



**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**

**(A Government of Maharashtra Undertaking)**

Office :- Office Of The Executive Engineer , 2<sup>nd</sup> Floor,  
Plot No.- AM 20, TTC Indl. Area. Mahape, Navi Mumbai-410703.

e-mail : [eethanedn2@midcindia.org](mailto:eethanedn2@midcindia.org)

No. MIDC/SPA/ Dn. II/MHP/C-78379

Date: 18/08/2022

**OCCUPANCY CERTIFICATE**

**Sub:-** Issue of Occupancy certificate for Buildings on Plot No. Gen-13/1 & Gen-13/3, in TTC Indl. Area, for M/s. Arihant Paradise Realty Pvt. Ltd.

- Ref:** 1. Plans approved vide letter No. EE/Dn.II/SPA/C04505/of 2022, dt.17/06/2022.  
2. Final Fire N.O.C. issued by CFO & FA vide letter No. MIDC/ Fire/ C-72530 dt. 11/08/2021.  
3. Building Completion Certificate by Architect dt 16/08/2022.  
4. On Line application vide SWC No- SWC/14/19/20220816/852578  
5. Site Inspection Report dated 18/08/2022.

This is to certify that, M/s. Arihant Paradise Realty Pvt. Ltd, allottee of Plot No. . Gen-13/1 & Gen-13/3, MIDC, TTC Indl. Area, have completed the development work of IT Park Building having total built up area- 48067.37 sqm. on Plot No. Gen-13/1 & Gen-13/3, situated at TTC Industrial Area, MIDC is completed as per details mentioned below under the supervision of Architect M/s Dimensions Architects Pvt. Ltd. Reg. No. CA/94/17690.

1. Name of the Plot holder : M/s. Arihant Paradise Realty Pvt. Ltd
2. Address : Plot No. Gen-13/1 & Gen-13/3,  
TTC Indl. Area,
3. Plot area : 17033.00 m<sup>2</sup>
4. Approval of Plans : EE/Dn.II/MHP/SPA/C04505/of 2022  
dtd. 17/06/2022.
6. Built-up Area Now Approved : 31010.847. sq.m.
7. Previous i) OC issued : Letter No.B76696 dtd.17/05/2017
8. Status of construction on site as  
per site Inspection report : Completed as per approved plans.
  - a) Built up area completed in  
all respect : 48067.37 Sqm
  - b) FSI Details : FSI Consumed = 2.822
9. Remarks as per Site Inspection Report : Building work completed as per  
(submitted by Architect) approved plans & as per MIDC DCR-2009
10. Total Area that could be considered  
as built up area ( Sq.m. ) : 48067.37 Sqm

11. Details o Building Constructed and Built up Area approved :

| Sr. No. | Particulars  | Part BCC issued vide No.N-76696 dt.17/05/2017 |                          | Now Approved  |                |                           | Total Area (in m2)       |
|---------|--|---|--------------------------|---------------|----------------|---------------------------|--------------------------|
|         |  | Bldg. A                                       | Bldg. B                  | Bldg. A       | Bldg. B        | Bldg. C                   |                          |
| 1       | Stilt / Basement   | 1131.926<br>(Free of FSI)                     | 437.380<br>(Free of FSI) |               |                | 1933.117<br>(Free of FSI) | 4285.26<br>(Free of FSI) |
| 2       | Gr. Floor  | 979.015                                       | 94.097                   | 152.41        | 163.183        | --                        | 1388.702                 |
| 3       | 1 <sup>st</sup> Floor  | 1870.147                                      | 375.474                  |               |                | 2466.037<br>(Free of FSI) | 2245.621                 |
| 4       | 2 <sup>nd</sup> Floor  | 633.696                                       | 375.474                  |               |                | 2466.037<br>(Free of FSI) | 1009.17                  |
| 5       | 3 <sup>rd</sup> Floor  | 492.30  | 375.474                  |               |                | 2466.037<br>(Free of FSI) | 867.77                   |
| 6       | 4 <sup>th</sup> to 11 <sup>th</sup> Floor  | 3147.144                                      | 3003.792                 |               |                | 12364.872                 | 18515.81                 |
| 7       | 12 <sup>th</sup> Floor   | 393.393                                       | 375.474                  |               |                | 1657.10                   | 2425.967                 |
| 8       | 13 <sup>th</sup> Floor   | -   | 375.474                  |               |                | 1660.18                   | 2035.654                 |
| 9       | 14 <sup>th</sup> , 15 <sup>th</sup> , 17 <sup>th</sup> & 18 <sup>th</sup> Floor                    | -   | 1501.896                 |               |                | 6628.40                   | 8130.296                 |
| 10      | 16 <sup>th</sup> Floor   | -   | 375.474                  |               |                | 1660.18                   | 2035.654                 |
| 11      | 19 <sup>th</sup> Floor   | -   | 375.474                  |               |                | 1660.18                   | 2035.654                 |
| 12      | 20 <sup>th</sup> Floor   | -   | 375.474                  |               |                | 1652.67                   | 2028.140                 |
| 13      | 21 <sup>st</sup> Floor   | -   | 375.474                  |               |                | 1652.67                   | 2028.140                 |
| 14      | 22 <sup>nd</sup> , 23 <sup>rd</sup> , 24 <sup>th</sup> , 25 <sup>th</sup> & 26 <sup>th</sup> Floor | -   | 1877.37                  |               |                | 1216.330                  | 3093.700                 |
| 15      | Add excess area under 18.6.II  |   |                          |               |                |                           | 183.529                  |
| 16      | Add excess Balcony Area  |   |                          |               |                |                           | 36.490                   |
| Total = |  | <b>7515.695</b>                               | <b>9856.421</b>          | <b>152.41</b> | <b>163.183</b> | <b>30695.254</b>          | <b>48067.37</b>          |

As requested vide ref. no. 4 & as per site inspection report vide ref no. 5 , you are permitted to occupy this building having total built up area **48067.37 sq.m. (FSI:- 2.822)**.

If any discrepancies observed on site in future with respect to site inspection report submitted vide ref no. 5, 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 :

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

- 1) Copy to The Deputy Engineer, MIDC, Sub Dn. No. I, Mahape for information.

❖ Copy f.w.c.'s to

- 1) Regional Officer, MIDC Mahape, for information.
- 2) M/s K Thomas & Associates Reg. No. CA/83/7340, for information & further needful please.
- 3) DIC, Thane,
- 4) Copy for Bill clerk,
- 5) Guard File.

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This Certificate is accompaniment with letter No EE/Dn.II/SPA/ Plot No. Gen-13/1 & Gen-13/3/ IFMS No. **C-78379** Dated 18/08/2022.

**DRAINAGE COMPLETION CERTIFICATE**

This is to certify that M/s. Arihant Paradise Realty Pvt. Ltd. allottee of Plot No. . Gen-13/1 & Gen-13/3 in M.I.D.C., T.T.C. Industrial Area, have completed their internal drainage works with septic tank & Soak pit for their factory building, as per this office Drainage plans approval letter No. EE/Dn.II/SPA/C04505/of 2022, dtd. 17/06/2022 through the Licensed Plumber Shri. Pramod Rambhau Murumkar, Lic. No. TMC/0219.

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