



Certificate No. 4610

THANE MUNICIPAL CORPORATION, THANE

AMENDED
Regulation
(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
PERMISSION/COMMENCEMENT CERTIFICATE

Bldg. No. A - Lower Gr. + Ground + 1st to 9th floors + Recreation floor + 10th to 24th floors
+ Recreation floor + 25th to 31st floors.

Podium - Lower Gr. + Ground + 1st Level Podium + 2nd Level Podium

Club House - Lower Level & Swimming Pool

V. P. No. S06/0263/17 TMC / TDD / 3694/21 Date: 9/9/2021

To, Shri / Smt M/s. Scapes (S. Gupte) (Architect)

Gupte cottage, Panchpakhadi,

Shri M/s. Sai Shraddha Developers & (Owners) (P.O.A. Holder)
M/s. Sai Pushp Enterprises. (P.O.A. Holder)

With reference to your application No. 2541 dated 01/07/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. As above in village Owala Sector No. VI Situated at Road/Street G.B. Road S. No./C.S.T. No./F.P. No. Old s.no. 108/1 to 5, 7 & 8
New s.no. 73/1 to 5, 7 & 8

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

- 1) The land vacated in consequence of the enforcement of the set back line shall form Part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate shall remain valid for a period of one year Commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) This permission is being issued as per the provisions of sanctioned development plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
- 6) Authority will not supply water for construction.
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) In the development permission 7/12 extract of 30.0 mt. wide D.P. road widening land to be handed over to the authority in the lieu of incentive FSI, shall be submitted in the name of authority within 6 month from the commencement certificate.

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

P.T.O.

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

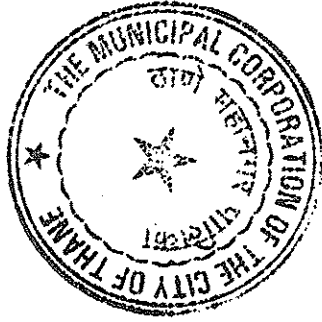
Issued _____

Municipal Corporation of
the city of, Thane.

- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 10) 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.
- 12) Lift Certificate from PWD should be submitted before Occupation certificate if applicable
- 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 MSEB Department for Electric substation must be submitted within 6 months from commencement certificate.

सावधान

"संज्ञर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम '१३' अनुसार दखलपात्र मुक्ता आहे. त्यासाठी जास्तीत जास्त : अर्धे किंवा रु. '१०००/-' देऊ होऊ शकता"



Yours faithfully,

[Signature]
Executive Engineer
Municipal Corporation of
the City of Thane.