

DRC No.12 (Slum),
DRC No.45 (Const. Amenity),
DRC No.64 (Const. Amenity) &
DRC No. 65 (Const. Amenity)



Certificate No. 4948

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

Amended

PERMISSION/ COMMENCEMENT CERTIFICATE

Building Wing F & G - Gr. + 1st to 20th Floor
(Amended C.C.) Wing E & H - for Upper 39th to 42nd Floor

V. P. No. S04/0161/19 TMC / TDD/4043/22 Date : 04/05/2022
To, Shri / Smt. M/s. Spaceage Consultant (Architect)
B/106, Natraj Bldg., Nahur, Mulund (W)
Shri M/s. Raymond Ltd. (Owners)

With reference to your application No. 11721 dated 18/02/2022 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 to carry out developement work and or to erect building No. _____ in village Panchpakhadi Sector No. IV Situated at Road/Street Pokhran Road No.1 S. No. / C.S.T. No. / F. P. No. 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 Commenceing 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.122, 126/B/1, 126/B/2, 126/B/3, 127, 128/B, 129/1 & S.No.129/3 of Village Panchpakhadi, Thane.

- 5) This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statuory 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 developement 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 till 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**

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____



Municipal Corporation of
the city of, Thane.

- 181
- 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 UDCCR, 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 Amended Permission/ C.C. no. TMC/TDD/3668/21 Dated 14/08/2021 will be binding on developer.
 - 21) Condition mentioned in Amended Permission/ C.C. no. TMC/TDD/3748/21 Dated 13/11/2021 will be binding on developer.
 - 22) Interest on balance Installments shall be applicable as per provisions mentioned in Regulation no.2.2.14(i) option 2 of UDCCR-2020 and shall be paid before applying for O.C.

स्वायत्तपत्तन

"नवगुर नकाशानुसार वायकोस न क्करो तसो
विकास विवत्रण विवमवशीतुलार अवधक त्या
परवानया न येता क्कककक वापर करणे, महाराष्ट्र
वास्तुशिक व नगर रचना अधिनियमाने कलम ५
अनुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत
जास्त ३ वर्षे कर व रु. ५०००/- देव होऊ शकतो"

Yours Faithfully,


Town Development & Planning Officer
Town Development Department
Municipal Corporation of

