



Certificate No. 4676

## THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 &amp; 24)

### SANCTION OF DEVELOPMENT

### AMENDED PERMISSION/COMMENCEMENT CERTIFICATE

इमारत : विंग - E : वरील २२ ते ४२ मजले  
 विंग - F & G : तळ + १ मजला  
 विंग - H : तळ + १ ते ४२ मजले  
 Retail Wing : बेसमेंट + तळ + १ मजला  
 Parking wing : २ बेसमेंट + तळ + १ ते ९ पार्किंग मजले.

V. P. No. S०४/०१६१/१९ TMC / TDD 3748/21 Date : 13/11/2021

To, Shri / Smt. M/s. Spaceage Consultants (Architect)  
M/s. Raymond Ltd. (Owner)

Shri M/s. Raymond Ltd. through it's authorized singnatory Prashant Rathod (विकासक)  
 (Owners)

With reference to your application No. ६६९० dated २२/१०/२०२१ 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. \_\_\_\_\_ in village Panchpakhadi Sector No. IV Situated at Road/Street \_\_\_\_\_ S. No. / C.S.T. No. / F. P. No. १२२,१२६/ब/१,१२६/ब/२, १२६/ब/३,१२७,१२८/ब,१२९/१,१२९/३

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 Commenceing 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 statuary 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. Necessary permissions from revenue department, required for development of land shall be taken as per Maharashtra Land Revenue Code and prevailing policies.
7. Authority will not supply water for construction (Optional).
8. Information Board to be displayed at site tiil Occupation 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**

Office No. \_\_\_\_\_  
 Office Stamp \_\_\_\_\_  
 Date \_\_\_\_\_  
 Issued \_\_\_\_\_

Yours faithfully,

Municipal Corporation of  
 the city of, Thane.

9. If in the development permission reserved land/amenity space/road widening 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.
10. All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
11. 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.
12. 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(Optional).
13. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
14. 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.
15. N.O.C. from water dept., drainage dept. and tree dept. should be submitted before O.C.
16. The proposed building should be structurally designed by considering seismic forces as per I.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage Intimation of plinth & Occupation Certificate.
17. CCTV System shall be installed before applying for occupation certificates.
18. Rain water harvesting system should be installed before applying for occupation certificates.
19. Solar Water heating system should be installed before applying for occupation certificates.
20. Condition mentioned in Permission C.C.TMC/TDD/1827/16 dated 04/06/2016 will be binding on the developer.
21. Condition mentioned in Amended Permission C.C.TMC/TDD/3668/21, dated 14/08/2021 will be binding on the developer.
22. Separate 7/12 extract of area under R.G. Reservation in the name of TMC shall be submitted within a period of next 3 months from the date of issuance of amended approval.
23. Latest 7/12 extract for S.No.126B/2 shall be submitted within a period of next 3 months or before any next Permission/C.C.
24. Interest on Installments given shall be applicable as per provisions mentioned in Regulation no.2.2.14(i) option 2 of UDCPR-2020.
25. Undertaking dated 08/11/2021 submitted by the Developer shall be binding on them

**सावधान**

"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण निवृत्तावलीनुसार आवश्यक त्या परवानग्या न घेतता बांधकाम बापट करणे, महाराष्ट्र प्रादेशिक व महानगरपालिका अधिनियमाचे कलम ५२ अनुसार दंड भरणे गरजेचे आहे. त्यासाठी जास्तीत जास्त ३ मास देणू व र. ५०००/- दंड होऊ शकतो"

Office No. \_\_\_\_\_  
 Office Stamp \_\_\_\_\_  
 Date \_\_\_\_\_  
 Issued \_\_\_\_\_



Your's faithfully,

*(Handwritten Signature)*  
 24/09/21

Assistant Director of Town Planning,  
 Town Development Department,  
 Municipal Corporation of  
 The City of Thane.