Certificate No. 4630

THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 24)
SANCTION OF DEVELOPMENT
Amended PERMISSION/ COMMENCEMENT CERTIFICATE

Permission – Commercial (Gr to 4th floor), Proposed Bldg. :- 3 (St + 6(Pt) floors), Bldg. :- 4 (St + 6 floors), Bldg. :- 5 (17th to 20th floors), Bldg. :- 6 (St +1st floor), Club house (Gr + 1 floor) only

C.C. - Commercial (Gr to 2nd floor), 3, 4 & Club house (Upto Plinth), Bldg. :-5 (17th to 20th floors) only

V. P. No. S11/0015/10 TMC / TDD / 3727/21 Date : 26/10/2021.

To, Shri / Smt. Sandeep Prabhu (Architect)
(For M/s. SAAKAAR)

Shri Ganpat A. Patil & Others (Owners)
~~M/s. Bright Sky Heights Construction Pvt. Ltd.~~ (P.O.A.H.)

With reference to your application No. dated 27/1/2021 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 Padle Sector No. XI Situated at Road / Street 60.00M. D.P. S. No. / C.S.T. No. / F. P. No. S.No.59/1/A, 59/1/B, 60/1, 60/2/A, 60/2/B, 61/1, 61/4/A, 61/4/B, 61/4/C, 61/5/A, 61/5/B, 61/5/C, 62, 67

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 (Optional)
7) 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~~.

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 with in 6 month from the commencement certificate

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 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

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) NOC from Water Department and Drainage Department should be submitted before Occupation Certificate.

15) RCC Consultants drawings and stability certificate should be submitted at the time of Plinth Intimation and before Occupation Certificate.

16) Rain Water Harvesting Completion Certificate of the consultant should be submitted before Occupation Certificate.

17) Solar Water heating system should be installed before applying for occupation certificates.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASBE OFFENCE PUNISHABLE UNDER THE MAHARASTHRA REGIONALND TOWN PLANNING ACT, 1966.

Yours faithfully,

26/10/2021

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

Office No.

सावधान
"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम १५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्ष कैद व रु. १०००/- दंड होऊ शकतो"

Office Stamp:

Date:

Issued by:

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.