



ठाणे महानगरपालिका

Thane Municipal Corporation

APPENDIX 'D-1'

SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE

Building Name : A (BUILDING-1)

Building Use : Mixed Use

Name of PWork : A-1 (BUILDING-1)

Floor Name: GROUND 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, PART THIRTYSECOND FLOOR, PART THIRTYTHIRD FLOOR, TERRACE FLOOR

Building Name : B (PARKING TOWER-1)

Building Use : Mixed Use

Name of PWork : B-1 (PARKING TOWER-1)

Floor Name: GROUND FLOOR, FIRST PARKING FLOOR, SECOND PARKING FLOOR, THIRD PARKING FLOOR, FOURTH PARKING FLOOR, FIFTH PARKING FLOOR, SIXTH PARKING FLOOR, SEVENTH PARKING FLOOR, EIGHTH PARKING FLOOR, NINTH PARKING FLOOR, TENTH PARKING FLOOR

Building Name : C (PARKING TOWER-2)

Building Use : Mixed Use

Name of PWork : C-1 (PARKING TOWER-2)

Floor Name: GROUND FLOOR, FIRST PARKING FLOOR, SECOND PARKING FLOOR, THIRD PARKING FLOOR, FOURTH PARKING FLOOR, FIFTH PARKING FLOOR, SIXTH PARKING FLOOR, SEVENTH PARKING FLOOR, EIGHTH PARKING FLOOR, NINTH PARKING FLOOR

To,

AJAY MADHUKAR NAYAK (Owner)

**GR FLOOR, MANISHA HEIGHT, VAISHALI NAGAR, MULUND
WEST**

Vishal Shah (Lic:CA/2001/28393) Architect

**The Commodity Exchange Gr. Floor Sector 19A APMC Vashi
Navi Mumbai 400705**

Sir,

With reference to your application No. **S05/0067/13/1 (V.P.No.TMCB/TDD/0151/[P/C]/2024/AutoDCR)**, dated **25 June, 2024** for the grant of sanction of Building Permission Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, **Maharashtra Municipal Corporations Act, 1949**; to carry out development work / Building on **Plot No.:C.T.S. No 1 to 62, Village:BALKUM**, the Commencement Certificate/Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions:

Outward No. : Online - 23

Date : 06 September, 2024

Office Stamp. :

Yours faithfully,
Assistant Director Town Planning

OFFICE OF THE **Thane Municipal Corporation**

Building Permit No.: **TMCB/TDD/0151/[P/C]/2024/AutoDCR**

Date: **05 September, 2024**

SANCTIONED



Signature of the Authority

Scan QR code for verification of authenticity.

Terms and Condition :

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. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
9. 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.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. 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.
12. Authority will not supply water for construction.
13. 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.
14. Conditions mentioned in permission/cc Certificate no TMC/TDD/4014/22 dated.31/03/2022 shall be binding upon owner/developer.
15. Conditions mentioned in lease agreement for right of way between BMC and owner /Developer shall be binding upon on Developer /Owner /Housing Society and flat owners
16. The undertaking dated 30/05/2024 ,27/08/2024 submitted by the developer shall be binding on Developers/Owners.
17. Conditions mentioned in C.F.O. NOC dated 26/06/2024 shall be binding upon on developer.
18. As per the provisions of UDCPR clause no.2.14 (i)-B), the remaining 80% amount of ancillary FSI at the rate of 8.5% per annum interest will be required to be paid before the occupation certificate