण ०१/२०१७/प्र.क्र. ११/अ.२/ दिनांक ११ जानेवारी २०१८ मध्ये विहित केलेल्या कार्यपध्दती आणि अटी व शर्तीस अधिन राहून औद्योगिक प्रयोजनार्थ सुट देण्यात आलेल्या उक्त जमिनीबाबत विक्री अथवा वापर बदलाकरीता अनुमती देत आहे.

सही /--


(राजेश ज.नावेकर)
जिल्हाधिकारी व सक्षम प्राधिकारी
ठाणे नागरी संकुलन, ठाणे

प्रत-

- १) मा. प्रधान सचिव, (नवि.१), नगर विकास विभाग, मंत्रालय मुंबई यांना माहितीसाठी सादर,
- २) मा. जिल्हाधिकारी ठाणे, महसूल शाखा
- ३) सहायक संचालक, नगर रचना, ठाणे महानगरपालिका यांना माहितीसाठी
- ४) मे. इम्पिरियल कन्सलटंट्स आणि सेक्युरीटिज प्रा. लि. (पुर्वाश्रमीचे मे. वेलमन इंडिया लि.)
- ५) तहसिलदार ठाणे, यांना

२/ मौजे बाळकुम, व ढोकाळी येथील येथील खालील तक्त्यात नमूद सर्व्हे क्रमांकाच्या अधिकार अभिलेखामध्ये ७/१२ सदरी इतर अधिकारात घेण्यात आलेल्या 'नाजकधा कलम २० अन्वये औद्योगिक प्रयोजनार्थ सुट देण्यात आलेले क्षेत्र व हस्तांतरणास प्रतिबंध' अशा नोंदी कमी करून केलेल्या कार्यवाहीचा अहवाल या कार्यालयास सादर करावा.

गावाचे नाव	जुना सर्व्हे क्रमांक	नवीन सर्व्हे क्रमांक	क्षेत्र चौ.मी.
मौजे बाळकुम ता.जि. ठाणे	२३५/अ (भाग)	२३४/१	२४४७.३५
	२३५/अ	२३४/२	३११७.०८
	२३५/क	२३५	१३१५.२३
मौजे ढोकाळी ता.जि.ठाणे	१४०	३९	४४५१.५४
	१४१	४०	२२२५.७७
	१४२/१	४१/१	२००२९.४३
		एकूण	३३५८६.४०


(डॉ. शिक्काजी पाटील)

(निवासी उपजिल्हाधिकारी व समन्वय अधिकारी)
जिल्हाधिकारी व सक्षम प्राधिकारी
ठाणे नागरी संकुलन, ठाणे यांचे करीता

स्थळ प्रतीवर मा. जिल्हाधिकारी व सक्षम प्राधिकारी यांचो स्वाक्षरी असे}



ठाणे महानगरपालिका, ठाणे.

महानगरपालिका भवन डॉ. अल्मेडा रोड, पांचपाखाडी, ठाणे - ४०० ६०२
THE MUNICIPAL CORPORATION OF THE CITY OF THANE

संदर्भ क्र. मुख्या-१/उ.व.वृ.प्रा.वि-२३-४५

दिनांक: ११/१२/२०२३

महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन अधिनियम, १९७५ चे कलाम ८ (३)
नुसार वृक्ष तोडणे/ वृक्ष पुनरोपणासाठी परवानगी

प्रति,

१. मे. साकार (वा.वि.)

२ रा मजला, नक्षत्रा, विंग ए, ठामपा जवळ,
अल्मेडा रोड, पांचपाखाडी, ठाणे.

२. मे. सिआर लाईफस्पेस प्रा लि.

गोदरेज वन, पाचवा मजला,
पीरोजशहा नगर ईस्टन एक्सप्रेस हायवे,
विक्रोळी पूर्व, मुंबई ४०० ०७६.

विषय: विकास प्र. क्र. एस०५/०१९४/१९, सेक्टर क्रमांक ५ स.नं. २३४/१, २३४/२, २३५, मौजे बाळकुम व स.
नं. ३९, ४०, ४१/१, मौजे ढोकाळी, ठाणे येथील इमारत बांधकामात बाधित ७१ वृक्ष पुनरोपण व ८०
वृक्ष तोडणेबाबत.

संदर्भ : १. मे. साकार, वा. वि., ठाणे यांचे ठामपा/उवि/वृप्रा/आ.क्र. २२५ दि. २४/०३/२०२२ रोजीचा अर्ज.

२. महाराष्ट्र शासन, पर्यावरण व वातावरणीय बदल विभाग, शासन परिपत्रक, क्रमांक वृक्षअ
२०२१/ प्र.क्र. २६/ तां.क.४ दि.२४ जून २०२१ रोजीचे परिपत्रक.

३. मे. साकार, वा. वि., ठाणे यांचे ठामपा/उवि/वृप्रा/आ.क्र. २३०३ दि. १७/०८/२०२२ रोजीचा अर्ज.

४. मा वृक्षप्राधिकरण ठराव क्र.१५ दि. २३/०९/२०२२ अन्वये मान्यता.

५. मुख्या-१/उ.व.वृ.प्रा.वि-२३-९२८ दि.२७/०९/२०२२ रोजीचे पत्र.

६. मा. संचालक, पर्यावरण व वातावरणीय बदल विभाग, यांचे Tree-२०२२/CR-४/T.C.-२, दि.
१२/०९/२०२३ रोजीचे पत्र.

७. मुख्या-१/उ.व.वृ.प्रा.वि-२३-९२८ दि.२७/०९/२०२२ रोजीचे सुरक्षा अनामत रक्कम व वृक्षनिधी
भरणा पत्र.

८. ठामपा/वृप्रा/आ.क्र. ४२६५ दि. ७/०२/२०२२ रोजीचे पत्रान्वये

पावती क्र. TMC/HQ/TRA/०००१७५/२२-२३ दि. ०३/०२/२०२३ अन्वये सुरक्षा अनामत रक्कम

व पावती क्र. TMC/HQ/TRA/०००१७६/२२-२३ दि. ०३/०२/२०२३ अन्वये वृक्षनिधी भरणा.

ज्याअर्थी, संदर्भ क्र. १ ते ३ च्या अनुषंगाने वर नमूद विषयाबाबत महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन
अधिनियम १९७५ नुसार विकासकामामध्ये बाधित होत असलेल्या वृक्षांबाबत परिपूर्ण प्रशासकीय व तांत्रिक
अहवालासह प्रकरण प्राप्त झालेले होते.

ज्याअर्थी, संदर्भ क्र. ४ च्या अनुषंगाने मा. वृक्षप्राधिकरण ठराव क्र. १५ दि. २३/०९/२०२२ अन्वये
प्रकरणी हेरीटेज वृक्ष असल्याने प्रकरण संदर्भ क्र. ५ नुसार महाराष्ट्र राज्य वृक्षप्राधिकरणाकडे वर्ग करण्यात
आले होते.

ज्याअर्थी, संदर्भ क्र. ६ नुसार मा. संचालक, पर्यावरण व वातावरणीय बदल विभाग यांच्यामार्फत नमुद
प्रस्तावातील ०४ हेरीटेज वृक्ष क्र. २४ (जांभुळ), २४६ (जांभुळ), १८४ (पिंपळ), १८६ (पिंपळ) पुनरोपण करणे
व ०१ हेरीटेज वृक्ष क्र. २४ (खड) तोडणे यास मंजूरी व सदर प्रकरण २०० वृक्षांपेक्षा कमी वृक्ष संख्येचे
असल्याने सदर प्रकरणाबाबत स्थानिक वृक्षप्राधिकरणामार्फत कार्यवाही करण्यास सुचित केलेले आहे. त्यानुसार
पुढीलप्रमाणे कार्यवाही करण्यात येत आहे.

महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन अधिनियम, १९७५ चे कलम ८ (३) अन्वये निर्णय	
१९	इमारतीच्या बांधकामात बाधित होणाऱ्या १५४ वृक्षांपैकी तांत्रिक दृष्ट्या पुनरोपण करणे शक्य असल्याने ७१ वृक्ष पुनरोपण करणे व तांत्रिक दृष्ट्या पुनरोपण करणे अशक्य असल्याने ७९ वृक्ष व ०१ उन्मत्तून पडलेले असे एकूण ८० वृक्ष तोडणे.
ii	ठा.म.पा. मार्फत केलेल्या वृक्षगणनेमधील वृक्षांचे वय गृहित धरून आणि ज्या जागेवरील वृक्षगणनेचा अहवाल उपलब्ध नाही अशा जागेवरील वृक्षांकरिता Geo tagging Report अथवा वृक्षाचे वय साक्षीदारांची अभिसाक्ष नोंदवून निर्धारित वृक्षांचे वय गृहित धरून तोडणे अथवा पुनरोपण करण्यात येणाऱ्या वृक्षांचे अंदाजे वया इतके (Cumulative Age) भरपाई वृक्षारोपण करणे आवश्यक आहे. स्थानिक प्रजातीचे २६३३ वृक्षारोपण करणे.
iii	भरपाई वृक्षारोपणाच्या जतन करणे प्रित्यर्थ प्रति भरपाई वृक्ष रु. ५,०००/- (अक्षरी रु. पाच हजार मात्र) सुरक्षा अनामत रक्कम जमा करणे. ८९७ वृक्षारोपण व जतन करणे प्रित्यर्थ रक्कम रु. ४४,८५,०००/- (अक्षरी रु. चव्वेचाळीस लक्ष पंच्याऐंशी हजार मात्र) सुरक्षा अनामत रक्कम भरणा करण्यात आले आहे.

ई) मा. वृक्षप्राधिकरण ठराव क्र १२ दि. २६/०८/२०२२ नुसार भरपाई वृक्षारोपण करणे शक्य नसल्यास करावयाची कार्यपध्दती (Cumulative age प्रमाणे):

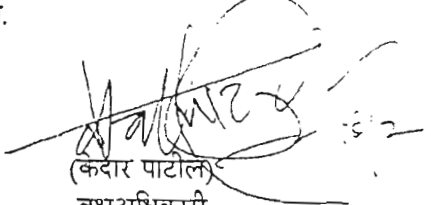
२०	नुकसान भरपाई वृक्षारोपण करणे शक्य नसल्यास करावयाच्या कार्यपध्दतीनुसार Cumulative age प्रमाणे २६३३ वृक्षारोपण करणे आवश्यक आहे. Cumulative age (-) विकास प्रस्तावाच्या जागेवर करण्यात येणारे वृक्षारोपण = शिल्लक भरपाई वृक्षारोपणाची संख्या. म्हणजेच २६३३ - ८९७ = १७३६ वृक्ष
i	पुनरोपण /तोडल्या जाणाऱ्या वृक्षांच्या मुल्यांकना पेक्षा कमी नसेल एवढी रक्कम जमा करण्याची तरतुद आहे. त्याअनुषंगाने यापुढे शासनाद्वारे मुल्यांकनाबाबत अधिसूचना जारी होईपर्यंत प्रति भरपाई वृक्षारोपण प्रित्यर्थ रु. १०,०००/- (अक्षरी रु. दहा हजार मात्र) विना परतावा वृक्षनिधी भरणा करणे. १७३६ वृक्षारोपण करणे शक्य नसल्याने या प्रित्यर्थ वृक्षनिधी रक्कम रु. १,७३,६०,०००/- (अक्षरी रु. एक कोटी त्र्याहत्तर लक्ष साठ हजार मात्र) वृक्षनिधी भरणा करण्यात आला आहे.

ज्याअर्थी, संदर्भ क्र. ०७ च्या अनुषंगाने वर नमूद केल्यानुसार अ.क्र. १९ ii व iii प्रमाणे संदर्भ क्र.८ नुसार सुरक्षा अनामत रक्कम रु. ४४,८५,०००/- (अक्षरी रु. चव्वेचाळीस लक्ष पंच्याऐंशी हजार मात्र) भरणा करण्यात आली आहे.

ज्याअर्थी, संदर्भ क्र. ०७ च्या अनुषंगाने वर नमूद केल्यानुसार अ.क्र. २० i प्रमाणे संदर्भ क्र.८ नुसार एकूण वृक्षनिधी रक्कम रु. १,७३,६०,०००/- (अक्षरी रु. एक कोटी त्र्याहत्तर लक्ष साठ हजार मात्र) भरणा करण्यात आली आहे.

सबब, सदर प्रकरणी महाराष्ट्र (नागरी क्षेत्र) झाडांचे जतन अधिनियम, १९७५ नुसार विकास प्र. क्र. एस०५/०१९४/१९, सेक्टर क्रमांक ५ स.नं. २३४/१,२३४/२,२३५, मौजे बाळकुम व स. नं. ३९,४०,४१/१, मौजे ढोकाळी, ठाणे वरील नियोजित विकास आराखड्यामध्ये अस्तित्वात असलेल्या वृक्षांपैकी इमारतीच्या बांधकामात बाधित होणारे ७९ वृक्ष पुनरोपण व ८० वृक्ष तोडणे यास पुढील नमूद अटीस अधिन राहून परवानगी देण्यात येत आहे.

१. अधिनियमातील कलम ८ (६) नुसार परवानगी देण्यात आल्यानंतर १५ दिवसापर्यंत कोणतेही झाड तोडण्यात येणार नाही.
२. अधिनियमातील कलम ८ (५) नुसार या परवानगी पत्राच्या दिनांकापासून ३० दिवसांच्या आत योग्य त्या स्थानिक जातीचे वृक्षारोपण करणे.
३. वृक्षांच्या छाटण्यात आलेल्या फांद्या / हरित कचरा स्व:खर्चाने कोपरी मल:निस्सारण केंद्र येथील प्रकल्प येथे टाकणे. सदर फांद्या रस्त्यालगत अथवा जवळील कचरा गेटीवर टाकण्यात येणार नाही याची सर्वस्वी जबाबदारी अर्जदार यांची राहिल.
४. महाराष्ट्र शासन, पर्यावरण व वातावरणीय बदल विभाग, शासन परिपत्रक, क्रमांक वृक्षअ २०२१ प्र.क.२६ तां.क.४ दि. २४ जून २०२१ रोजीचे परिपत्रक नुसार यापुढील ७ वर्षांसाठी नित्यनेमाने वृक्ष जतन केल्याबाबत दर सहामाही लेखी अहवाल सादर करणे.
५. प्रस्तावातील वृक्ष क्र. ११३ (प्रजात पिंपळ) आणि वृक्ष क्र. १४७ (प्रजात जांभुळ) अशा एकूण ०२ हेरिटरज (प्राचिन) वृक्षांच्या मुख्य खोडास अथवा मुख्य फांदिस कोणतीही इजा होणार नाही तसेच बांधकामादरम्यान कोणत्याही प्रकारे अनैसर्गिक रित्या हानी पोहोचणार नाही याची दक्षता घेणे.
६. अधिनियमातील कलम ८ व ९ च्या आदेशाचे उल्लंघन झाल्यास वृक्ष संवर्धनाबाबत पावती क्र TMC/HQ/TRA/०००१७५/२२-२३ दि. ०३/०२/२०२३ अन्वये जमा करण्यात आलेली सुरक्षा अनामत रक्कम रु. ४४,८५,०००/- (अक्षरी रु. चव्वेचाळीस लक्ष पंच्याऐंशी हजार मात्र) जप्त होईल व मालक / भोगवटादार मे. सिआर लाईफस्पेस प्रा लि. (मे. गोदरेज प्रॉपटी. लि.) तर्फे श्री. जयंत शाह पत्ता: मे. सिआर लाईफस्पेस प्रा लि. गोदरेज वन, पाचवा मजला, पीरोजशाहा नगर ईस्टन एक्सप्रेस हायवे, विक्रोळी पूर्व, मुंबई ४०० ०७६. यांचेवर कायदेशीर कारवाई करण्यात येईल.


 (कदार पाटील)
 वृक्षअधिकारी
 ठाणे महानगरपालिका, ठाणे

- प्रत : माहितीसाठी सविनय सादर.
१. अति. आयुक्त सो. (१)
 २. मा. उप आयुक्त सो. (वृक्षप्राधिकरण)

