



Certificate No. 4980

THANE MUNICIPAL CORPORATION, THANE

Regulation
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended PERMISSION/ COMMENCEMENT CERTIFICATE

Proposed building :- X3 (Wing A) – St + 22 floors, X3 (Wing B) – St + 14 floors,
X4 (Wing A & B) – St + 1 floor, I(EWS/LIG) – Gr/Stilt + 20 floors & F - St + 16 floors

V. P. No. V.P. No. S11/0014/10 TMC / TDD / 4077/22 Date : 10/06/2022

To, Shri / Smt. Sandeep Prabhu (Architect)

(For M/s. SAAKAAR)

Shri Mr. Vishnu Govind Mhatre & Others (Owners)

Mr. Mayur Ramniklal Shah & Kaivalya Chetan Shah
(Partners of M/s. Marathon ENER – Gen LLP) (P.O.A.H.)

With reference to your application No. 12017 dated 28/2/2022/ 29/3/2022 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 Desai Sector No. XI Situated at Road / Street Existing Road S. No. / ~~C.S.T. No.~~ / ~~F.P. No.~~ 142/3, 220/1B, 220/2, 220/5, 232

The development permission / the commencement certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) Conditions mentioned in Amended Permission /C.C. No. TMC/TDD/3095/19 dated 6/6/2019 shall be binding.
- 6) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ Undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 7) Authority will not supply water for construction (Optional).
- 8) Information Board to be displayed at site till Occupation Certificate.

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

Office No. _____

Office Stamp _____

Date _____

Issued _____

~~Yours faithfully,~~

Municipal Corporation of
the city of, Thane.

- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 10) Provision for recycling of Gray water, where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
 - 11) Areas/ cities where storm water drainage system exists or designed, design and drawings from Service Consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion certificate of the consultant in this regard shall be submitted along with the application for Occupancy Certificate (Optional).
 - 12) Lift Certificate from PWD Should be submitted before Occupation Certificated
 - 13) Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
 - 14) NOC from Water Department, Drainage Department and Garden Department should be submitted before Occupation Certificate.
 - 15) The proposed building should be structurally designed by considering seismic forces as per I.S.Code No. 1893 & 4326 and Certificate of structural stability should be submitted at the stage intimation of Plinth and Occupation Certificate.
 - 16) CCTV System shall be installed before applying for Occupation Certificate.
 - 17) Rain Water Harvesting system should be installed before applying for Occupation Certificate.
 - 18) Solar Water Heating system should be installed before applying for Occupation Certificate.
 - 19) भूखंडाच्या हद्दीवर कुंपणभिंतीचे बांधकाम ४ महिन्यात पूर्ण करणार असल्याबाबत विकासक यांचे हमीपत्र त्यांच्यावर बंधनकारक राहिल.
 - 20) सुविधा भूखंडावरील कुंपणभिंतीचे बांधकाम ४ महिन्यात पूर्ण करणार असल्याबाबत विकासक यांचे हमीपत्र त्यांच्यावर बंधनकारक राहिल.

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

सावधान

Yours faithfully,

Office No. १२
 विकसकानुसार बांधकाम न करणे तसेच विकसक नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बांधणे, महाराष्ट्र Office Stamp. रचना अधिनियमाचे कलम ५२ अनुसार दखलपत्र मुद्दा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे किंवा ५ ५०००/- वंड होऊ शकतो"

10/6/2022

Executive Engineer,
 Town Development Department,
 Municipal Corporation of
 the city of Thane.

Issued by: _____

To:

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

