



Certificate No. 5134

Amended **THANE MUNICIPAL CORPORATION, THANE**

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

नियोजित इमारतीचा तपशिल मागील पानावर

V. P. No. S08/0114/21 TMC / TDD / 4209/22 Date : 27/09/2022
To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)
Shri NMM Kamgar Co.Op.Hsg. Soci(Owne) (Owner)
M/s. Ashar Ventures (POAH)

With reference to your application No. 4657 dated 13/9/2022 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 Kalwa Sector No. VIII Situated at Road/ Street 30.00 M. wide D.P.Road S.No./ C.S.T. No./ F.P. No. CTS No. 2459, 2460, 2461, 2490, 2491, 2492, 2546 & 2547

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.
- 5) Conditions mentioned in Amended Permission /C.C. No. V.P.No. S08/0114/21 TMC/ TDD/4209/22 dated 20/6/2022 shall be binding on Developer.
- 6) विकासक यांचे दि. १६/९/२०२२ रोजीचे विकास शुल्क व अतिरिक्त विकास शुल्कांचा भरणा दोन समांतर हप्त्यामध्ये म्हणजेच प्रथम हप्ता दि. ३१/१२/२०२२ पुर्वी व उर्वरीत दुसरा हप्ता दि. ३१/३/२०२३ पुर्वी व्याजासह करणेबाबतचे हमीपत्र विकासकांवर बंधनकारक राहिल.
- 7) अस्तित्वातील इमारत क्र. १०, ११ व १२ लगतच्या जागेवर असलेल्या बैट्या वास्तु बाबत भविष्यात कोणताही वाद अथवा विवाद निर्माण झाल्यास त्याची ठाणे महानगरपालिकेस कोणतीही तोषीस लागणार नसून त्याची सर्वस्वी जबाबदारी एनएमएम कामगार को.ऑप.हौ.सो.लि. व विकासक मे. आशर व्हॅन्चर यांची राहिल अशा आशयाचे दि. २३/०९/२०२२ रोजी सोसायटी व विकासक यांनी सादर केलेले हमीपत्र त्यांचेवर बंधनकारक राहिल.

**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.

2) वन व पर्यावरण विभागाकडील दि. १३/०९/२०२२ रोजीचे ना हरकत दाखल्यातील अटी विकासांवर बंधनकारक राहतील.

नियोजित इमारतींचा तपशील

Building Name	Floors
Wing A	Lower Ground + Upper Ground + 1 st Podium + Upper Stilt + 1 st to 29(Pt) floors
Wing B	Lower Ground + Upper Ground + 1 st Podium + 2 nd Podium (Pt) + Upper Stilt + 1 st to 39 floor + 40 th (Recreation)(Pt) floors
Wing C	Lower Ground + Upper Ground + 1 st Podium + 2 nd Podium (Pt) + Upper Stilt + 1 st to 39 floor + 40 th (Pt) floors
Wing D	Ground floor (Commercial)
Club House	Ground floor + 1 st floor

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.

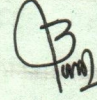
Office No.

सावधान

Yours faithfully,

“मंजूर नकाशानुसार बांधकाम न करणे तसेच
नियंत्रण नियमावलीनुसार आवश्यक त्या
परधान्यता न घेता बांधकाम वापर करणे, महाराष्ट्र
प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२
नुसार दखलपत्र गुन्हा आहे. त्यासाठी जास्तीत
जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो”

Issued by: _____

 27/09/2022

(Sunil Patil)
Executive Engineer,
Town Development Department,
Thane Municipal Corporation,
the city of Thane.

Copy To:

- 1) Dy. Municipal Commissioner - Zone
- 2) E. E. (Encroachment)
- 3) Competent Authority (U. L. C.) for sec. 20, 21 & 22
- 4) TILR for necessary correction in record of Land is affected by Road Widening / Reservation.

