

**THANE MUNICIPAL CORPORATION, THANE.**  
**(Regulation No. 3 & 24 )**  
**SANCTION OF DEVELOPMENT/**  
**PERMISSION CERTIFICATE**

23

**BLDG TYPE 1:Gr + 1Upper Floor(Pt.),**

**BLDG TYPE 2,3 & 4: Gr. + 5 Upper Floors,**

**BLDG TYPE 5 : Gr. + 17 Floors**

V. P.No. 2007/50/TMC/TDD/-----268----- Date 9/8/06

To,

**M/s. Archetype Consultants (I) Pvt. Ltd.,.....**

(Architect)

**M/S. SIMTOOLS Ltd. ....**

(Owner)

Sir,

With reference to your application No. **52808** dated **31.03.2007** for development permission/ ~~grand of commencement certificate~~ under section 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. **As Above** in village **Panchpakhadi**, Sector no. **4**, Ward No. --- situated at Road/ Street -----Gut No.-----the development permission ~~/the commencement certificate~~ is granted subject to the following conditions :

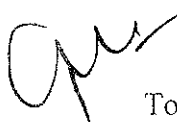
1. The land vacated consequence of the enforcement of the set back line shall form part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
3. The development permission 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.
5. Regd. Declaration regarding area under road and Record of Rights of the same should be transferred on T.M.C. name before Commencement Certificate; also 7/12 extract in the name of Corporation shall be submitted before Occupation. Till this is done equivalent area will be withheld from C.C.
6. Revised N.A order shall be submitted prior to C.C. of proposed work.
7. Information board to be displayed on site till obtaining final O.C.
8. Vacant land tax payment should be done before C.N.
9. NOC from drainage, Water, Trees departments shall be obtained before C.C.
10. Demarcation Plan confirming plot boundaries as per 7/12 extract (S.No.,H.No.) is required to be submitted.
11. 7/12 extract in name of Simtool Ltd. shall be submitted before obtaining C.C.

12. The requisite NOC from Directorate of Industries for IT establishment shall be submitted prior to C.C.
13. Tenements constructed shall be utilized for ancillary use & shall not be sold in the open market. Undertaking in this regard will be binding.
14. Revised order from ULC department shall be submitted prior to C.C.
15. The requisite NOC from MSEB/TATA shall be obtained before C.C., regarding existing H.T. line passing over the plot.
16. NOC from CFO shall be obtained prior to C.C. for proposed IT and its ancillary.
17. NOC from drainage dpt. regarding alignment of Nalla and for surface drainage is to be obtained prior to C.C.
18. S.T.P. has to be provided in the layout prior to first O.C. of the project and completion Certificate from concerned authorities to be submitted before final O.C.
19. NOC from respective department regarding no tree cutting is to be submitted prior to C.C.
20. Undertaking to be submitted for exemption under MOEF ACT for environmental clearance prior to C.C.
21. Solar water heating system / Rain water harvesting shall be implemented in the lay-out prior to O.C. of the work.
22. Proposal is approved as per D.C. Regulations for IT user, any default in obtaining requisite permission, will be sole responsibility of Arch./ developer.

**WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO CONSIDERABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL CORPORATION TOWN PLANNING ACT, 1966**



Your's faithfully,

  
Executive Engineer,  
Town Planning Department,  
Municipal Corporation The City of Thane