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 18th floor

V. P. No. S08/0114/21 TMC / TDD / 3864/22 Date : 12/01/2022

To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)
Shri NMM Kamgar Co.Op.Hsg. Society Ltd. (Owner)
M/s. Ashar Ventures (Owners) (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 developement work and or to erect building No. As above in village Kalwa 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 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.

५) Conditions mentioned in Permission No. V.P.No. S०८/०११४/२१ TMC/ TDD/३८६२/२२ dated ११/१/२०२२ shall be binding on Developer.

[illegible]

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 Plan 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/ ~~COMMENCEMENT 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 18th floor

V. P. No. S08/0114/21 TMC / TDD/3862/22 Date : 11/1/2022

To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)
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 developement work and or to erect building No. As above in village Kalwa Sector No. VII 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 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.

4) 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.
5) Authority will not supply water for construction (Optional)
6) 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.

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 राहील.

१५) २०००० चौ.मी. बांधकाम क्षेत्रावरील सी.सी. पुर्वी विकास शुल्क व कामगार कल्याणकारी उपकर भरणे आवश्यक राहील.

१६) सोसायटीच्या सभासदांच्या नावातील बदलानुसार महापालिकेच्या कर विभागाकडील अद्यावत 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 भाडेकरुंबाबत वाद अथवा न्यायालयीन दावा दाखल झाल्यास त्याचे निराकरण करण्याची सर्वस्वी जबाबदारी मालक/ विकासकर्ते यांची राहील त्यास ठामपा जबाबदार राहणार नाही.

२०) दि. २/९/२०१३ रोजीच्या परिपत्रकानुसार वा.वि. व विकासक यांचेकडील कामाचे सद्यस्थितीबाबतचे हमीपत्र वेळोवेळी सादर करणे बंधनकारक आहे.

२१) केंद्र शासन/ राज्यशासन व ठाणे महानगरपालिका यांच्याकडील Covid - १९ या महामारी संदर्भातील वेळोवेळी दिलेले निर्देश व नियमांचे पालन करणे भूखंडधारक/ विकासक/ कुलमुखत्यारधारक यांच्यावर बंधनकारक राहील.

२२) केंद्र शासन/ राज्य शासन यांचेकडील पर्यावरण व प्रदुषणाबाबतचे पर्यावरण विभागास वेळोवेळी प्राप्त झाल्यास निर्देशाचे अनुपालन करणे भूखंडधारक / विकासक यांच्यावर बंधनकारक राहील.

२३) इमारत क्र. 10 व 12 लगतच्या जागेत असलेल्या 38.02 चौ.मी. क्षेत्राच्या बैठया बांस्तुवर 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 राहील.

२४) विकासक व एन.एम.एम. कामगार को.ऑप.हौ.सोसायटी यांचेमध्ये झालेल्या विकसन करारनाम्यामधील टिडीआर/ भुनिर्देशांक वापराबाबत नमूद अटींची पूर्तता करणे विकासक यांचेवर बंधनकारक राहील.

२५) भविष्यात वा.वि. यांनी full FSI potential नुसार नकाशे दाखल न करता वापर परवाना मागणी केल्यास प्रस्तावित अतिरिक्त पार्किंग करीता शुल्काचा भरणा करणे आवश्यक राहील.

२६) वापर परवान्यापुर्वी रेन वॉटर हार्वेस्टींग बाबत पुर्णत्वाचा दाखला सादर करणे आवश्यक राहील.

२७) 18 मी. रुंद डि.पी. रस्त्याखालील क्षेत्राचे परवानगी/सी.सी. अदा केल्यापासून सहा महिन्यांच्या आत ठाणे महानगरपालिकेच्या नावे केल्याचे मा.र.का. उतारे सादर करणे आवश्यक राहील.

२८) वापर परवान्यापुर्वी स्टॉर्म वॉटर ड्रेनबाबत पुर्तताचा दाखला सादर करणे आवश्यक राहील.

२९) वापर परवान्यापुर्वी इमारतीच्या आतील बाजूस तसेच समोरील बाजूस सी.सी.टी.व्ही. चित्रीकरण करण्यास सी.सी.टी.व्ही. यंत्रणा कार्यान्वित करणे आवश्यक.

३०) वापर परवान्यापुर्वी इमारतीचे बांधकाम आर.एस.कोड नुसार सक्षम असल्याबाबत आर.सी.सी. तज्ञाकडील स्ट्रक्चरल स्टॅबिलीटी प्रमाणपत्र सादर करणे आवश्यक.

३१) वापर परवान्यापुर्वी अग्निशमन विभागाकडील अंतिम ना हरकत दाखला सादर करणे आवश्यक राहील.

३२) वापर परवान्यापुर्वी सौर उर्जेबाबत तरतुद करुन पुर्तताचा दाखला सादर करणे आवश्यक.

३३) Solid Waste Management बाबत तरतुद करुन पुर्तताचा दाखला सादर करणे आवश्यक.

३४) अग्निशमनातील रस्त्यालगत, रस्त्याखालील (Fanning Portion) क्षेत्र विकासकामार्फत विकसित करणे आवश्यक राहील व उक्त रस्त्याखालील क्षेत्र प्रथम वापर परवान्यापुर्वी विकसीत करणे आवश्यक.

३५) दि. 14/1/2021 रोजीच्या शासन निर्णयाच्या अनुषंगाने, प्रिमियम अधिभुल्यावर 50% सुट मिळणेकामी विकासक यांनी सादर केलेले हमीपत्र विकासक यांचेवर बंधनकारक राहील.

३६) पर्यावरण अनुमती प्रमाणपत्राची प्रत ठाणे महानगरपालिकेकडे सादर करेपर्यंत प्रत्यक्षात जागेवर या परवानगी मधील सी.सी. न अदा केलेल्या क्षेत्राचे विकसनाची कामे करता येणार नाही याबाबत विकासक यांचे दि. 23/12/2021 रोजीचे पत्र विकासकांवर बंधनकारक राहील.

३७) 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 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT. 1966.

Office No.

सावधान

Office Stamp

Date

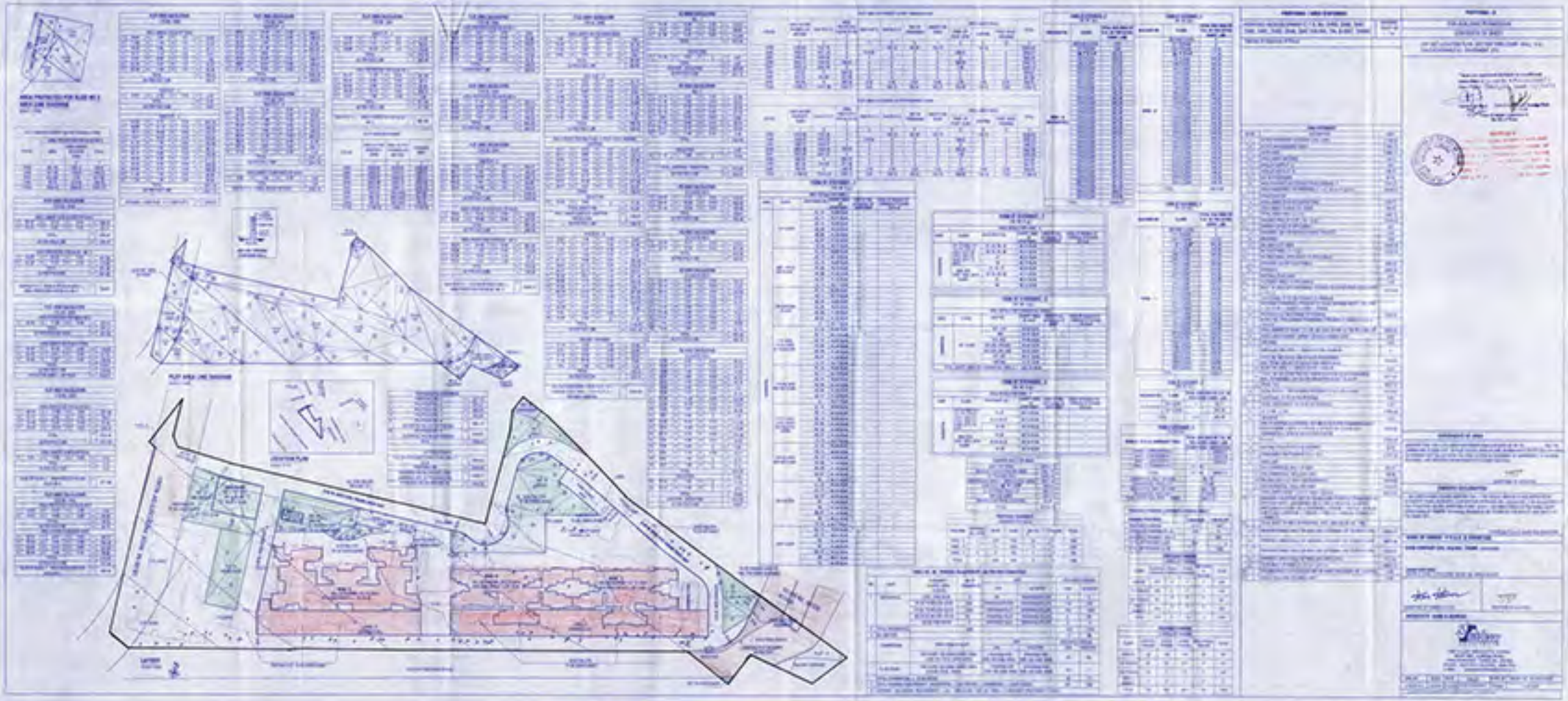
Issued by

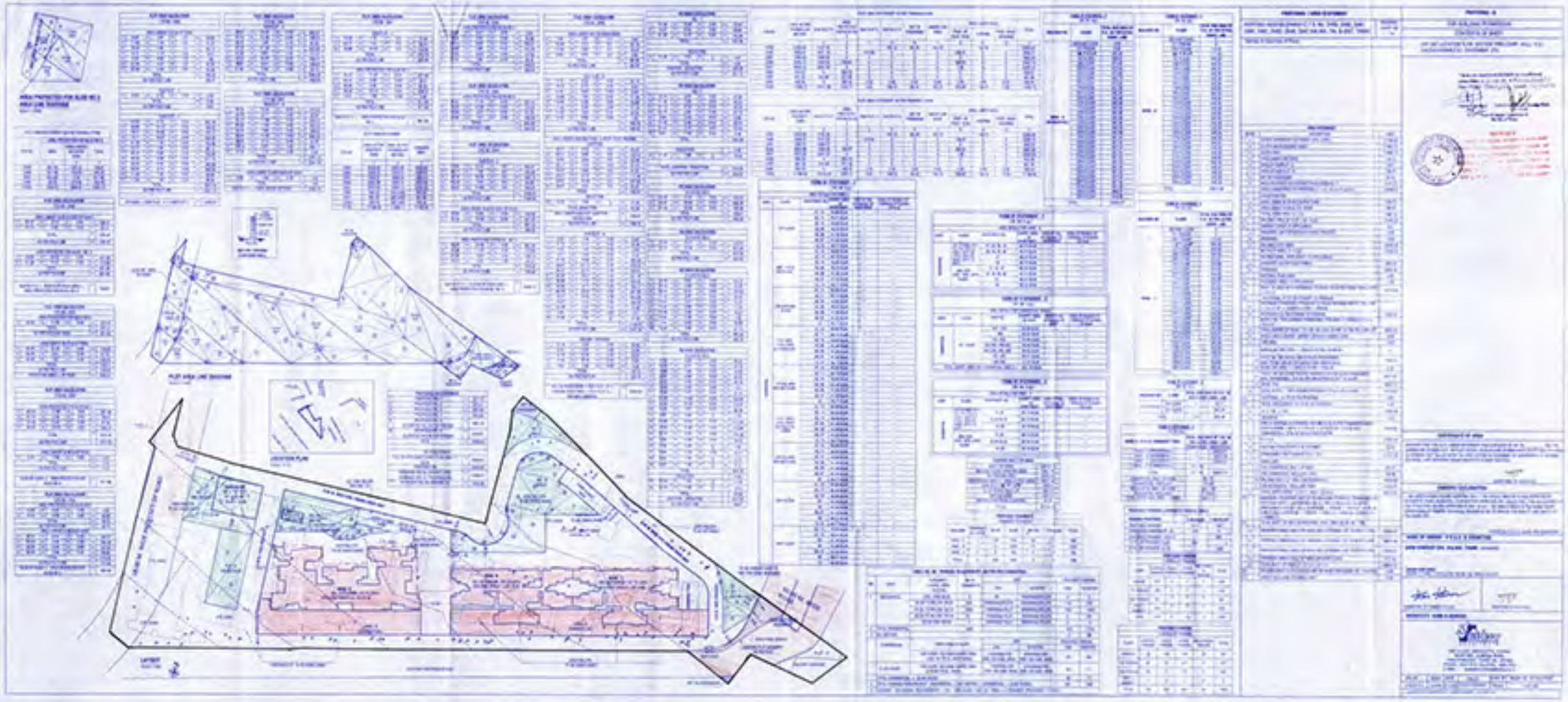
Yours faithfully,

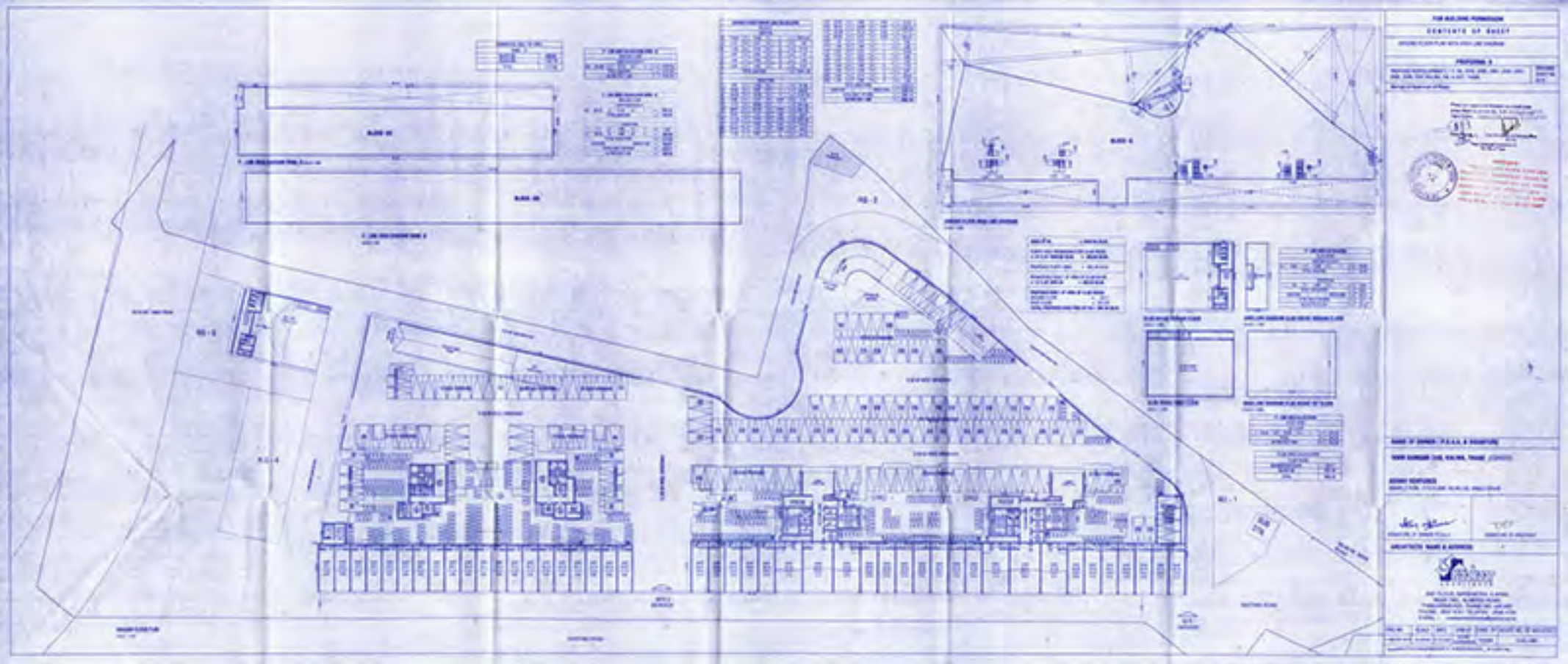
Town Development & Planning Officer,
Town Development Department,
Thane Municipal Corporation,
the city of Thane.

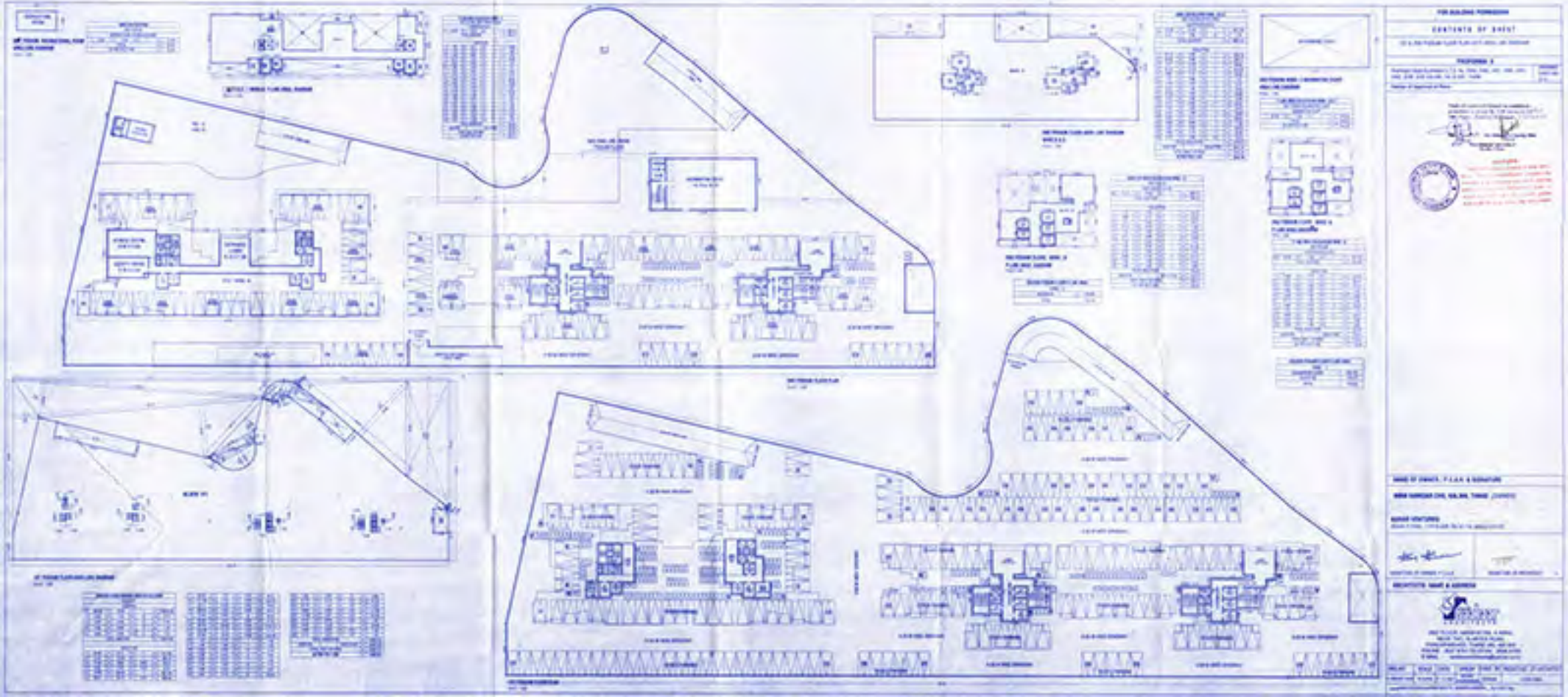
Copy To:

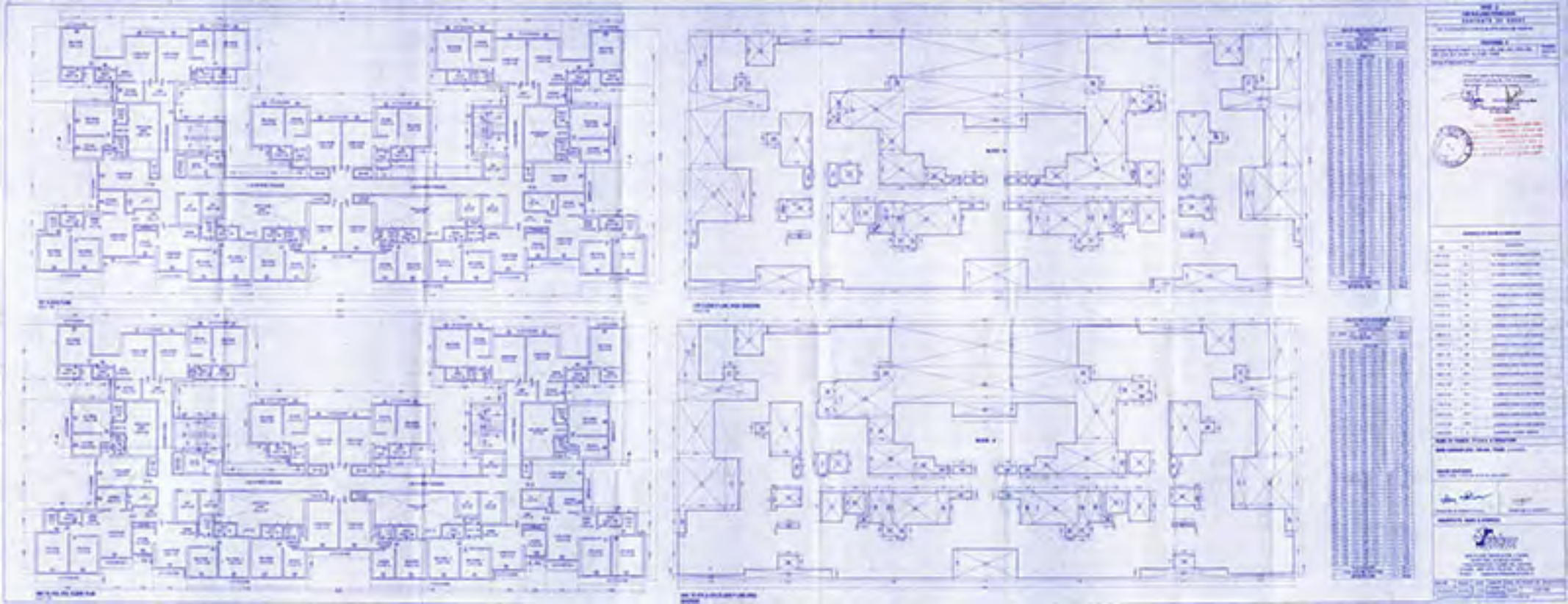
1) Dy. Municipal Commissioner - Zone
2) E. E. (Encroachment)
3) Competent Authority (U. L. C.) for sec. 20, 21 & 22
4) TILR for necessary correction in record of Land is affected by Road Widening / Reservation.

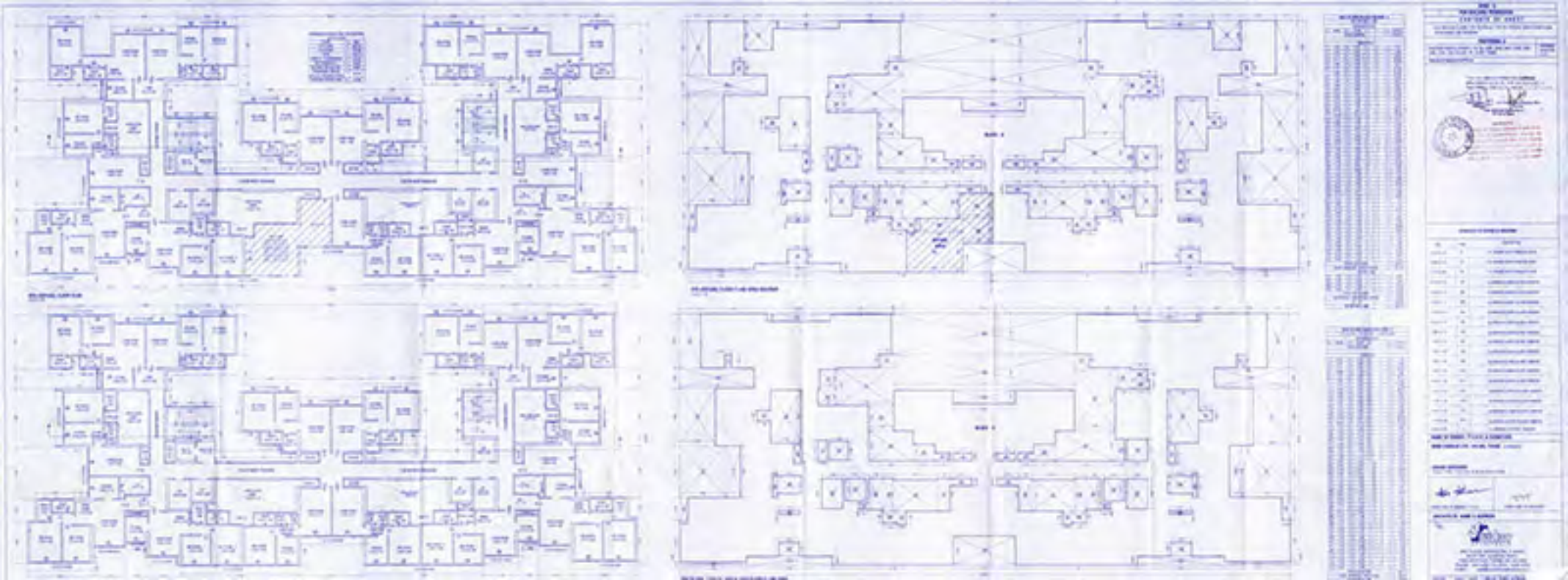


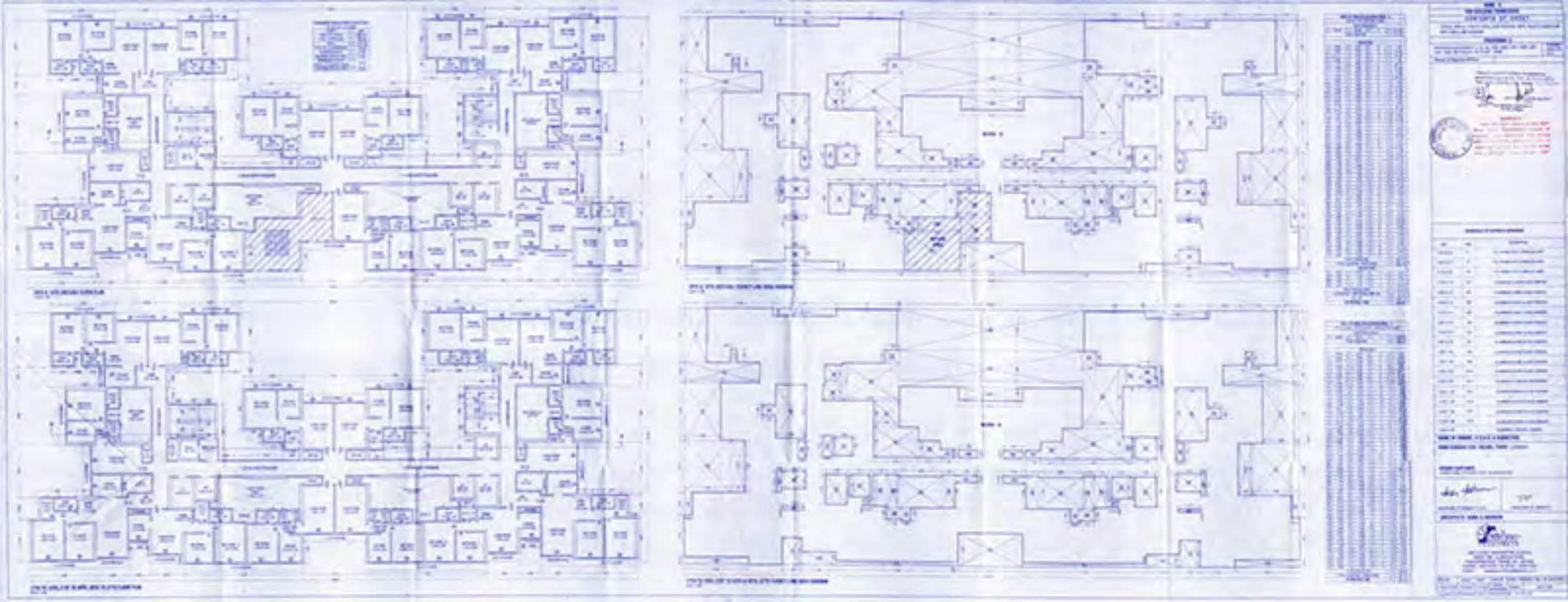


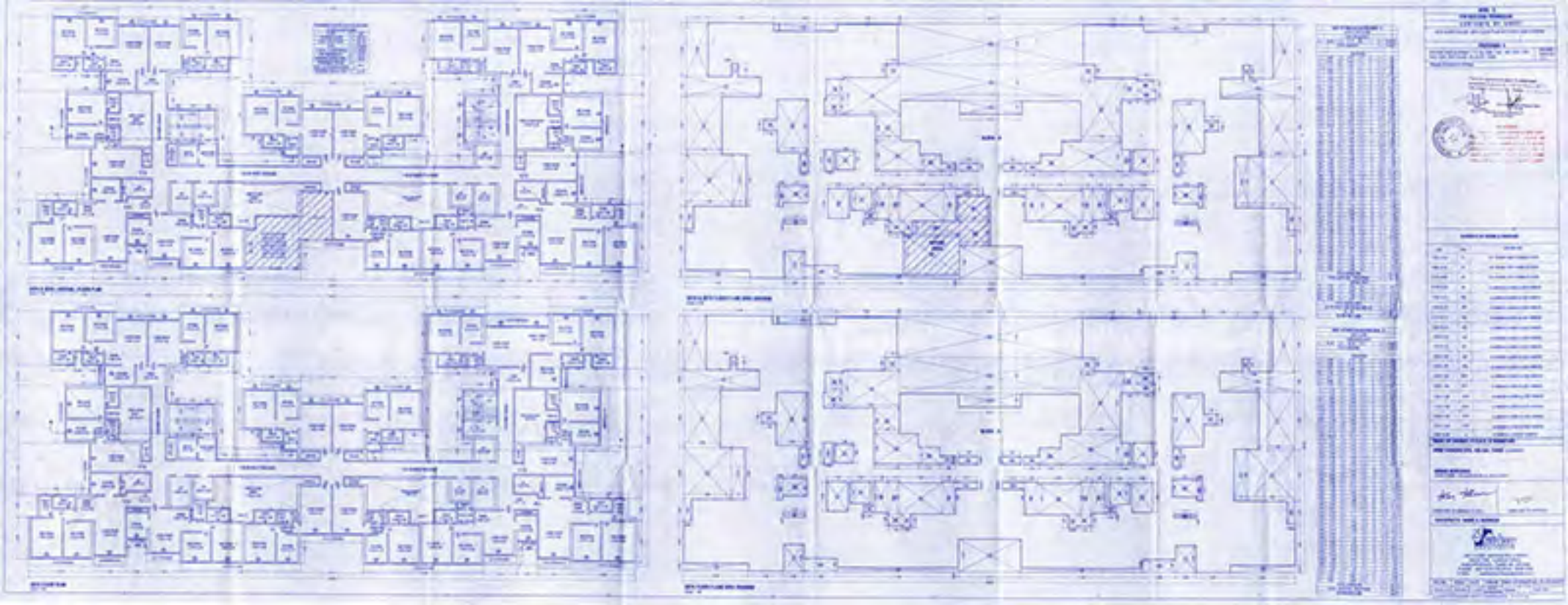


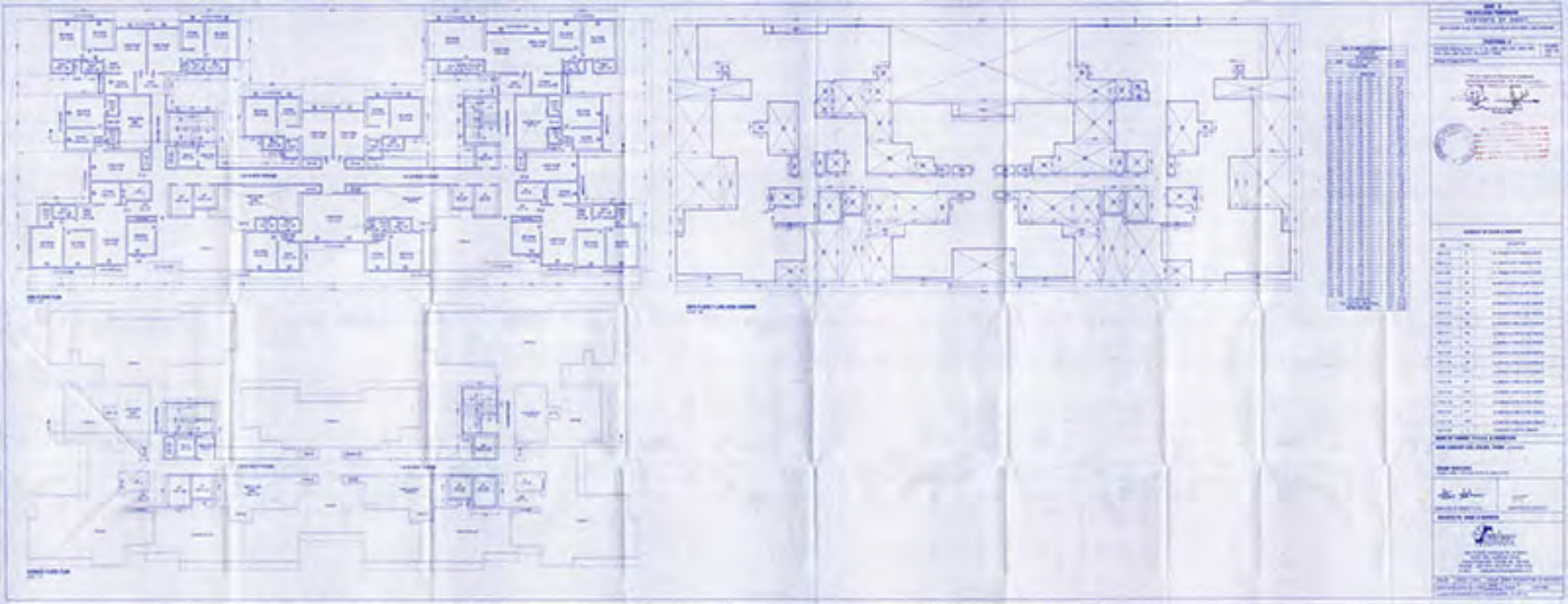


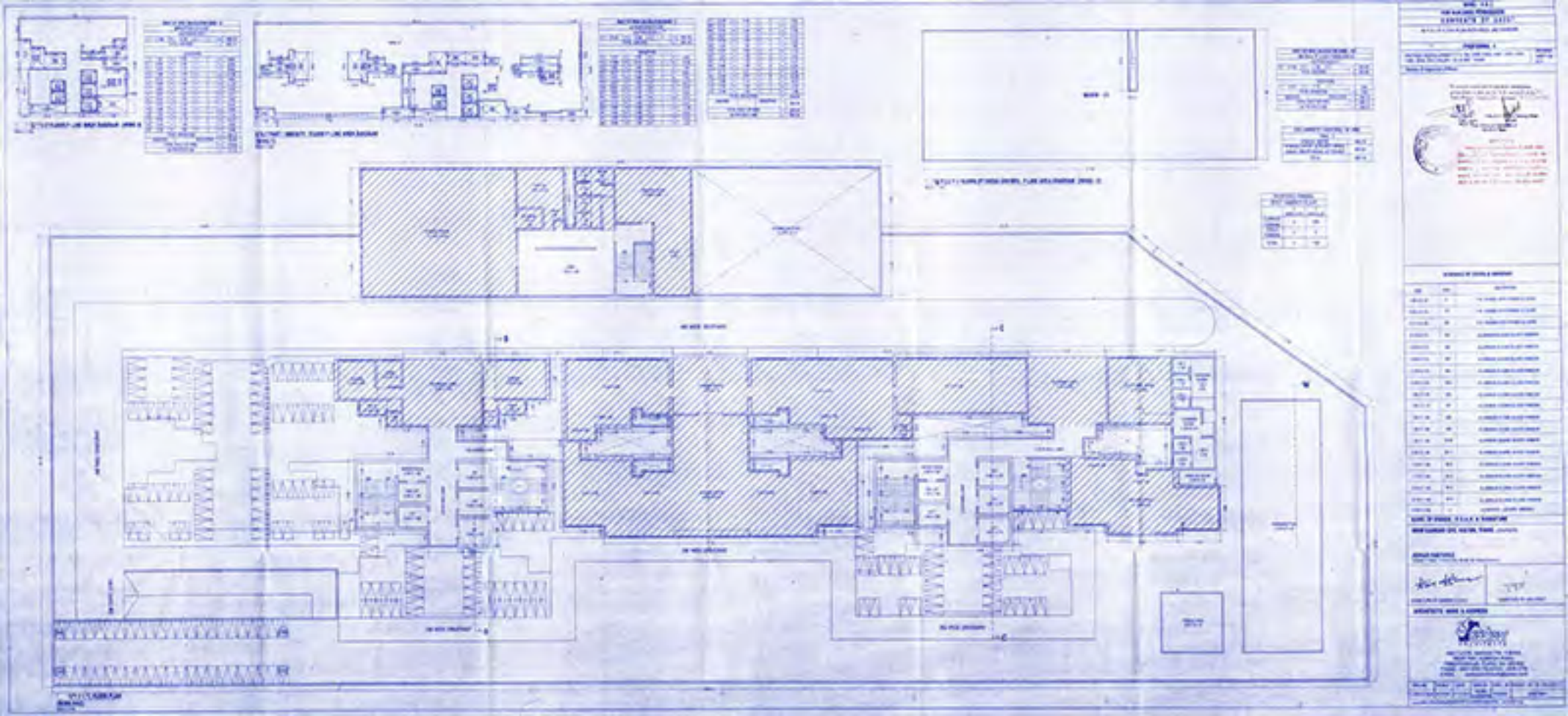


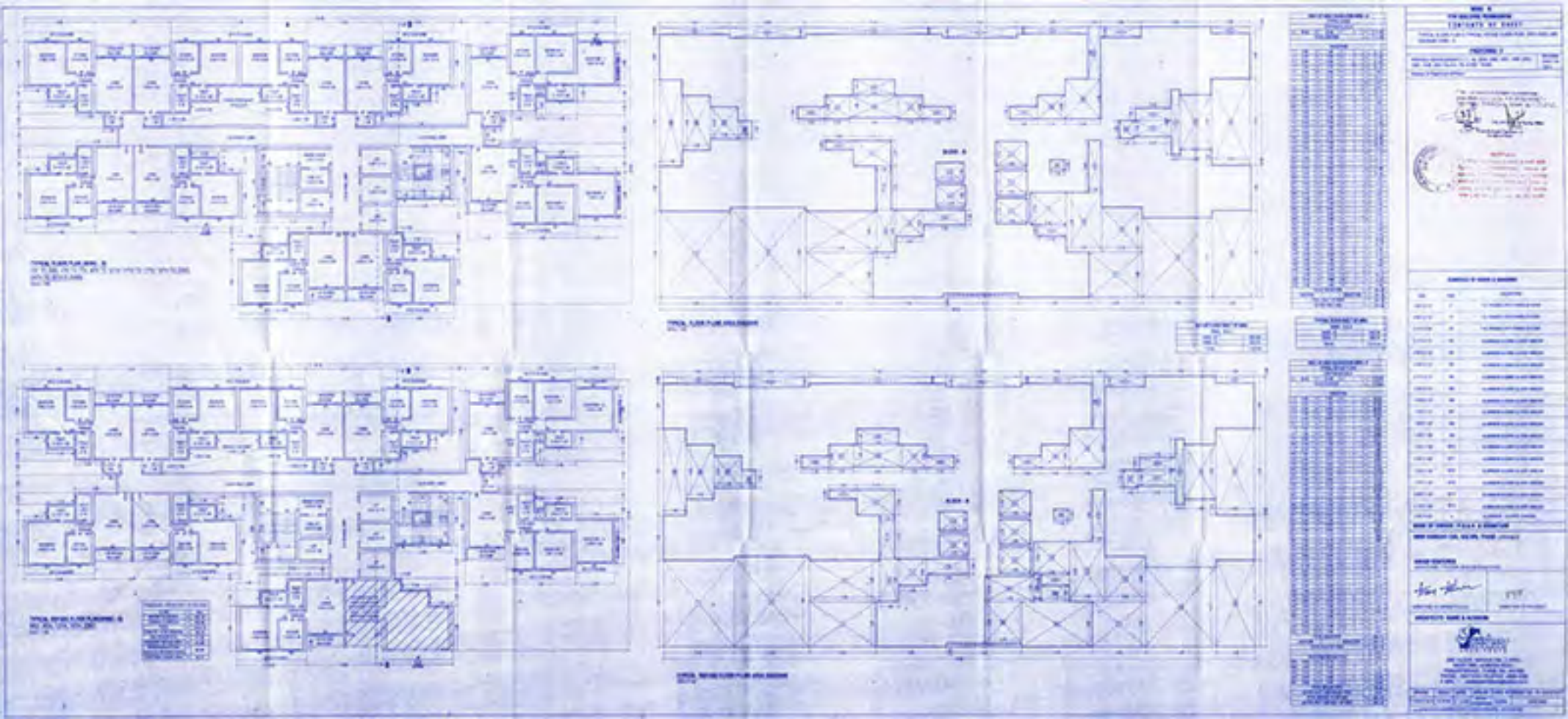


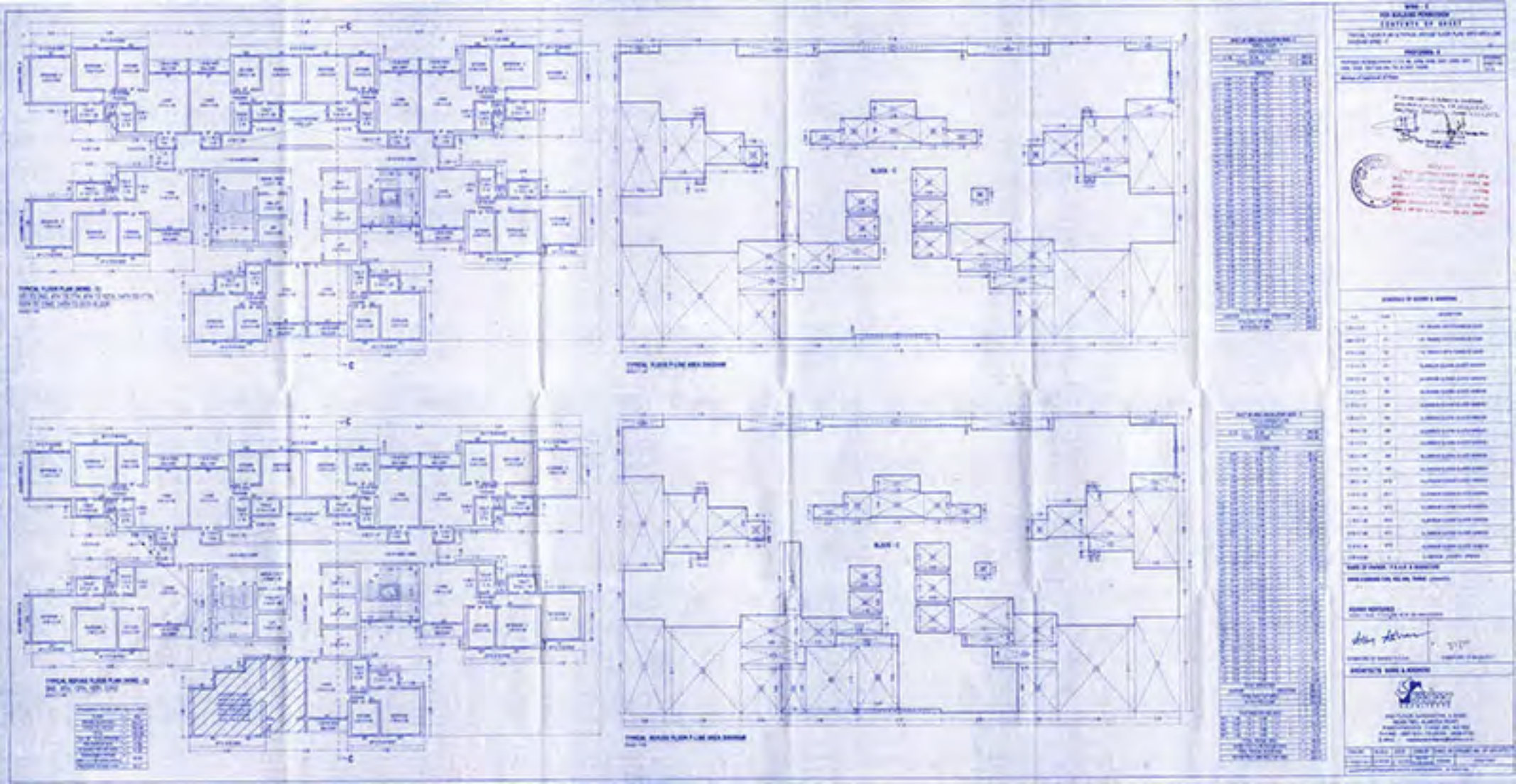


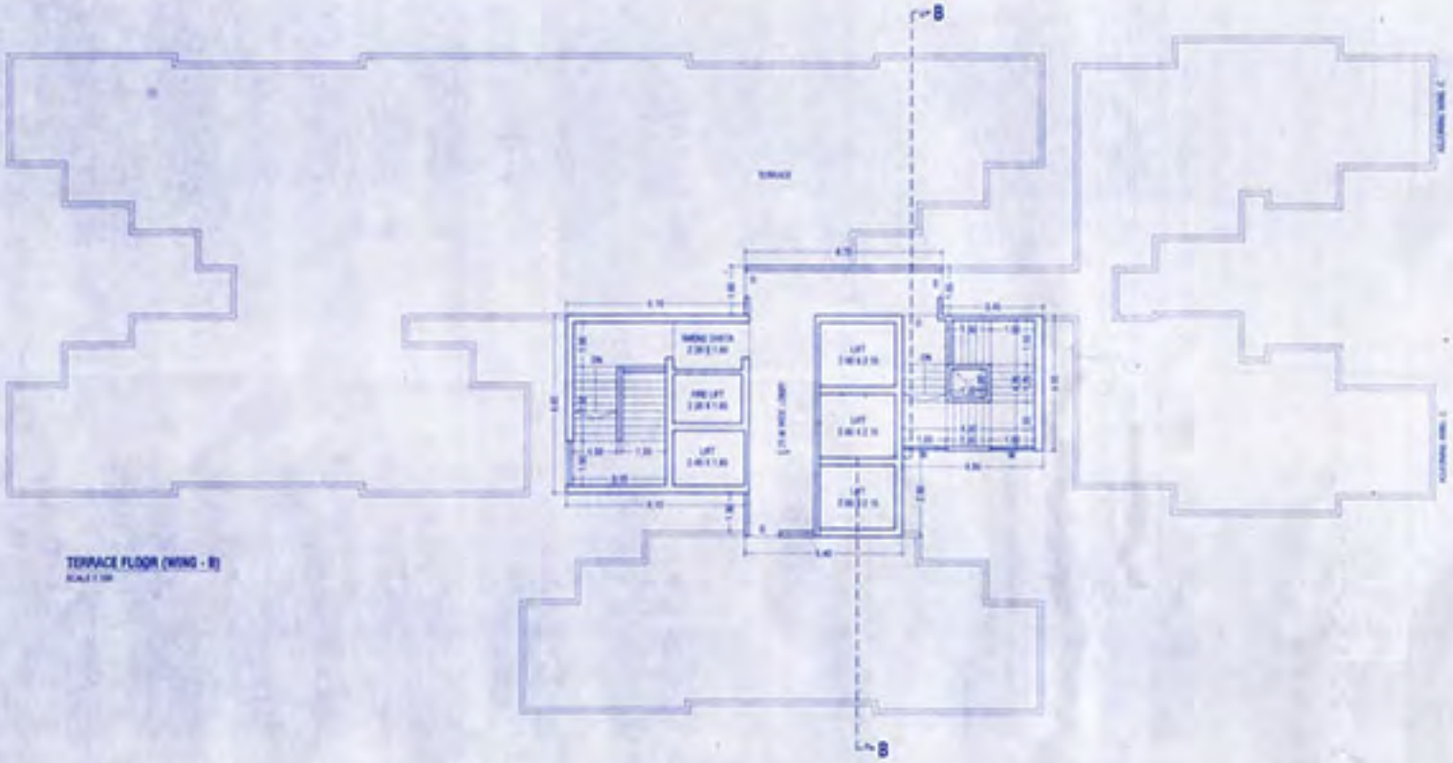




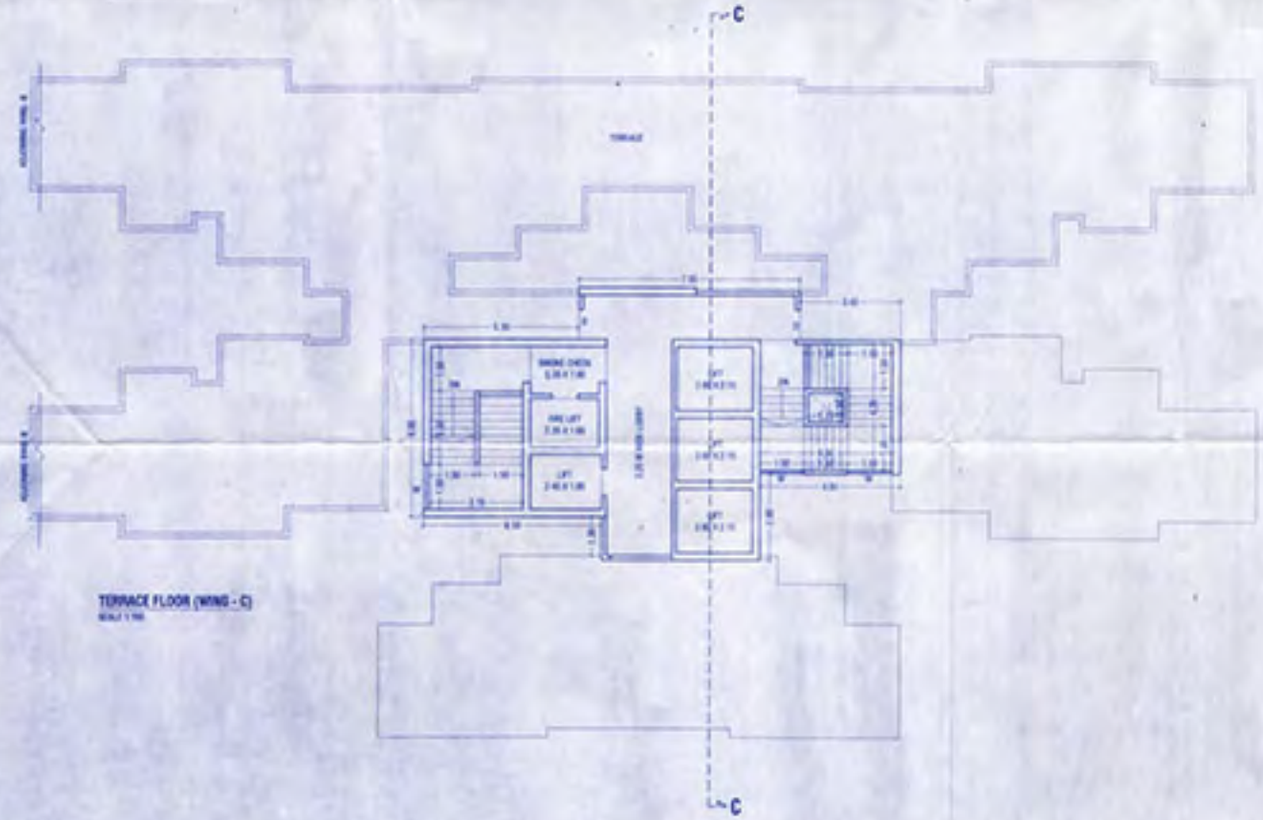








TERRACE FLOOR (WING - B)



TERRACE FLOOR (WING - C)

WING - B & C

FOR BUILDING PERMISSION

CONTENTS OF SHEET

TERRACE PLAN WING B & C

PROFORMA- II

PROPOSED REDEVELOPMENT C.T.S. No. 2400, 2400, 2401, 2400, 2401, 2402, 2546, 2547 KALWA, TAL & DIST. THANE

DRAWING SHEET NO. 12/14

Stamp of Approval of Plans

Plans are approved Subject to conditions protected in permit No. V.P. /CC0/0082/17 TMC/TDD/ 3000/2... Dated- 1/11/17

Town Planning Officer

Town Municipal Corporation of The City of Thane

NAME OF OWNER / P.O.A.H. & SIGNATURE

NIRM KAMGAR CHS, KALWA, THANE (OWNER)

ASHAR VENTURES

SIGNATURE OF OWNER P.O.A.H.

SIGNATURE OF ARCHITECT

ARCHITECTS NAME & ADDRESS

sahkar ARCHITECTS

2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W), 400 602
PHONE - 2537 6701, TELEFAX - 2536 4700
E.MAIL - sahkararchitects@yahoo.co.in

ORG. NO.	SCALE	DATE	DRN.BY	CHKD. BY	REGIST.NO. OF ARCHITECT

FOR BUILDING PERMISSION

CONTENTS OF SHEET

PROFORMA-II

NAME OF OWNER / P.O.A.H. & SIGNATURE

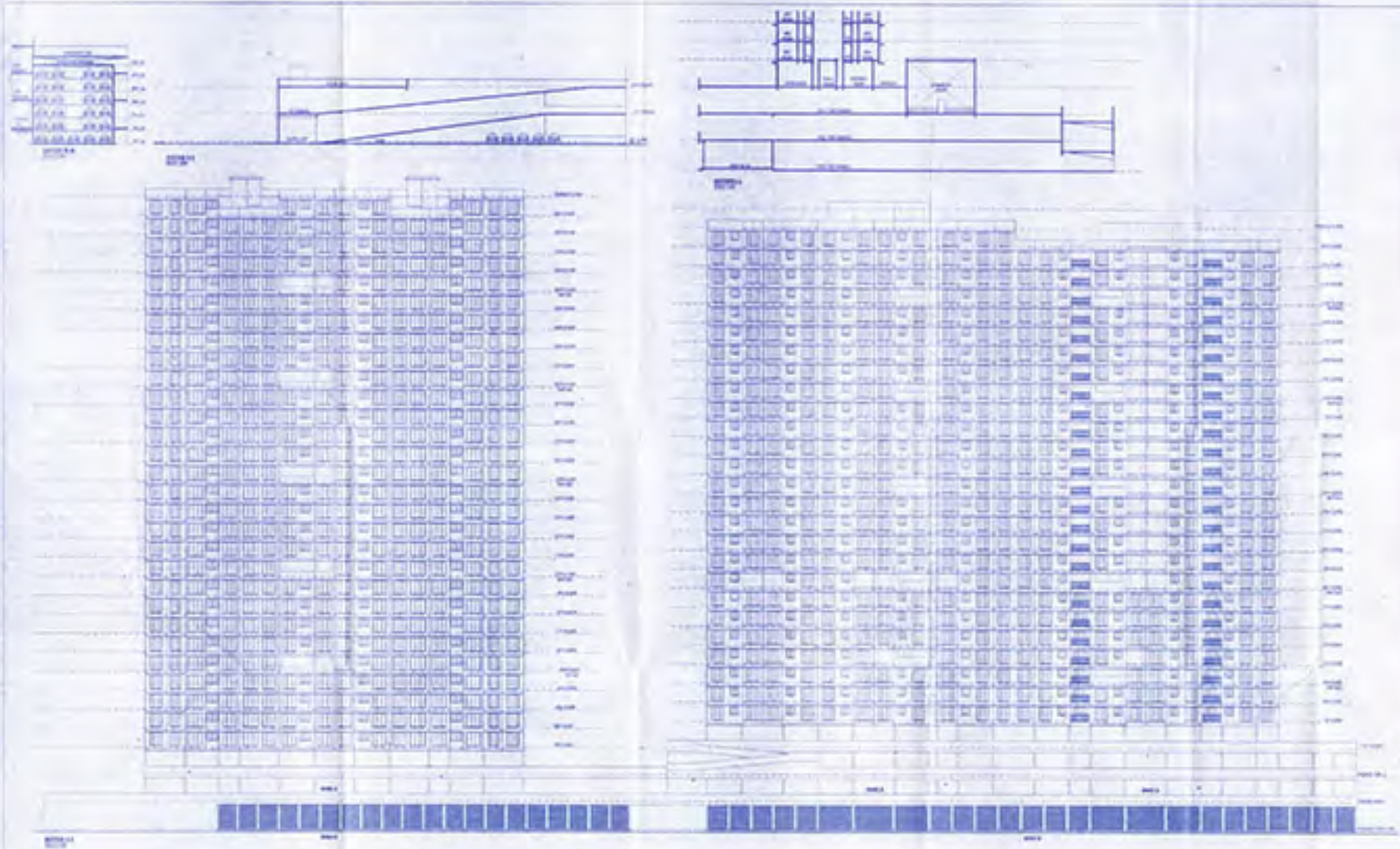
SIGNATURE OF OWNER / P.O.A.H.

SIGNATURE OF ARCHITECT

ARCHITECTS NAME & ADDRESS

2ND FLOOR, NANDANVIHAR, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W), 400 602
PHONE: 2537 6151, 2537 6152 - 2536 4758
E MAIL: [illegible]

DRAWING	SCALE	DATE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT


FOR BUILDING PERMISSION
CONTENTS OF SHEET
PROPOSAL 2
NAME OF OWNER / P.O.A. & SIGNATURE
ARCHITECTS NAME & ADDRESS