



Certificate No. 4745

## THANE MUNICIPAL CORPORATION, THANE

Regulation  
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/ COMMENCEMENT CERTIFICATE

AMENDED

V. P. No. S05/0068/13 TMC / TDD/ 3834/21 Date : 30/12/2021  
To, Shri / Smt. M/s. Scapes (S. Gupte) (Architect)  
Gupte cottage, Panchpakhadi, Thane (w)  
Shri M/s. Piramal Estate Pvt. Ltd. (Owners) & (Developer)

With reference to your application No. 8635 dated 09/11/2021 for development permission / grant of Commencement certificate under section 45 & 69 of the the Maharashtra Regional and Town Planning Act, 1966 <sup>As above</sup> to carry out development work and or to erect building No. 30.0mt. W.D.P. Road in village Balkum Sector No. (Mentioned below) at Road / Street S. No. / C.S.T. No. / F. P. No. Situated

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.

नविन स.क्र.७/१ ते १४ (जुना ८/१ ते १४), नविन स.क्र. ८/१ ते ३७, ३९ ते ४२ (जुना ९/१ ते ३७, ३९ ते ४२) नविन स.क्र. ९/१ ते १७ (जुना १०/१ ते १७) नविन स.क्र. १०/२अ, ३, ४अ, ५अ, ५क, ६ ते ९, १०अ, १०ब, ११ ते १८ (जुना ११/२ पै, ३, ४, ५पै, ६ ते ९, ११/१०अ, १०ब, ११ ते १८) नविन स.क्र. ८८/६ब (जुना १९३/६पै) नविन स.क्र.९९/१३ब, १५ब (जुना २०४/१३पै, १५पै) नविन स.क्र.१००/१४अ, १५ब, १६ब, १७अ, १७ब, १८अ, १९ब, २०, २४अ, २४ब, २५ ते ३०, ३१अ, ३१ब, ३२, ३३ (जुना २०५/१४ ते २०, २४ ते ३०, ३१अ, ३१ब, ३२, ३३) नविन स.क्र. १०१/२अ, २ब, ३अ (जुना २०६/२पै, ३पै), नविन स.क्र. १०५/१ ते २० (जुना २७७/१ ते २०)

P.T.O.

**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.

**PERMISSION ONLY**

Cluster 1	Vivaan, Vatsal,	- 1 level basement + Gr. + 5 level podium (pt.) / Resi. (Pt.) + 6th to 29th floor
	Vyom	- 1 level basement + Gr.+ 1st + 32nd floor
	Bldg. D (Vinayak) , E (Vedant) , F (Vittal)	- 1 level basement + Gr. + 4th + 5th & 6th (pt.) floors (Resi.)
Cluster 2	Tower 1 (Vairat) & 2 (Vijit)	- Gr. + 5 Level Podium (pt.) / Resi. (Pt.) + 6th to 38th floor
Cluster 3	Tower 1 – (Vidya)	- Lower ground + upper Gr. + 1st to 41st floor
	Tower 2 – (Vind)	- Lower Ground + upper Gr.+ 1st to 33rd floor
	Tower 4	- 1 Level Basement + Lower Gr.
	Tower 5	- 1 Level Basement + Lower Gr. + upper gr floor
Cluster 4	Vidit, Vama, Vyan	- 1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) / Resi. (Pt.) + 6th to 39th floor
	Vraj	- 1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) / Resi. (Pt.) + 6th to 38th floor
Club		- Lower Gr. + Upper Ground Floor
House		
Temple		- Lower Gr. + Upper Ground Floor
MLCP parking Tower		- Lower level + gr. + 14th floor

**PERMISSION /C.C ONLY**

Cluster 1	Vivaan, Vatsal,	- 1 level basement + Gr. + 5 level podium (pt.) / Resi. (Pt.) + 6th to 29th floor
	Vyom	- 1 level basement + Gr. + 32nd floor
	Bldg. Bldg. D (Vinayak) , E (Vedant), F (Vittal)	- 1 level basement + Gr. + 4th + 5th & 6th (pt.) floors
Cluster 2	Tower 1 (Vairat) & 2 (Vijit)	- Gr. + 5 Level Podium (pt.) / Resi. (Pt.) + 6th to 38th floor
Cluster 3	Tower 1 (Vidya)	- Lower ground + Upper Gr.+ 1st to 23rd floor
	Tower 2 (Vind)	- Lower Ground + Upper Gr.+ 1st to 23rd floor
	Tower 4	- 1 Level Basement + Lower Gr.
	Tower 5	- 1 Level Basement + Lower Gr. + Upper gr. floor
Cluster 4	Vidit, Vama, Vyan	- 1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) / Resi. (Pt.) + 6th to 39th floor
	Vraj	1 level basement + Lower Gr. + Upper Gr. + 1st to 5 level podium (pt.) / Resi. (Pt.) + 6th to 38th floor
Club		Lower Gr. + Upper Ground Floor
House		
Temple		Lower Gr. + Upper Ground Floor
MLCP parking Tower		Lower level + gr. + 14th floor

अटी:

5. This permission is being issued as per the provisions of UDCPR. If any permission is required to be obtained from any department of the State or Central Government under the provisions of any other law/rules, it shall be binding on the owner/developer to obtain such permission from the concerned authority.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed along with change in name on record of rights shall be executed in the name of authority within 6 months from the Commencement Certificate.
8. All the provisions mentioned in UDCPR as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Grey water, where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.



11. 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.
12. Authority will not supply water for construction.
13. Area/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.
14. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary).
15. Condition mentioned in permission/c.c. TMC/TDD/3705/21 Dt. 28/09/2021 will be binding on developer/owner.
16. Developer/owner shall be binding to propose minimum area for commercial user in the said layout.
17. Developer/owner shall make artificial ventilation provision for proposed ventilation shaft as per National Building Codes.

### सावधान

मजूर नकाशासुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक स्वयं परवानग्या न घेता बांधकाम साधर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुणही आढे, त्यासाठी कारवाई जाणवू शकते. ३ वर्षे वैध व नं. ५०००१-२०१६/२०१७



Yours faithfully,

*(Signature)* २०/११/२०२१

**शुनील पाटील**  
**Executive Engineer**

**Municipal Corporation of**  
**the city of Thane.**