TMCB/23/108145

Arihant

Certificate No. 5566

THANE MUNICIPAL CORPORATION, THANE

UDCPR Regulation No.2.6 & 2.7

(~~Registration No. 3 & 24~~)

SANCTION OF DEVELOPMENT
PERMISSION / COMMENCEMENT CERTIFICATE

PERMISSION : Building No.1, 2, 4 & 6 - Stilt + 1st to 41st Floor,
Building No.3 & 5 - Stilt + 1st to 35th Floor, Club House - Ground + 1st to 2nd
MLCP Tower No.1 - Basement 1 + Basement 2 + 1st to 8th Floor

COMMENCEMENT : Building No.2 - Stilt + 1st to 32nd Floor

V. P. No. **TMCB-23-108145** TMC / TDD TMCB/TDD/0125/[P/C]/2024/AutoDCR Date : 29/4/2024

To, Shri / Smt. **Ar.Ashwini N. Yesugade** (Architect)
for M/s.Ashnit Consultants 101/A, 1st Floor, Farro abode, Charai, Thane (w)
Shri **Shri. Pradeep D. Keni & Others** (Owners)
M/s.Arihant Superstructure Ltd. through Director Mr.Nimish Shah (POAH)

With reference to your application No. **8822** dated **09/02/2023** 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 **As below** Sector No. **XI** Situated at Road / Street **30 M. & 60 M. D.P. Road** S. No. / C.S.T. No. / F. P. No. **As below**
S.No.57/3 Village Padale, S.No.18/2 Village Shil & S.No.109/1/A, 109/1/B & 108/2 Village Daighar
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) All the provision mentioned in UDCPR, as may be applicable, shall be binding on the owner/developer.

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

P.T.O.

Yours faithfully,

Office No. _____

Office Stamp _____

Date _____

Issued _____

Municipal Corporation of
the city of, Thane.

9) 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 7/12 shall be executed in the name of authority within 6 months from the commencement certificate.
10) Provision for recycling of Gray water, where ever applicable shall be completed for the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy
11) Lift Certificate from PWD should be submitted before Occupation Certificate.
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.
14) The proposed building should be structurally designed by considering seismic forces as per I.S. Code No.1893 & 4326 & certificate of structural stability should be submitted at the stage Intimation of plinth & Occupation certificate
15) CCTV System shall be installed before applying for occupation certificate
16) Rain water harvesting system should be installed before applying for occupation certificate.
17) Solar Water heating system should be installed before applying for occupation certificate.
18) It shall be binding on the developer to submit completion certificate for Organic Waste Disposal System as per Clause No.13.5 of UDCPR before applying for occupation certificate.
19) It shall be binding on the developer to submit Completion Certificate for Storm Water Drain from Storm Water Drainage Department before applying for occupation certificate.
20) It shall be binding on the Developer to Construct Compound Wall around amenity plot before applying for Plinth Intimation.
21) It shall be binding on the developer to get revised NOC from CFO before applying for C.C. of Building No.1 above 40th Floors, Building No.4 above 10th Floor & Building No.5 & 6
22) It shall be binding on the developer to submit Environmental Clearance Certificate before applying for further C.C.
23) It shall be binding on the developer to pay necessary charges from time to time.

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 ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

Office No.
Office Stamp
Date
Issued

THE MUNICIPAL CORPORATION OF THE CITY OF THANE

Yours faithfully,

M.V. 29/4

Executive Engineer,
Town Development Department,
Thane Municipal Corporation, Thane.