



Certificate No. 4924

## THANE MUNICIPAL CORPORATION, THANE

Regulation  
(Registration No. 3 & 24)

SANCTION OF DEVELOPMENT

PERMISSION/ COMMENCEMENT CERTIFICATE

Permission-Building A-Ground/ Stilt +1st Podium+ 2nd Podium+Upper Stilt floor+1st to 24floors,  
Building B-Ground/ Stilt +1st Podium+2nd Podium+Upper Stilt floor+1st to 23<sup>rd</sup>(Pt) floors  
C.C. Building - A- Ground/ Stilt+1<sup>st</sup> Podium + 2<sup>nd</sup> Podium + Upper St floor + 1<sup>st</sup> to 7<sup>th</sup> floors,  
Building B-Ground / Stilt + 1st Podium + 2nd Podium + Upper Stilt + 1st & 2nd Floor

V. P. No. S06/0144/12 TMC / TDD / 4037/22 Date : 25/4/2022  
To, Shri / Smt. Sandeep Prabhu (Architect)  
(For M/s. SAAKAAR)

Shri Sumati Govind Tangadi & Others, Kapil Mahendra Sharma & Others (Owners)  
Sangeeta Ashok Patil & Others, Yenabai Halya Bhoir & others (Owners)  
M/s. Balaji Enterprises through it's Partners Mr. Haresh Daulatani & others (POAH)

With reference to your application No. 9889 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 Bhayandarpada Sector No. VI Situated at Road / Street 60.00 M wide G.B.Road S. No. / C.S.T. No. / F. P. No. S.No. 49/1, 109/11/D, 109/16/C, 109/19/A(Pt), 109/19/B, 109/19/C, 109/22

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.
- 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
- 7) Information Board to be displayed at site till Occupation Certificate.
- 8) 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 before issue of Commencement Certificate & Separate 7/12 extract/ P.R.Card for area shall be submitted with in 6 month from the commencement certificate or before Plinth intimation, which ever is earlier.

**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.



- 9) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.
- 10) Provision for recycling of Gray water, where ever applicable shall be completed of the project before the completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
- 11) 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 certificated (Optional)
- 12) Lift Certificate from PWD Should be submitted before Occupation Certificated, if applicable
- 13) 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.
- 14) If the proposed structure is in influence of Hazard Line, necessary adaptive and mitigation measures must be taken while planning & designing the structure.
- १५) २०००० चौ.मी. बांधकाम क्षेत्रावरील सी.सी. पुर्वी पर्यावरण विभागाचा ना हरकत दाखला सादर करणे आवश्यक.
- १६) अस्तित्वातील तोडावयाचे बांधकामापैकी Structure -५ हे बांधकाम ठामपा सार्वजनिक शौचालयाची तळ + १ बांधकाम तोडण्यापुर्वी संबंधित विभागाचा ना हरकत दाखला सादर करणे आवश्यक.
- १७) काम सुरु करण्यापुर्वी अस्तित्वातील बांधकामाचे थकबाकी नसल्याबाबत पाणी व कर विभागाकडील ना हरकत दाखला सादर करणे आवश्यक.
- १८) काम सुरु करण्यापुर्वी मोकळ्या जागेचा कर भरणे आवश्यक.
- १९) Updated TILR of S.No. ४९/१, १०९/१६/C, १०९/११/D & TILR with Sub-Division of S.No. १०९/१९/A(Pt), १०९/१९/B, १०९/१९/C should be submit before Plinth Intimation.
- २०) Plinth Intimation देणेपुर्वी स.क्र. १०९/१९/A(Pt) एकूण क्षेत्रापैकी १२१९.५० चौ.मी. क्षेत्र प्रस्तावाकरीता विचारात घेऊन सदर क्षेत्राची उप विभागणी नुसार पोटहिस्सा मोजणी नकाशा व क्षेत्र नोंद करून सुधारीत ७/१२ उतारा सादर करणे आवश्यक.
- २१) Plinth Intimation देणेपुर्वी दाखल ७/१२ उता-यावरील स.नं./ हि.नं. प्रमाणे प्रस्तावाधिन भूखंडाचा नगर भुमापन कार्यालयाकडील एकत्रित मोजणी नकाशा सादर करणे आवश्यक.
- २२) Plinth Intimation देणेपुर्वी स.क्र. ४९/१ या भूखंडाचा चुक दुरुस्तीसह अद्यावत ७/१२ उतारा सादर करणे आवश्यक.

**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. \_\_\_\_\_

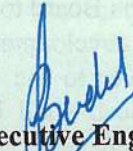
Date: \_\_\_\_\_

Issued by: \_\_\_\_\_

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.

Yours faithfully,

  
Executive Engineer  
Town Development Department,  
Thane Municipal Corporation,  
the city of Thane.

