



Certificate No. 4985

THANE MUNICIPAL CORPORATION, THANE

AMENDED

~~PERMISSION~~

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

V. P. No. S06/0201/14 TMC / TDD /4079/22 Date : 15/6/2022

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

Shri ~~Gupte cottage, Panchpakhradi, Thane~~ (w) (Owners) (POA holder)
~~Rajan N. Bandelkar~~
~~M/s. Unnathi Associates~~ (Developers)

With reference to your application No. 12904 dated 31/03/2022 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 Owale & Vadavali Sector No. VI Situated at Road / Street 40.0 mt. D.P. Road S. No. / C.S.T. No. / F.P. No. Mentioned as below

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.

S.NO 21/1, 21/3, 21/4, 21/5, 21/6, 21/7, 21/8A, 21/8B of Village Vadavali & S.No.72/8, 71/1, 66/1, 66/2, 66/4, 66/6, 66/7, 66/8, 66/9, 66/10, 66/11, 66/12, 66/13, 66/14, 66/15, 66/16, 66/17, 65/1, 65/2 of village Owale

P.T.O.

**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.

AMENDED PERMISSION

- Bldg. A1 - Lower Gr. + upper Gr. + 2 level podium + St. + 1st to 21st flr. + 21st (A) +22nd to 30th floor
Bldg. A2 - Upper Gr. + 2 level podium + St. + 1st to 21st flr. + 21st (A) +22nd to 30th floor
Bldg. A3 - St. + 1st to 23rd flr. + 23rd (A) + 24th to 30th floor
Bldg. A4 - Lower Gr. + Upper Gr. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18 to 35th + Recreation flr.
Bldg. B1 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 35th + Recreation flr.
Bldg. B2 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 35th + Recreation flr.
Bldg. B3 - Upper Gr. + 1st Pod. + 2nd Pod. +St. + 1st to 17th + Service / Recreation flr. + 18th to 35th + Recreation Flr.
Bldg. B4 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 35th + Recreation flr
Bldg. B5 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 35th + Recreation flr.
Bldg. B6 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 35th + Recreation flr.
Bldg. B7 - Upper Gr. + 1st Pod. + 2nd Pod. +St. + 1st Flr.
Bldg. B8 - Upper Gr. + 1st Pod. + 2nd Pod. +St. + 1st Flr.
Club House - 1 (Community building)- Gr. + 1st flr.
Club House - 2 - Lower Gr. + Upper Gr.
Club House - 3 - Lower level + Service floor (Swimming Pool)
Podium - Upper Gr. + 1st level podium+ 2nd level podium

FOR C.C

- Bldg. A1 - Lower Gr. + upper Gr. + 2 level podium + St. + 1st to 21st flr. + 21st (A) +22nd to 30th floor
Bldg. A2 - Upper Gr. + 2 level podium + St. + 1st to 21st flr. + 21st (A) +22nd to 30th floor
Bldg. A3 - St. + 1st to 23rd flr. + 23rd (A) + 24th to 30th floor
Bldg. A4 - Lower Gr. + Upper Gr. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18 to 35th + Recreation flr.
Bldg. B1 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 35th + Recreation flr.
Bldg. B2 - 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service /Recreation flr. + 18th to 35th + Recreation flr.
Bldg. B3 - Upper Gr. + 1st Pod. + 2nd Pod. +St. + 1st to 17th + Service / Recreation flr. + 18th to 35th + Recreation Flr.
Club House - 1 (Community building)- Gr. + 1st flr.
Club House - 2 - Lower Gr. + Upper Gr.
Podium - Upper Gr. + 1st level podium+ 2nd level podium (Part)

- 5 Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach Road.
- 6 Solar Water Heating System should be installed before applying for Occupation Certificate.
- 7 C.C. Tv System shall be installed before applying for Occupation Certificate.
- 8 Rain Water Harvesting System should be installed before applying for Occupation Certificate.
- 9 All site safety arrangements to be made while construction phase.
- 10 It is mandatory to implement Vector Borne Disease action plan.
- 11 Information board to be displayed at site till Occupation Certificate.
- 12 Record of Rights of road area to be handed over to the Corporation should be transferred on TMC name within 6 months.
- 13 Compound wall as per TILR Map must be constructed before Plinth Intimation.
- 14 The proposed Building should be structurally designed by considering seismic forces as per B.S. Code No.1893 & 4326 and certificate of structural stability should be submitted at the stage of Plinth and Occupation Certificate.
- 15 It is necessary to submit 'Status of Work' every three months by Architect & Applicant.
- 16 Design drawings from Service consultant for storm water drainage & completion certificate must be submitted before applying for Occupation Certificate.



- 17 If the number of female labours on site are more than 10, then babysitting & other arrangements are to be provided for their children.
- 18 Boundary wall should be constructed before Plinth Certificate.
- 19 Tree, Water & Drainage NOC must be submitted before Occupation Certificate.
- 20 Lift Certificate from PWD should be submitted before Occupation Certificate.
- 21 Letter box should be installed on Ground floor before Occupation Certificate.
- 22 It shall be binding upon the owner/developer/POA to follow and abide by all the guidelines, rules and regulations issued by Central/State Government and TMC from time to time for prevention of COVID-19 pandemic.
- 23 Developer's Undertaking with respect to ULC shall be binding upon them.
- 24 It shall be binding on the developer to get sanction for construction and debris management plan from Solid Waste Management Department and to submit NOC for the same.
- 25 Directive given by Maharashtra Pollution Control Board & State / Central Gov. about Construction of building for prevention of pollution will be binding on Developer.
- 26 Before remaining C.C. amended NOC from M.O.E.F. department should be submitted.

सावधान

"संक्र. नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम बांधणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम 42 अनुसार दंडकाराबाध सुद्धा आहे. त्यासाठी जास्तीत जास्त 3 वर्षे फी व रु. 1000/- दंड होऊ शकतो"

Yours faithfully,


Executive Engineer
Thane Municipal Corporation,
The City of Thane

