



THANE MUNICIPAL CORPORATION
(Regulation No.3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE

VP No : **S06/0228/15**
Revised

No : **TMC/TDD/3192/19**

Date : **5/10/2019**

Zone : **R1**

Building Details

Building Name : (BLDG NO-1) Building Use : Resi_Commercial
Name of PWork :-1 (BLDG NO-1)
Floor Name : GROUND FLOOR, POD-1 FLOOR, POD-2 FLOOR, POD-3 FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR, TWENTYNINTH FLOOR, THIRTIETH FLOOR, THIRTYFIRST FLOOR, THIRTYSECOND FLOOR

Building Name : (BLDG NO-2) Building Use : Resi_Commercial
Name of PWork :-1 (BLDG NO-2)
Floor Name : LOW GROUND FLOOR, GROUND FLOOR, POD-1 FLOOR, POD-2 FLOOR, POD-3 FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR, FIFTH FLOOR, SIXTH FLOOR, SEVENTH FLOOR, EIGHTH FLOOR, NINTH FLOOR, TENTH FLOOR, ELEVENTH FLOOR, TWELFTH FLOOR, THIRTEENTH FLOOR, FOURTEENTH FLOOR, FIFTEENTH FLOOR, SIXTEENTH FLOOR, SEVENTEENTH FLOOR, FIRE CHECK FLOOR, EIGHTEENTH FLOOR, NINETEENTH FLOOR, TWENTIETH FLOOR, TWENTYFIRST FLOOR, TWENTYSECOND FLOOR, TWENTYTHIRD FLOOR, TWENTYFOURTH FLOOR, TWENTYFIFTH FLOOR, TWENTYSIXTH FLOOR, TWENTYSEVENTH FLOOR, TWENTYEIGHTH FLOOR

Building Name : (BLDG NO-3) Building Use : Resi_Commercial
Name of PWork :-1 (BLDG NO-3)
Floor Name : LOW GROUND FLOOR, GROUND FLOOR, POD-1 FLOOR, POD-2 FLOOR, POD-3 FLOOR, FIRST FLOOR, SECOND FLOOR, THIRD FLOOR, FOURTH FLOOR

Building Name : (CLUB HOUSE) Building Use : Resi_Commercial
Name of PWork :-1 (CLUB HOUSE)
Floor Name : GROUND FLOOR, FIRST FLOOR

To,

Anil Hassanand Jagwani (CA/2001/27699)

(Architect)

M/S SAI UMA CORPORATION, THANE MUNICIPAL CORPORATION, M/S SAI UMA CORPORATION, THANE MUNICIPAL CORPORATION, M/S SAI UMA CORPORATION, M/S SAI UMA CORPORATION, THANE MUNICIPAL CORPORATION, THANE MUNICIPAL CORPORATION

(Owner)

(Power of Attorney Holder)

Sir,

With reference to your application No S06/0228/15 dated 17/7/2019 development permission / grant of commencement certificate under section 45 & 69 of The Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No in Kavesar, Sector 6, Ward 1 situated at Road/Street..... 128/1, 128/2, 128/3, 129/1A, 129/1B, 129/2/1, 129/2/2, 129/2/3, 129/2/4, 129/2/5, 129/2/6, 129/2/7, 129/2/8, 129/2/9, 129/3, 129/4A, 130/1, 130/2, 132/1, 132/2, 131/1/ / / / development permission/the Commencement Certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the enforcement of the set back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until Occupancy permission has been granted.
- 3) The Development permission/Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permissions, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled
- 6) Necessary Charges shall be paid to TMC as and when become due
- 7) Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies
- 8) Thane Municipal Corporation shall not supply water for construction
- 9) Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach road.
- 10) Permissions/Clearances/NOCs from other Government Department, if any required, shall be obtained by the Applicant at appropriate stages.
- 11) Structural Designs as per IS: 1983, IS: 4326 and Drawings from RCC Consultant should be submitted before CC. if not submitted.
- 12) Solar Water heating system should be installed before applying for occupation certificates.
- 13) CCTV System shall be installed before applying for occupation certificates.
- 14) Rain water harvesting system should be installed before applying for occupation certificates.
- 15) Organic Waste Composting System shall be installed before applying for occupation certificate
- 16) Vacant Land tax shall be paid before Commencement Notice
- 17) All site safety arrangements to be made while construction phase.
- 18) It is mandatory to implement Vector Borne Disease Action plan.
- 19) CFO NOC should be submitted before CC, if not submitted.
- 20) Information Board to be displayed at site till Occupation Certificate.
- 21) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate.
- 22) The proposed building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage of

Thane Municipal Corporation.

plinth & Occupation Certificate.
23) Registered Declaration and possession receipt regarding area to be handed over to the Corporation before Commencement Notice and Record of Rights of the same should be transferred on T.M.C name before Plinth Certificate.

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

Conditions

- 1 U.L.C NOC OF S.NO 130,AND S.NO131, SHOULD BE SUBMITTED BEFOR APPLYING FOR FURTHER C.C,OR BEFORE NEXT PLINTH OR BEFORE FIRST O.C, WHICH EVER IS EARLIER.
- 2 ULC NOC /PAYMENT MUST BE SUBMITTED ALSO FIRE NOC MUST BE SUBMITTED.
- 3 HRC Noc should submitted before applying further any permission

A : To be complied before Commencement Certificate

- 1 CONDITION OF AMENDED PREMISSION/C.C -TMC/TDD/2924/18 DTD.27/12/2018 WILL BINDING ON DEVELOPER.
- 2 CONDITION OF PLINTH CERTIFICATE TMC/TDD/PCC/0651/16 DTD. 01/12/2016 WILL BINDING ON DEVELOPER
- 3 BEFORE APPLYING FOR ANY PERMISSION RECTIFIED 7/12 OF S.NO 129/2/3 SHOULD BE SUBMITTED.
- 4 AREA OF 40M WIDE DP ROAD IN S NO.129/2/8 BE TRANFERED IN THE NAME OF TMC BEFORE ANY FURTHER PERMISSION.
- 5 ULC ENTRY ON 7/12 EXTRACT OF S NO. 131 BE REMOVED BEFORE ANY FURTHER PERMISSION.
- 6 MUMBAI KUL VAHUVATLAND LAW 1948 RULE 63 BE REMOVED FROM 7/12 EXTRACT OF S NO. 128/1,128/3,129/1/B,129/2/1,129/2/4,129/2/6,129/2/8,129/2/9 BEFORE ANY FURTHER PERMISSION.
- 7 REVISED 7/12 AS PER MUTUATION ENTRY NO.3376BE SUBMITTED BEFORE ANY FUTHER PERMISSION.
- 8 C.F.O NOC SHOULD BE SUBMITTED BEFORE APPLYING FOR C.C OF BUILDING NO. 3.
- 9 SUB DIVIDED 7/12 EXTRACT AS PER THE AREA OF S NO.131/1 CONSIDERED FOR PROPOSAL BE SUBMITTED BEFORE NEXT PLNTH.
- 10 BEFORE APPLYING FOR PLINTH OF BUILDING NO.3, 7/12 EXTRACT OF AMENITY PLOT SHOULD BE SUBMITTED

Office No.....

Office Stamp.....

Date :- 5/10/2019

Document certified by Nitin B
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Name : Nitin B Yesugade
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Maharashtra
Certificate No : MA0010130E06
Permit No :

Thane Municipal Corporation.