



## THANE MUNICIPAL CORPORATION, THANE

UD CPR No. 2627  
(Registration No. 3824)

### SANCTION OF DEVELOPMENT COMMENCEMENT CERTIFICATE

Amended

Proposed building type D-119, E-120, F-122 - Gr. Podium + 1<sup>st</sup> Podium + 2nd Podium + St + 1 to 41 floors, B3-44, G-49, N1-51 - St + 2 floors, O-58, N2-59, N-60 - Gr + 2 floors, M-68, M-69, M-70 - Lower Gr + Upper Gr + 1<sup>st</sup> floor, M-71, M-72, M-73, M-74, M-75 - Gr + 2 floors

V. P. No. 2003/40 (S04/0122/18) TMC/ TDD/0082(P)/2024/AudPCR Date: 2/2/2024.  
To, Shri / Smt. Sandeep Prabhu (Architect)  
(For M/s. SAKAAR)  
Shri Fardun Nadirshah Mulla & 4 Others (Owners)  
M/s. T. Bhimjyani Realty Pvt. Ltd. (P.O.A.H.)

With reference to your application No. 2535 dated 26/6/2023 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 Majiwade Sector No. IV Situated at Road / Street 40.00 M. D.P. Road S. No. / C.S.T. No. / F.P. No. S. No. 312/1A(Pt), 312/1B, 313/1, 313/2, 313/3, 314/1, 314/2, 314/3, 314/4, 314/5, 314/6, 314/7, 314/8, 314/9, 315/1, 315/2, 315/3, 316(Pt), 317/1, 317/2, 317/3, 317/4, 318/1A, 318/1B, 318/1C, 318/1D, 319/1B, 321/3/1, 321/3/2  
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 used 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) सुधारीत बांधकाम परवानगी/सी.सी. क्र. वि.प्र.क्र. S०४/०१२२/१८ ठामपा/ शनिवडी दि. १४/८/२०१९ मधील आवश्यक अटी आपणावर बंधनकारक राहतील.
- 6) This permission is being issued as per the provisions of sanctioned Development Plan and UDCPR. If any other statutory permission, as required from State and Central Govt. Departments/undertakings under the provisions of any other laws/ rules, it shall be binding on the owner / Developer to be obtain such permission from the concerned authority. If any irregularity is found at later date, the permission shall stand cancelled.

हल - ५  
कलक २६/०२/२०२४  
२३/१ ११०



**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,

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