



Certificate No.:- 1867

**THANE MUNICIPAL CORPORATION, THANE**  
(Regulation No. 37)

**Occupancy Certificate**

Part O. C. For Wing 'A' - Gr. (pt) St. (pt) + 1st to 7th floor only.

V.P. No. S11/0024/11 TMC/TDD 1007/22 Date 14/02/2022

To, **Mr. Vinay R. Patil (Architect)**

104, 1st floor, Naunath Prasad, Ghantali, Thane.

Mr. Madhukar J. Fauzakar & Other (Owners).

M/s. Shivdarshan Construction Prop. V. N. Kine & P. K. Karampure (P.O.A.)

Sub - Occupation certificate plot bearing S. No. 163/1, 163/2, 165/2 At -  
Dawale, Tal, & Dist - Thane.

Ref. V. P. No. S11/0024/11

Your Letter No.: 9180 Dated - 9/12/2021.

Sir,

The part/full development work/erection/re-erection alteration in / of building / part building no.  
\_\_\_\_\_ situated at Dawale, Thane Road / Street \_\_\_\_\_ Ward No. \_\_\_\_\_ Sector  
No. 11 S. No. / C.T.S. No. / F.P. No. 163/1, 163/2, 165/2 Village Dawale, Thane under the  
supervision of Vinay R. Patil Licensed Survey or / Engineer / Structural Engineer / Supervisor /  
Architect / Licence No. C.A. - 87/10566 may be occupied on the following conditions.

- १) ठाणे महानगरपालिकेमार्फत उपलब्धतेनुसार फक्त पिण्याच्या पाण्याचा पुरवठा केला जाईल.
- २) इमारत क्र. A च्या अंतिम वापर परवान्यापूर्वी सोलर वॉटर सिस्टीमची यंत्रणा कार्यान्वित करून पूर्णत्वाचा दाखला सादर करणे आवश्यक.
- ३) इमारत क्र. A च्या अंतीम वापर परवान्यापूर्वी हद्द कायम केलेला अद्यावत मोजणी नकाशा दाखल करणे.
- ४) इमारत क्र. A च्या अंतिम वापर परवान्यापूर्वी दुस-या उद्ववाहक (लिफ्ट) यंत्रणाबाबतचा परवानगी व अनुज्ञेप्ती प्रमाणपत्र सादर करणे आवश्यक.

As set certificated completion plan is returned herewith

Office No.:

Office Stamp :

Date :

*Yours faithfully*

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

Copy to

- 1) Collector of Thane
- 2) Dy. Mun. Commissioner
- 3) E. E. (Water Works) TMC
- 4) Assessor Tax Dept. TMC
- 5) Vigilance Dept. T.D.D., TMC

P.T.O.

- ५) इमारत क्र. A च्या अंतीम वापर परवान्यापूर्वी रस्त्याखालील क्षेत्राचे ७/१२ उतारे ठामपाचे नावे करणे आवश्यक.
- ६) इमारत क्र. A च्या अंतीम वापर परवान्यापूर्वी आर. जी. विकसित करणे आवश्यक.
- ७) इमारत क्र. D च्या वापर परवान्यापूर्वी स्टॉर्म वॉटर ड्रेनबाबत पुर्णत्वाचा दाखला सादर करणे आवश्यक.
- ८) इमारत क्र. D च्या वापर परवान्यापूर्वी वृक्ष विभागाकडील ना हरकत दाखला सादर करणे आवश्यक.
- ९) पाणी पुरवठा विभागाकडील ना हरकत दाखल्यामधील अटी बंधनकारकराहतील.
- १०) ड्रेनेज विभागाकडील ना हरकत दाखल्यामधील अटी बंधनकारकराहतील.
- ११) जलसंधारण / जलसंचयन यंत्रणा (रेन वॉटर हार्वेस्टिंग सिस्टीम) कार्यान्वीत ठेवणे विकासक / सोसायटी यांना बंधनकारकराहिल

### सावधान

"मजूर नकाशांनुसार बांधकाम म करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र सुद्धा आहे. त्यासाठी जास्तीत जास्त ३ वर्षे कॅड व रु. ५०००/- दंड होऊ शकतो."

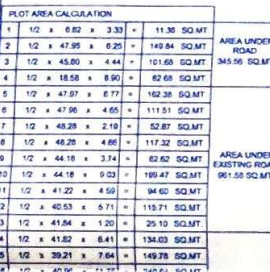
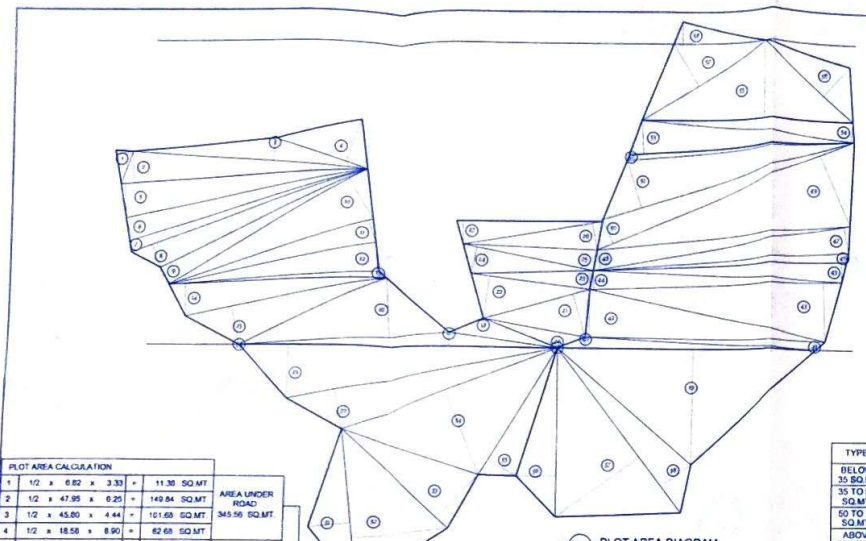


Yours faithfully,

*[Handwritten Signature]*

**Executive Engineer,**  
(Town Development Department)  
Municipal Corporation of  
the city of Thane

*[Handwritten Signature]*



S.NO/H.NO	AREA AS PER 7/12 EXTRACT	AREA UNDER D.P. ROAD	AREA UNDER EXISTING ROAD	NET PLOT AREA	AREA AS PER 7/12 METHOD
163/1 & 2	4070.00 SQ.MT	1254.74 SQ.MT.	1218.98 SQ.MT.	1599.28 SQ.MT	4070.62 SQ.MT
165/2	3970.00 SQ.MT	1571.15 SQ.MT.	1109.03 SQ.MT	39.98 SQ.MT	3973.24 SQ.MT
TOTAL	8040.00 SQ.MT	2825.89 SQ.MT	2328.01 SQ.MT.	2898.56 SQ.MT	8043.86 SQ.MT

**AREA TAKEN FOR PLOT 'A'**

S.NO/H.NO	AREA UNDER D.P. ROAD	NET PLOT AREA
163/1 & 2	2473.72 SQ.MT	1599.28 SQ.MT
165/2	2660.16 SQ.MT	1249.84 SQ.MT
TOTAL	5133.88 SQ.MT	2849.12 SQ.MT

**AREA CALCULATION PLOT 'B'**

S.NO/H.NO	AREA AS PER 7/12 EXTRACT
163/1 & 2	2473.72 SQ.MT
165/2	2660.16 SQ.MT
TOTAL	5133.88 SQ.MT

**REG - 1**

S.NO	AREA
1	1/2 x 11.31 x 1.22 = 6.90 SQ.MT
2	1/2 x 11.31 x 8.33 = 47.10 SQ.MT
3	1/2 x 14.48 x 3.09 = 22.37 SQ.MT
4	1/2 x 16.73 x 13.68 = 136.83 SQ.MT
5	1/2 x 21.18 x 5.40 = 57.13 SQ.MT
6	1/2 x 21.18 x 9.04 = 95.63 SQ.MT
7	1/2 x 13.82 x 3.27 = 22.80 SQ.MT
8	1/2 x 29.91 x 2.72 = 27.30 SQ.MT
9	1/2 x 17.67 x 0.72 = 6.34 SQ.MT
10	1/2 x 12.36 x 9.48 = 58.67 SQ.MT
11	1/2 x 18.75 x 6.54 = 61.31 SQ.MT
12	1/2 x 18.75 x 3.16 = 29.63 SQ.MT
TOTAL ADDITION	571.91 SQ.MT

**H.C. REQUIRED AS PER RULE 20% = 569.23 SQ.MT**  
**H.C. PROPOSED = 571.91 SQ.MT**

**SUMMARY**

FLOOR	PORPOSED		OC APPROVED	
	BLDG. 'A' (SQ.MT)	BLDG. 'C' (SQ.MT)	BLDG. 'B' (SQ.MT)	BLDG. 'D' (SQ.MT)
GROUND FLOOR	90.98	90.00	79.21	94.87
1ST FLOOR	76.85	73.29	45.85	81.18
2ND FLOOR	142.77	124.95	142.55	140.53
3RD FLOOR	142.77	124.95	142.55	140.53
4TH FLOOR	142.77	124.95	142.55	140.53
5TH FLOOR	142.77	124.95	142.55	140.53
6TH FLOOR	142.77	124.95	142.55	140.53
7TH FLOOR	142.77	124.95	142.55	140.53
8TH FLOOR	142.77	124.95	142.55	140.53
9TH FLOOR	142.77	124.95	142.55	140.53
10TH FLOOR	142.77	124.95	142.55	140.53
11TH FLOOR	142.77	124.95	142.55	140.53
12TH FLOOR	142.77	124.95	142.55	140.53
13TH FLOOR	142.77	124.95	142.55	140.53
14TH FLOOR	142.77	124.95	142.55	140.53
15TH FLOOR	142.77	124.95	142.55	140.53
16TH FLOOR	142.77	124.95	142.55	140.53
TOTAL AREA	157.81	2214.84	135.85	830.88

**TOTAL BUI AREA (PROPOSED-OC APPROVED) = 2372.85 + 668.73 + 1070.41 + 1101.57 + 5511.36 SQ.MT**  
**TOTAL COMMERCIAL = 157.81 + 135.85 + 156.96 + 187.37 = 638.00 SQ.MT**  
**TOTAL RESIDENTIAL = 2214.84 + 830.88 + 914.36 + 914.20 = 4874.27 SQ.MT**

BLDG.	PLINTH AREA (SQ.MT)	TOTAL BUI AREA (SQ.MT)	STAIRCASE AREA (SQ.MT)	BALCONY AREA (SQ.MT)	C.B. AREA (SQ.MT)	TOTAL (SQ.MT)	NOS OF TENANTS	NO OF FLOOR
A'	81.13 SQ.MT	2372.85 SQ.MT	807.44 SQ.MT	220.29 SQ.MT	179.03 SQ.MT	3460.50 SQ.MT	83 NOS.	ST-16TH FLR.
B'	79.21 SQ.MT	1070.41 SQ.MT	139.32 SQ.MT	90.93 SQ.MT	73.08 SQ.MT	1444.95 SQ.MT	76 NOS.	ST-7TH FLR.
C'	71.82 SQ.MT	1571.15 SQ.MT	108.90 SQ.MT	90.93 SQ.MT	73.08 SQ.MT	1844.05 SQ.MT	76 NOS.	ST-7TH FLR.
D'	48.57 SQ.MT	966.73 SQ.MT	114.06 SQ.MT	76.92 SQ.MT	51.84 SQ.MT	1286.06 SQ.MT	20 NOS.	ST-7TH FLR.
TOTAL	279.83 SQ.MT	5511.36 SQ.MT	1087.76 SQ.MT	479.03 SQ.MT	381.03 SQ.MT	8119.03 SQ.MT	134 NOS.	ST-16TH FLR.

**PARKING STATEMENT FOR BLDG 'A'**

TYPE	AREA IN SQ.MT	UNITS REQ. PARK.	PROP. REQ.	PARK. REQ.
RESIDENTIAL	UP TO 35	NEL	45	NEL
	35 TO 50	21	16	8
	50 TO 75	11	NEL	00
	ABOVE 75	12	NEL	00
COMM. OFFICE	25 SQ.MT/251	60.94/25	1	3
	30 SQ.MT/501	76.85/50	1	1
TOTAL				12
VISITOR 10% LOADING				1
REQUIRED PARKING				13
PROVIDED PARKING	STREET PARKING	8		13
	OPEN PARKING	5		72
SCOOTER REQUIRED				72
SCOOTER PROVIDED	OPEN PARKING	72		72

**PARKING STATEMENT FOR BLDG 'D'**

TYPE	AREA IN SQ.MT	UNITS REQ. PARK.	PROP. REQ.	PARK. REQ.
RESIDENTIAL	UP TO 35	NEL	00	NEL
	35 TO 50	21	20	10
	50 TO 75	11	NEL	00
	ABOVE 75	12	NEL	00
COMM. OFFICE	25 SQ.MT/251	60.94/25	1	4
	30 SQ.MT/501	76.85/50	1	15
TOTAL				1
VISITOR 10% LOADING				1
REQUIRED PARKING				16
PROVIDED PARKING	STREET PARKING	8		13
	OPEN PARKING	9		23
SCOOTER REQUIRED				23
SCOOTER PROVIDED	OPEN PARKING	23		23

**BALCONY AREA CALC.**

BLDG. FLOOR	AREA	TOTAL
B/DL-A	1ST 7.10	142.55
	2ND-16TH (14.21X15)	213.16
B/DL-B	1ST 5.99	108.93
	2ND-7TH (13.98X8)	83.94
B/DL-C	1ST 8.99	108.93
	2ND-7TH (13.50X8)	83.94
B/DL-D	1ST 6.99	76.92
	2ND-7TH (10.49X8)	69.82
TOTAL AREA		479.03

**STAIRCASE AREA CALC.**

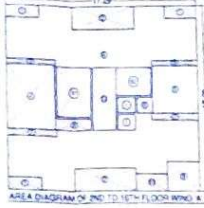
BLDG. FLOOR	AREA	TOTAL
B/DL-A	1ST 49.88	607.44
	2ND-16TH (33.87X15)	498.35
B/DL-B	1ST 29.10	139.32
	2ND-7TH (13.50X8)	61.00
B/DL-C	1ST 29.10	139.32
	2ND-7TH (13.50X8)	61.00
B/DL-D	1ST 29.10	114.00

Stamp of approval with handwritten notes and signatures, including a date of 14/02/2011.

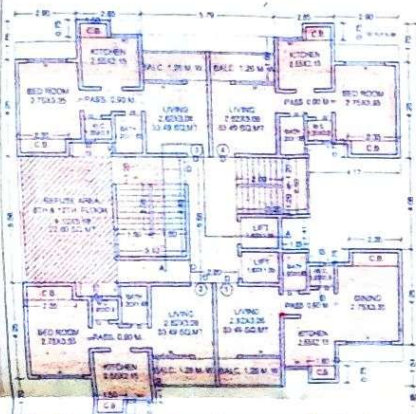


Additional handwritten notes and signatures on the right side of the stamp.

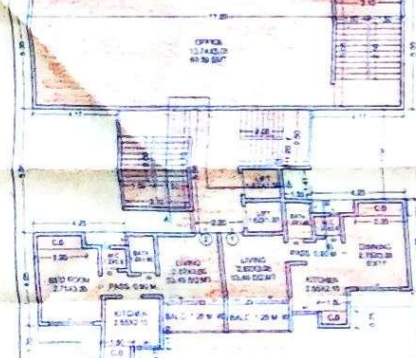
Area calculation table for 2nd to 15th floor plan wing K, showing total addition and net built-up area.



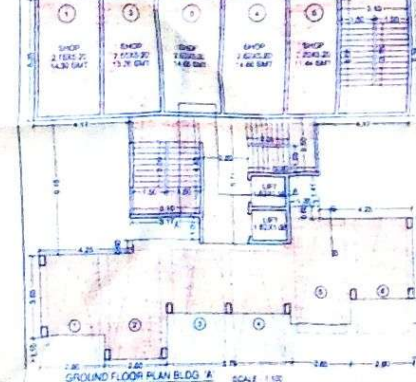
Area calculation table for 2nd to 15th floor plan wing K, detailing deductions and total built-up area.



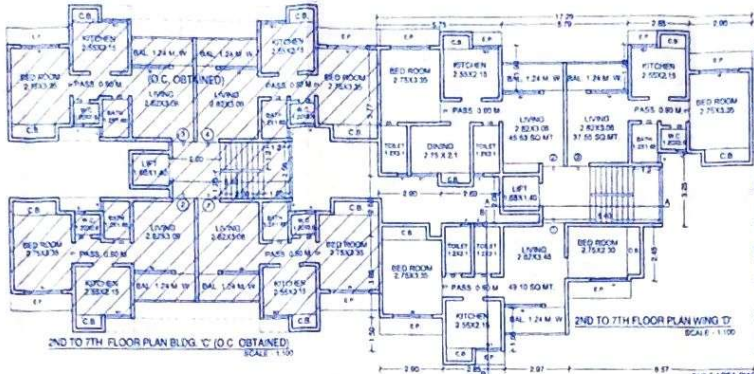
2ND TO 15TH FLOOR PLAN BLDG. A SCALE: 1:100



1ST FLOOR PLAN BLDG. A SCALE: 1:100

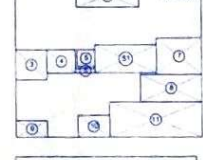


GROUND FLOOR PLAN BLDG. A SCALE: 1:100

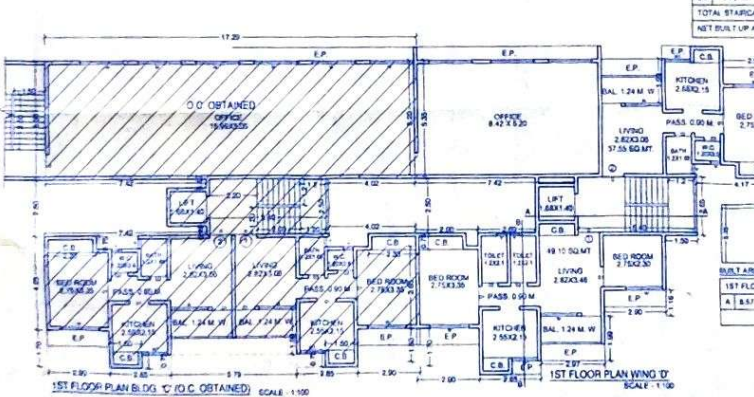


2ND TO 7TH FLOOR PLAN BLDG. C, D, E (O.C. OBTAINED) SCALE: 1:100

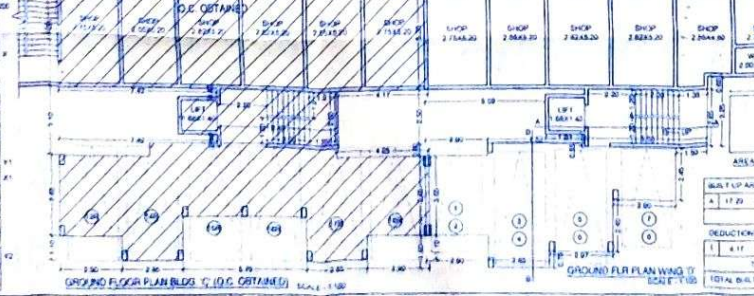
Area calculation table for 2nd to 7th floor plan wings C, D, and E, including deductions and total built-up area.



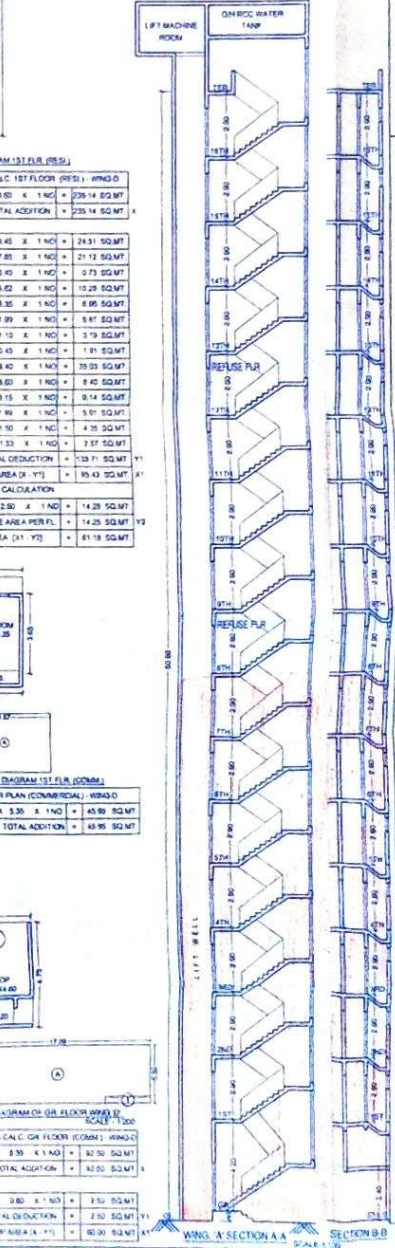
Area calculation table for 2nd to 7th floor plan wings C, D, and E, detailing deductions and total built-up area.



1ST FLOOR PLAN BLDG. B, D (O.C. OBTAINED) SCALE: 1:100



GROUND FLOOR PLAN BLDG. B (O.C. OBTAINED) SCALE: 1:100



Area calculation table for Wing A Section A-A, showing deductions and total built-up area.

Area calculation table for Wing A Section B-B, showing deductions and total built-up area.

DESCRIPTION OF PROPOSAL & PROPERTY: PROPOSED BUILDING ON PLOT BEARING S. NO. 163/1, 163/2 & 165/2 AT MAJEE DAWLE, THANE. M/S SHYNDARSHAN CONSTRUCTION.

MR. VIJAY NARAYAN KINE (P.A.H.) and MR. PRAMOD KRISHNA KARAMPURU (P.A.H.)

Stamp of approval for VINAY PATIL & ASSOCIATES, dated 14/02/2011.