



**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)**

Office :- Office Of The Executive Engineer , 2nd Floor,
Plot No.- AM 20, TTC Indl. Area. Mahape, Navi Mumbai-410703.
e-mail : eethanedn2@midcindia.org

No. MIDC/SPA/ Dn. II/MHP/ A52663

Date: 14 /02/ 2022

To,
M/s. Pyramid Infratech Co.,
Plot No. X-21, MIDC TTC Industrial Area,
Digha, Navi Mumbai.

OCCUPANCY CERTIFICATE

Sub:- Issue of Occupancy certificate for Residential Building on Plot No. X-21, in TTC Indl. Area, for M/s. Pyramid Infratech Co.

- Ref:** 1. Part BCC issued vide No. EE/SPA/X-21/IFMS/C53501 Dt.30/07/2019.
2. Plans approval vide letter No. Dn.II/MHP/SPA/E84956/2021 Dt.21/12/2021.
3. Part Final Fire N.O.C. issued vide letter No. MIDC/Fire/A51186/ dt. 11/02/2022.
4. Part Final Fire N.O.C. issued vide letter No. MIDC/Fire/C48920/ dt. 26/07/2019.
5. Building Completion Certificate by Architect dt 11/02/2022.
6. Site Inspection Report submitted by Site Inspector dt. 14/02/2022.
7. On Line application vide SWC No- SWC/14/19/20220212/812848.

This is to certify that, M/s. Pyramid Infratech Co. allottee of Plot No. X-21 MIDC, TTC Indl. Area, have completed the development work of Residential Building having total built up area- 9463.68 sq.m. on Plot No X-21, situated at TTC Industrial Area, MIDC is completed as per details mentioned below under the supervision of Architect Mandar Vijay Bodhankar, Reg. No. CA/2005/35295.

- | | | |
|----|----------------------------|--|
| 1. | Name of the Plot holder | : M/s. Pyramid Infratech Co. |
| 2. | Address | : Plot no. X-21, TTC Indl. |
| 3. | Plot area | : 6318.00 m ² |
| 4. | Approval of Plans | : Dn.II/MHP/SPA/E84956/2021
Dt.21/12/2021. |
| 5. | Approved Built-up Area | : 382.29 Sqm. |
| 6. | Previous | i) Revised Plan Approval : vide No. EE/MHP-II/TTC/X- 21/E33087
Dt.27/12/2018 for BUA 9436.46 Sqm. |
| | ii) Part OC issued | : Vide No. EE/SPA/X-21/IFMS/C53501
Dt.30/07/2019 for BUA= 4171.31 Sqm. |
| | iii) Revised Plan Approval | : vide No. EE/SPA/X- 21/C97257
Dt.06/09/2019 for BUA 3401.24 Sqm. |

7. Status of construction on site as per site Inspection report : Completed as per approved plans.
a) Built up area completed in all respect : 9463.68 Sqm.
b) FSI Details : FSI Consumed = 1.498 < 1.50
8. Remarks as per Site Inspection Report (submitted by Architect) : Building is completed as per approved plans & as per MIDC DCR-2009.
9. Total Area that could be considered as built up area (Sq.m.) : 9463.68 sqm.
10. Details o Building Constructed and Built up Area approved :

Sr. No.	Building No.	BUA As per Earlier Part OC issued vide no. EE/SPA/X-21/IFMS/C53501, Dt.30/07/2019	BUA Now proposed for Occupancy Certificate
1	Ground Floor Area	2274.79 Sqm. (Free of FSI)	3.08 Sqm.
2	1 st & 2 nd Floor Area	4549.58 Sqm. (Free of FSI)	----
3	3 rd floor Area	----	379.21 Sqm.
4	4 th floor To 14 th Floor Area	4171.31 Sqm.	----
5	15 th floor to 26 th Floor Area	----	4550.52 Sqm.
6	27 th Floor Area	----	359.56 Sqm.
TOTAL BUA =		4171.31 Sqm.	5292.37 Sqm.
Total Up to date BUA =		9463.68 Sqm.	

As requested vide ref. no. 7 & as per site inspection report at Sr. No. 6, you are permitted to occupy this building having total up to date built up area **9463.68 Sqm. (FSI:- 1.498)**.

If any discrepancies observed on site in future with respect to site inspection at Sr. No. 6, then legal action as per MR&TP Act 1966 as deemed fit shall be taken please note.

**Executive Engineer,
Special Planning Authority
MIDC, Dn. II, Mahape.**

❖ Copy Submitted to for favour of information to :

- 1) The Collector Thane, District Thane.
- 2) The Dy. Assessor, Collector NMMC.
- 3) The Chief Fire Officer, MIDC, Andheri, Mumbai.

❖ Copy to The Deputy Engineer, MIDC, Sub Dn. No. I, Mahape

❖ Copy f.w.c.'s to

- 1) Regional Officer, MIDC Mahape, for information.
- 2) Architect Mandar Vijay Bodhankar, Reg. No. CA/2005/35295.
- 3) DIC, Thane,

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This Certificate is accompaniment with letter No EE/Dn.II/SPA/ Plot No. X-21 / IFMS No. **A52663** Dated 14 /02/2022.

DRAINAGE COMPLETION CERTIFICATE

This is to certify that M/s. Pyramid Infratech Co allotted of Plot No. X-21 in M.I.D.C., MIDC T.T.C. Industrial Area, Digha have completed their internal drainage works with septic tank & Soak pit for their residential building, as per this office drainage plans approval letter No. Dn.II/MHP/SPA/E84956/2021 Dt.21/12/2021, through the Licensed Plumber P M Enterprises , Lic. No. BMC/3436.

Executive Engineer,
Special Planning Authority
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IFMS No. **A52663** Dated 14/02/2022.

C E R T I F I C A T E

This is to certify that the Plot No. X-21, admeasuring 6318.00 Sqm., allotted to M/s. Pyramid Infratech Co. in MIDC T.T.C Industrial Area, Digha was visited by the undersigned on 14/02/2022 to find out the number of trees Planted & surviving on the date of issue of this certificate. The details of trees planted & survived are as under;

- | | |
|--|----------------|
| 1) Area of Plot | : 6318.00 Sqm. |
| 2) Tress required to be planted as per
Conditions mentioned in the agreement
to lease.
(1 tree per 100 Sqm. & 1 tree at a
Distance of 15 m. on the frontage of road
Or part thereof). | : 63 Nos. |
| 3) Number of tress actually planted &
Surviving. | : 63 Nos. |
| 4) The trees at Sr. No. 3 have planted within
The marginal distance along the periphery
Of the plot required to be kept open &
Not in the land which is required for
Expansion. | : Yes. |

Executive Engineer,
Special Planning Authority
MIDC, Dn. II, Mahape.