



Certificate No. 4803

THANE MUNICIPAL CORPORATION, THANE**(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
COMMENCEMENT CERTIFICATE**Proposed Wing A - Gr + 1st Podium + Stilt + 1st to 4th floor
Wing B - Ground floor, Wing C - Gr + 1st Podium + 2nd Podium + Stilt + 1st to 15th floor

V. P. No. S08/0114/21 TMC / TDD / 3864/22 Date : 12/01/2022
 To, Shri / Smt. Sandeep Prabhu (Architect)
 (For M/s. SAKAAR)
 Shri NMM Kamgar Co.Op.Hsg. Society Ltd. (Owner)
M/s. Ashar Ventures (POAH)

With reference to your application No. 9868 dated 24/12/2021 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 18.00 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.
- *) Conditions mentioned in Permission No. V.P.No. S08/0114/21 TMC/ TDD/3864/22 dated 12/01/2022 shall be binding on Developer.

सावधानतापूर्वक

संशुद्ध विकासात्मक अर्थव्यवस्था न करता असेच
 विकास विभागाच्या अखत्यारीतून अत्यधिक त्या
 कक्षात्मक व अत्यधिक वापर करणे, महासत्त
 प्रादेशिक व राज्य अस्तित्वात अतिविकासाचे कालम न
 भ्रुवणार असेल असे सुद्धा आदी. त्यासाठी जालीत
 सावधानतापूर्वक व सावधानतापूर्वक

**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 & Planning Officer
 Town Development Department,
 Municipal Corporation of
 the city of, Thane.



Certificate No. 4760

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT**PERMISSION / ~~CONSTRUCTION CERTIFICATE~~****Utilisation of DRC No. 360 (Road) & DRC No.060 (Const. Amenity)**

Permission - Proposed Wing A - Gr + 1st Podium + Stilt + 1st to 29th floor
 Wing B - Gr + 1st Podium + 2nd Podium + Stilt + 1st to 26th floor
 Wing C - Gr + 1st Podium + 2nd Podium + Stilt + 1st to 25th floor
 Wing D - Ground floor (Commercial) & Club house - Ground + 1st floor
 C.C. - Proposed Wing A - Gr + 1st Podium + Stilt + 1st to 4th floor
 Wing B - Ground floor, Wing C - Gr + 1st Podium + 2nd Podium + Stilt + 1st to 15th floor

V. P. No. S08/0114/21 TMC/TDD/3862/22 Date: 11/11/2022To, Shri / Smt. Sandeep Prabhu (Architect)

(For M/s. SAKAAR)

Shri NMM Kamgar Co. Op. Hsg. Society Ltd. (Owner)M/s. Ashar Ventures (POAH)

With reference to your application No. 9868 dated 24/12/2021 for development permission / ~~grant of Construction 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 Karwa Sector No. VIII Situated at Road / Street 18.00 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 construction 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 / ~~Construction 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) Authority will not supply water for construction (Optional)
- 7) Information Board to be displayed at site till Occupation Certificate.

**WARNING : PLEASE NOTE THAT THE DEVELOPMENT IN
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 UNDER THE MAHARASHTRA REGIONAL AND TOWN
 PLANNING ACT. 1966**

Office No. _____

Office Stamp _____

Date _____

Issued _____

Yours faithfully,

Municipal Corporation of
the city of, Thane.

P.T.O.

- ८) 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) 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)
- 11) Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 12) 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.
- 13) N.O.C. from water dept., drainage dept. and tree dept. should be submitted before O.C.
- १४) २०००० चौ.मी. बांधकाम क्षेत्रावरील सी.सी. पुर्वी पर्यावरण विभागाचा नाहरकत दाखला सादर करणे आवश्यक राहिल.
- १५) २०००० चौ.मी. बांधकाम क्षेत्रावरील सी.सी. पुर्वी विकास शुल्क व कामगार कल्याणकारी उपकर भरणे आवश्यक राहिल.
- १६) सोसायटीच्या सभासदांच्या नावातील बदलानुसार महापालिकेच्या कर विभागाकडील अज्ञात कर आकारणी दाखला Plinth Intimation पुर्वी सादर करणे आवश्यक.
- १७) सोसायटी सदस्यांसोबतचे विकासकाने केलेले वैयक्तिक नोंदणीकृत करारनामे Plinth Intimation पुर्वी सादर करणे आवश्यक.
- १८) Electric substation च्या क्षेत्राबाबत संबंधित विज पुरवठा विभागाकडील ना हरकत दाखला Plinth Intimation पुर्वी सादर करणे आवश्यक.
- १९) भूखंडाचे हद्दीबाबत, मालकीबाबत तसेच भाडेकरूबाबत वाद अथवा न्यायालयीन दबा दाखल झाल्यास त्याचे निराकरण करण्याची सर्वस्वी जबाबदारी मालक/ विकासकर्ते यांची राहिल त्यास ठामपा जबाबदार राहणार नाही.
- २०) दि. २/९/२०१३ रोजीच्या परिपत्रकानुसार वा.वि. व विकासक यांचेकडील कामाचे सद्यस्थितीबाबतचे हमीपत्र वेळेवेळी सादर करणे बंधनकारक आहे.
- २१) केंद्र शासन/ राज्यशासन व ठाणे महानगरपालिका यांच्याकडील Covid - १९ या महामारी संदर्भातील वेळेवेळी दिलेले निर्देश व नियमांचे पालन करणे भूखंडधारक/ विकासक/ कुलमुखत्यारभारक यांच्यावर बंधनकारक राहिल.
- २२) केंद्र शासन/ राज्य शासन यांचेकडील पर्यावरण व प्रदुषणाबाबतचे पर्यावरण विभागास वेळेवेळी प्राप्त झाल्यास निर्देशाचे अनुपालन करणे भूखंडधारक / विकासक यांच्यावर बंधनकारक राहिल.
- २३) इमारत क्र. 10 व 12 मगतच्या जागेत असलेल्या 38.02 चौ.मी. क्षेत्राच्या बैठ्या वास्तुवर ठाणे महानगरपालिकेची वास्तु असे नमूद असल्याने, सदरचे बांधकाम सद्यस्थितीला To be retained म्हणून दर्शविलेले असून, सदर बांधकामाबाबत महापालिकेमार्फत जो निर्णय घेण्यात येईल, तो विकासक यांचेवर बंधनकारक राहिल.
- २४) विकासक व एन.एम.एम. कामगार को.ऑप.ही.सोसायटी यांचेमध्ये झालेल्या विकसन करारनाम्यामधील टिडीआर/ भुनिर्देशांक बापराबाबत नमूद अटीची पूर्तता करणे विकासक यांचेवर बंधनकारक राहिल.
- २५) भविष्यात वा.वि. यांनी full FSI potential नुसार नकाशे दाखल न करता बापर परवाना मागणी केल्यास प्रस्तावित अतिरिक्त पार्किंग करीता शुल्कांचा भरणा करणे आवश्यक राहिल.
- २६) बापर परवान्यापुर्वी रेन वॉटर हार्वेस्टिंग बाबत पुर्णत्वाचा दाखला सादर करणे आवश्यक राहिल.
- २७) 18 मी. रॅड डि.पी. रस्त्यावरील क्षेत्राचे परवानगी/मी.सी. अदा केल्यापामून सहा महिन्यांच्या आत ठाणे महानगरपालिकेच्या नावे केल्याचे मा.र.का. उतारे सादर करणे आवश्यक राहिल.

- 24) बापर परवान्यापुरवी स्टॉय वॉटर ड्रेनवाचत पुर्णत्वाचा दाखला सादर करणे आवश्यक राहिल.
- 25) बापर परवान्यापुरवी इमारतीच्या आतील वाजूस तसेच समोरील वाजूस मी.सी.टी.सी. विधीकरण करणवाम मी.सी.टी.सी. संघाचा कार्यान्वित करणे आवश्यक.
- 30) बापर परवान्यापुरवी इमारतीचे बांधकाम आव.एन.सीट नुसार सक्षम अमल्यावाचत आर.सी.सी. तज्ञाकडील स्ट्रक्चरल स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक.
- 31) बापर परवान्यापुरवी अग्निगमन विभागाकडील अंतिम वा हरकत दाखला सादर करणे आवश्यक राहिल.
- 32) बापर परवान्यापुरवी गौर उर्जेवाचत तरतुद करत पुर्णत्वाचा दाखला सादर करणे आवश्यक.
- 33) Solid Waste Management वाचत तरतुद करत पुर्णत्वाचा दाखला सादर करणे आवश्यक.
- 36) अग्निवातील रस्त्यालगत, रस्त्याखालील (Fanning Portion) क्षेत्र विकासकामाकट विकसित करणे आवश्यक राहिल व उक्त रस्त्याखालील क्षेत्र प्रथम बापर परवान्यापुरवी विकसित करणे आवश्यक.
- 34) दि. 14/1/2021 रोजीच्या आगत निर्णयाच्या अनुषंगाने, प्रिमीयम अधिमुल्यावर 50% गुट मिळणेकामी विकासक यांनी सादर केलेले हूमीपत्र विकासक यांचेवर बंधनकारक राहिल.
- 35) पूर्वावरण अनुमती प्रमाणपत्राची प्रत ठाणे महानगरपालिकेकडे सादर करेपर्यंत प्रत्यक्षात जाणेवर वा परवानगी मधील मी.सी. न अटा केलेल्या क्षेत्राचे विकसनाची कामे करता येचार नाही याबाबत विकासक यांचे दि. 23/12/2021 रोजीचे पत्र विकासकांवर बंधनकारक राहिल.
- 37) This Permission is issued for the sole purpose of applying for environmental clearance from the State Environmental Impact Assessment Committee (SEIAC), as per the request of developer. It is further clarified that this permission does not construe the approval to commence the development or construction on the additional area for which commencement certificate is not sanctioned. The developer will have to obtain the statutory commencement certificate, for the area considered in this permission for which commencement certificate is not issued, as per the extant DCR in tune with the SEIAC obtained before further development for, which commencement certificate is not granted, construction activity can be started. This permission shall not form a basis for any claim of compensation, grant of rights or otherwise.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASHITRA REGIONAL AND TOWN PLANNING ACT, 1966.

Office No.

Yours faithfully,

सावधान

Office Stamp
Date:
Issued by:
आव.एन.सीट नुसार सक्षम अमल्यावाचत आर.सी.सी. तज्ञाकडील स्ट्रक्चरल स्टॅबिलिटी प्रमाणपत्र सादर करणे आवश्यक राहिल.



Town Development & Planning Officer,
Town Development Department,
Thane Municipal Corporation,
the city of Thane.

Copy To:

- 1) Dy. Municipal Commissioner - Look
- 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.



GENERAL NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES.
4. ALL UTILITIES SHALL BE PROTECTED AND DEEPER WHERE NECESSARY.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURFACE GRADE UNLESS OTHERWISE SPECIFIED.
6. ALL MATERIALS SHALL BE OF THE BEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND TESTING.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
8. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED OF AT AN APPROVED LOCATION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND VEGETATION.
10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

FOUNDATION

NO.	DESCRIPTION	QUANTITY
1	150mm concrete pad	100.00
2	300mm concrete pad	50.00
3	450mm concrete pad	20.00
4	600mm concrete pad	10.00
5	750mm concrete pad	5.00
6	900mm concrete pad	2.00
7	1050mm concrete pad	1.00
8	1200mm concrete pad	0.50
9	1350mm concrete pad	0.25
10	1500mm concrete pad	0.125

WALLS

NO.	DESCRIPTION	QUANTITY
1	200mm brick wall	100.00
2	300mm brick wall	50.00
3	400mm brick wall	20.00
4	500mm brick wall	10.00
5	600mm brick wall	5.00
6	700mm brick wall	2.50
7	800mm brick wall	1.25
8	900mm brick wall	0.625
9	1000mm brick wall	0.3125
10	1100mm brick wall	0.15625

FLOORING

NO.	DESCRIPTION	QUANTITY
1	100mm concrete slab	100.00
2	150mm concrete slab	50.00
3	200mm concrete slab	20.00
4	250mm concrete slab	10.00
5	300mm concrete slab	5.00
6	350mm concrete slab	2.50
7	400mm concrete slab	1.25
8	450mm concrete slab	0.625
9	500mm concrete slab	0.3125
10	550mm concrete slab	0.15625

ROOFING

NO.	DESCRIPTION	QUANTITY
1	100mm concrete slab	100.00
2	150mm concrete slab	50.00
3	200mm concrete slab	20.00
4	250mm concrete slab	10.00
5	300mm concrete slab	5.00
6	350mm concrete slab	2.50
7	400mm concrete slab	1.25
8	450mm concrete slab	0.625
9	500mm concrete slab	0.3125
10	550mm concrete slab	0.15625

MECHANICAL

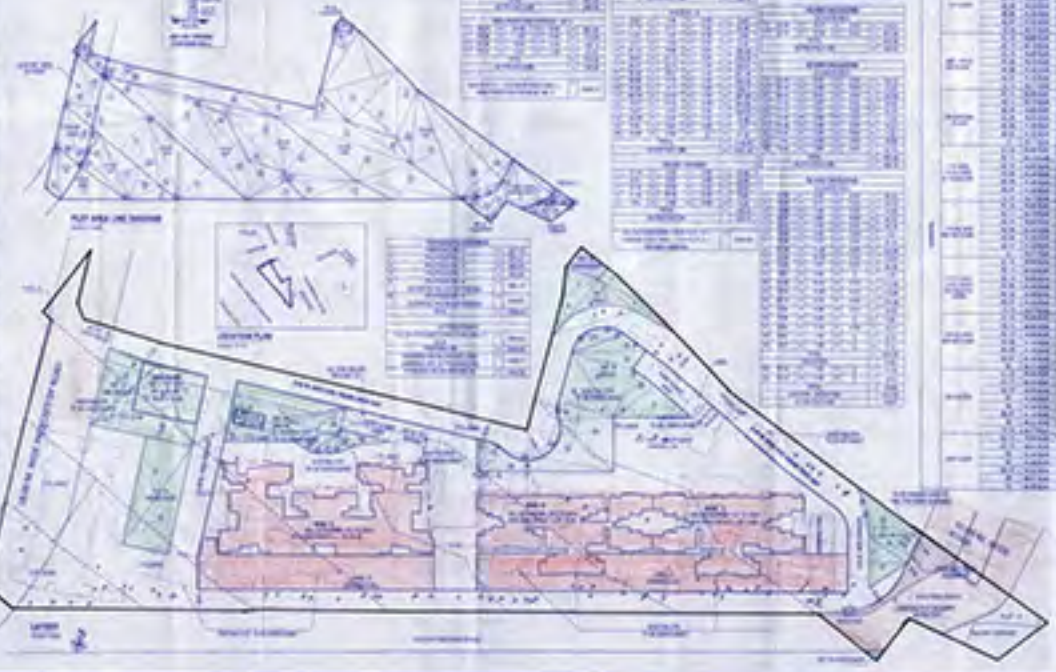
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1	100mm concrete slab	100.00
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3	200mm concrete slab	20.00
4	250mm concrete slab	10.00
5	300mm concrete slab	5.00
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7	400mm concrete slab	1.25
8	450mm concrete slab	0.625
9	500mm concrete slab	0.3125
10	550mm concrete slab	0.15625

ELECTRICAL

NO.	DESCRIPTION	QUANTITY
1	100mm concrete slab	100.00
2	150mm concrete slab	50.00
3	200mm concrete slab	20.00
4	250mm concrete slab	10.00
5	300mm concrete slab	5.00
6	350mm concrete slab	2.50
7	400mm concrete slab	1.25
8	450mm concrete slab	0.625
9	500mm concrete slab	0.3125
10	550mm concrete slab	0.15625

PAINTING

NO.	DESCRIPTION	QUANTITY
1	100mm concrete slab	100.00
2	150mm concrete slab	50.00
3	200mm concrete slab	20.00
4	250mm concrete slab	10.00
5	300mm concrete slab	5.00
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MECHANICAL

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1	100mm concrete slab	100.00
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ELECTRICAL

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1	100mm concrete slab	100.00
2	150mm concrete slab	50.00
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PAINTING

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1	100mm concrete slab	100.00
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MECHANICAL

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1	100mm concrete slab	100.00
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10	550mm concrete slab	0.15625



DEPARTMENT OF SURVEYING AND MAPPING
GOVERNMENT OF KARNATAKA

NO. 100/2024

DATED: 10/10/2024

AT: BANGALORE

BY: [Signature]

FOR: [Signature]

OFFICE: [Signature]

ADDRESS: [Signature]

PHONE: [Signature]

FAX: [Signature]

EMAIL: [Signature]

WEBSITE: [Signature]

ADDRESS: [Signature]

PHONE: [Signature]

FAX: [Signature]

EMAIL: [Signature]

WEBSITE: [Signature]

ADDRESS: [Signature]

PHONE: [Signature]

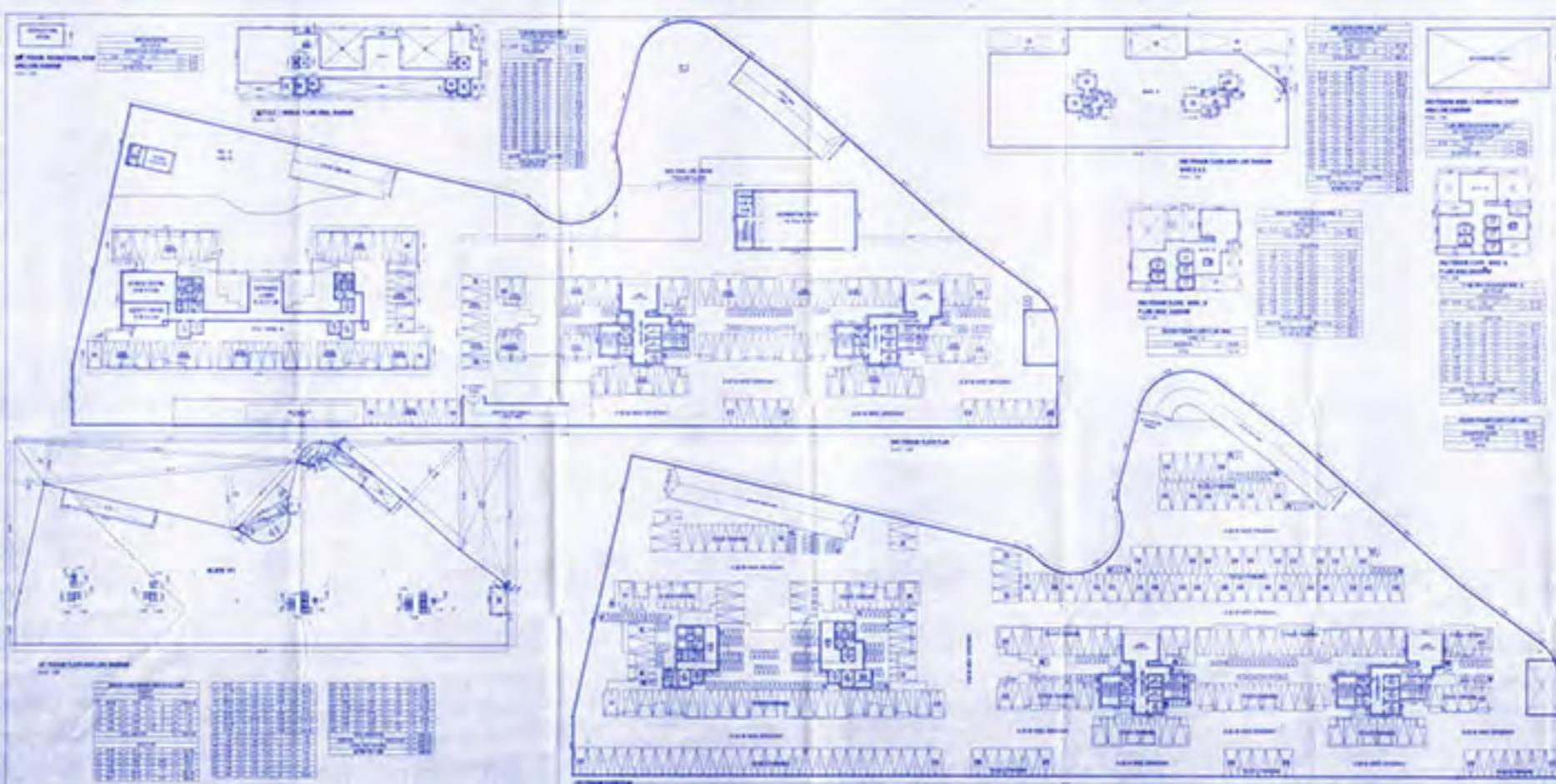
FAX: [Signature]

EMAIL: [Signature]

WEBSITE: [Signature]

ADDRESS: [Signature]

PHONE: [Signature]



FOR BUILDING PERMITS

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37. SHEET NO.

38. TOTAL SHEETS

39. CLIENT

40. ARCHITECT

41. ENGINEER

42. CONTRACTOR

43. SUBCONTRACTORS

44. SUPPLIERS

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46. DISTRIBUTORS

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495. RESOURCES

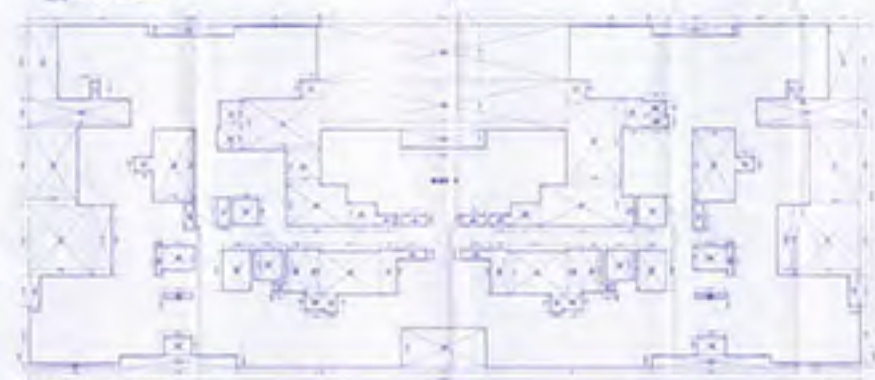
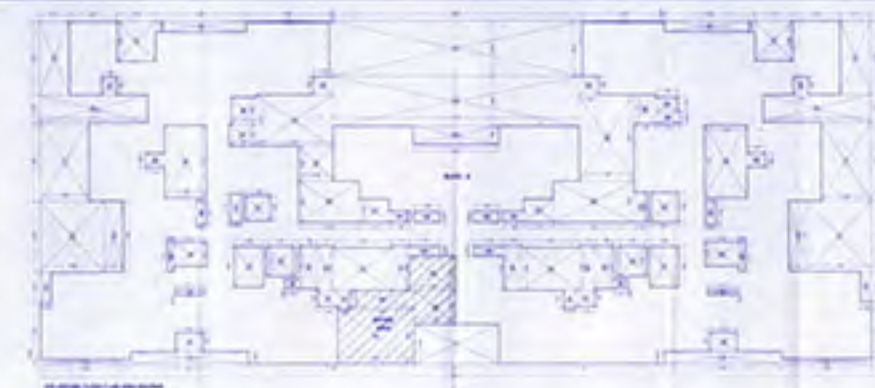
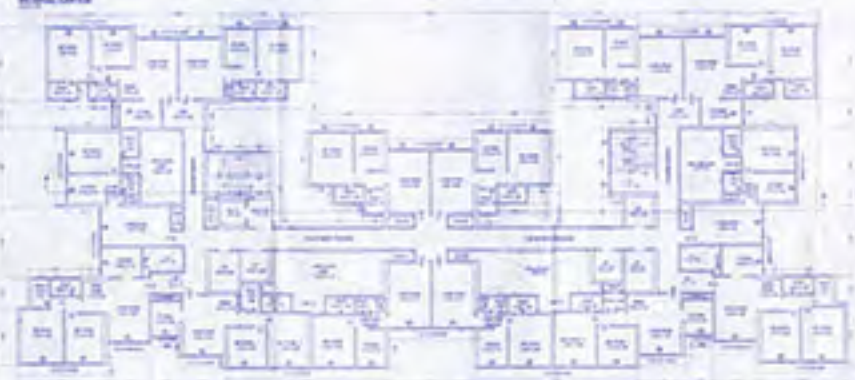
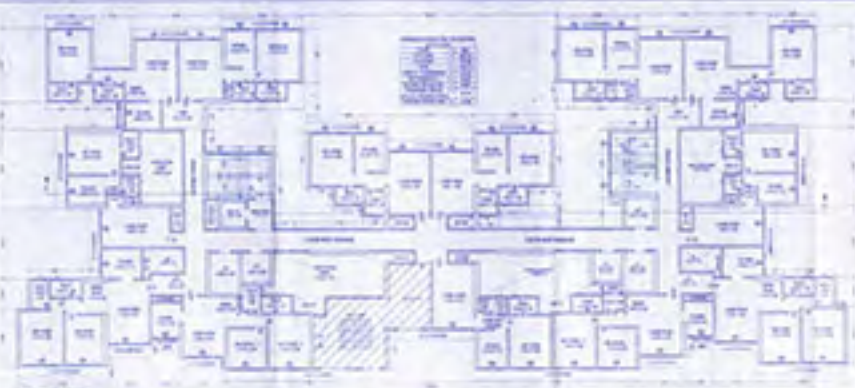
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497. LIMITATIONS

498. CONSTRAINTS

499. OPPORTUNITIES

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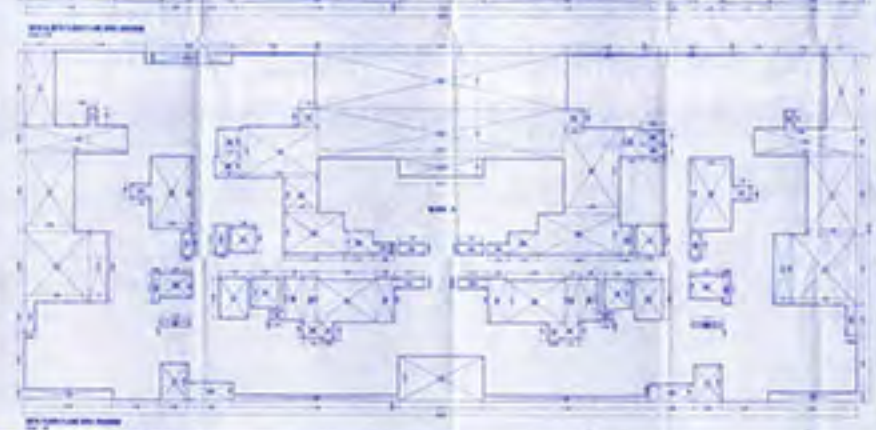
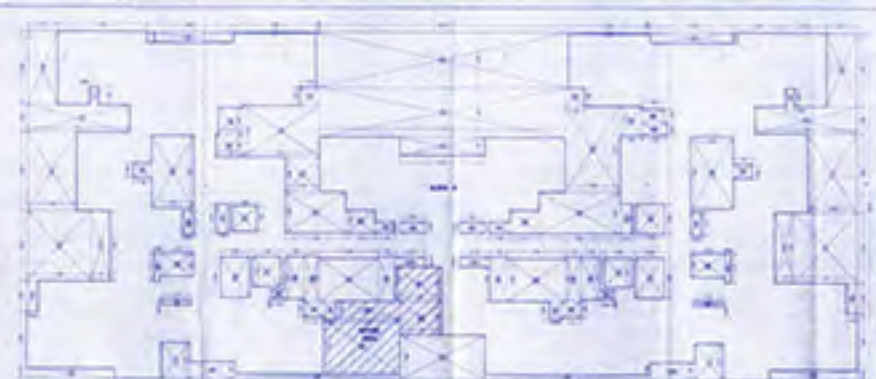
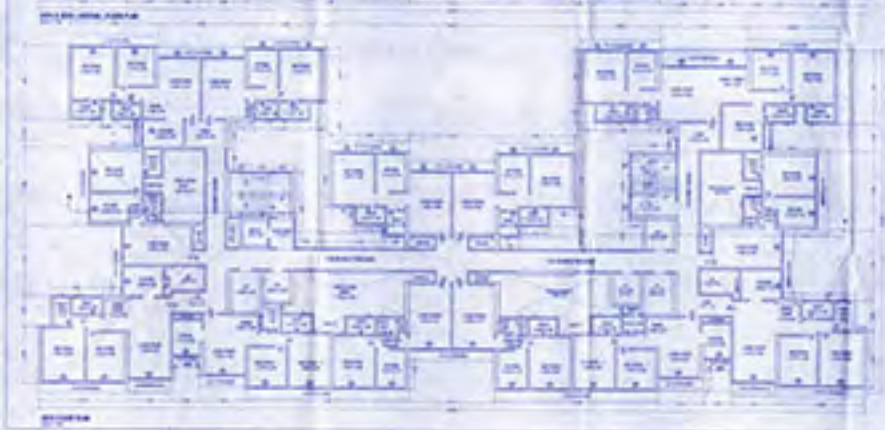
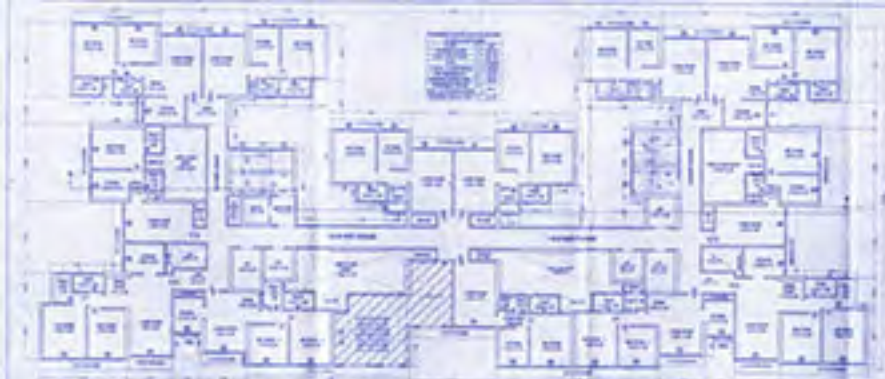
PROYECTO DE OBRAS DE RECONSTRUCCION Y REFORMA DEL INSTITUTO VENEZOLANO DE INVESTIGACIONES CIENTIFICAS (IVIC) - FASE I



INSTITUTO VENEZOLANO DE INVESTIGACIONES CIENTIFICAS (IVIC)

NO.	DESCRIPCION	CANTIDAD	UNIDAD
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Project Information

Project Name: [Blank]

Client: [Blank]

Location: [Blank]

Scale: [Blank]

Author: [Blank]

Reviewer: [Blank]

Date: [Blank]

Logo of the design firm, featuring a stylized figure and text.



NOTICE:
 This set of plans is to be used for the purpose of obtaining a building permit only. It is not to be used for any other purpose. The Engineer's Seal is required for all building permits. The Engineer's Seal is required for all building permits. The Engineer's Seal is required for all building permits.



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