



**THANE MUNICIPAL CORPORATION, THANE**

AMENDED  
**TIER-II/2001**  
REGULATION No. 3 & 10  
**SANCTION OF DEVELOPMENT  
COMMENCEMENT CERTIFICATE**

V.P. No. 56420014 TMC/ TDO/4085/21 Date: 12/07/21

To: Smt./Sri. Ms. Deepa D. Gajjar (Architect)  
Project/College: Private Residential Plot in (Village) (POA holder)  
Sri. Shri. N. Prabhakar (Developer)  
M/s. V. Sankar Associates

With reference to your application No. 1294 dated 31/03/21 for development permission / grant of Commencement certificate under section 45 & 49 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and/or erect building No. As above in Village Osale & Palsauli, Sector No. 52, Situated at Road/Street 40th St. 4th Road S. No. 104-105, P.P. No. Mouthland or below

The development permission / the commencement certificate is granted subject to the following conditions:

- 1) The land vacated in consequence of the reversion of the setback 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 occupied by any person until occupancy permission has been granted.
- 3) The development permission / Commencement Certificate 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 lies between the

S.No. 207, 207/114, 218, 218/117, 218A, 218D of Village Talsauli, S.No. 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120 of Village Osale



**WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONFORMANCE OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966**

Office No. \_\_\_\_\_  
Office Stamp \_\_\_\_\_  
Date \_\_\_\_\_  
Issued \_\_\_\_\_

Your Sd/-  
[Signature]  
[Stamp: टन न - २, एत क्रमांक श्रेष्ठ २०२१, १५५/३००]

**APPROVED DIMENSIONS**

Plot 41	Lower G. + Upper G. + 2 level podium + St. + 1st to 2nd Fl. + 2nd (A) + 2nd to 3rd Floor
Plot 42	Upper G. + 2 level podium + St. + 1st to 2nd Fl. + 2nd (A) + 2nd to 3rd Floor
Plot 43	St. + 1st to 2nd Fl. + 2nd (A) + 2nd to 3rd Floor
Plot 44	Lower G. + Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 45	1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 46	1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 47	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 48	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 49	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 50	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 51	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 52	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 53	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 54	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 55	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 56	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 57	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 58	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 59	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 60	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 61	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 62	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 63	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 64	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 65	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 66	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 67	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 68	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 69	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 70	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 71	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 72	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 73	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 74	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 75	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 76	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 77	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 78	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 79	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 80	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 81	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 82	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 83	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 84	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 85	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 86	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 87	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 88	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 89	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 90	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 91	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 92	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 93	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 94	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 95	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 96	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 97	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 98	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 99	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.
Plot 100	Upper G. + 1st Pod. + 2nd Pod. + St. + 1st to 17th + Service / Reception Fl. + 18 to 20 + Reception Fl.

- 3 Applicant will remain responsible for any disputes regarding Ownership and boundary of plot & approach Road.
- 4 Solar Water Heating System should be installed before applying for Occupation Certificate.
- 5 C.C. Tv Systems shall be installed before applying for Occupation Certificate.
- 6 Rain Water Harvesting System should be installed before applying for Occupation Certificate.
- 7 All site safety arrangements to be made while construction plan.
- 8 It is mandatory to implement Vector Borne Disease action plan.
- 9 Information board to be displayed at site till Occupation Certificate.
- 10 Right of Rights of road area to be handed over to the Corporation should be completed in TMC name within 6 months.
- 11 The proposed building should be structurally designed by considering seismic codes as per IS Code No. 1893 & 4136 and certificate of structural stability should be submitted at the stage of Plans and Occupation Certificate.
- 12 It is mandatory to submit Status of Work every three months by Architect & Engineer.
- 13 Design drawings from Service consultant for storm water drainage & occupation certificate must be submitted before applying for Occupation Certificate.



टन न - २  
एत क्रमांक श्रेष्ठ २०२१