



# मिरा भाईंदर महानगरपालिका

## MIRA BHAINDAR MUNICIPAL CORPORATION

कार्यालय : स्वामी विवेकानंद भवन, आर.बी.के. स्कूलच्या बाजूला, कनकिया,  
मिरारोड (पूर्व), ता. जि. ठाणे - ४०११०७.  
दूरध्वनी: 022-28121455 Email ID : tp@mbmc.gov.in



स्वातंत्र्याचा अमृत महोत्सव

### नगररचना विभाग

जा. क्र. मिभा/मनपा/नर/ 9328 | 2023 - 2028

दिनांक: 20/07/2023

प्रति,

- 1) मे. रेयांशपी रिअॅल्टी एल.एल.पी., (विकासक)  
12 वा मजला, देव कॉर्पोरा, इस्टन एक्सप्रेस हायवे,  
कॅडबरी जंक्शन, खोपट, ठाणे (प.).
- 2) मे. अनिष अॅण्ड असो., (सल्लागार अभियंता)  
1 व 2 मजला, रामदेव इस्केवेअर,  
दिपक हॉस्पिटल रोड, एस.के. इंग्लिश हायस्कूल पुढे,  
भाईंदर (पूर्व).

विषय :- मौजे-मिरा येथील स.क्र. 177(जुना) 45(नविन) हि.क्र. 1, स.क्र. 10(जुना) 64पै.,(2अ) (नविन), स.क्र. 11(जुना 65पै.,(1ब)(नविन) या जागेकरीता UDCPR नुसार सुधारीत मंजूरी मिळणेबाबत.

- संदर्भ :-
1. या कार्यालयाचे पत्र क्र. मनपा/नर/4929/2022-23, दि. 17/03/2023 अन्वये सुधारीत बांधकाम परवानगी.
  2. मे. अनिष अॅण्ड असो., सल्लागार अभियंता यांचा ऑनलाईन/ प्रस्ताव-13, दि. 02/06/2023, Praposal No. 191723, Application No. MBMC-202300010.
  3. Permit No. MBMC/RB/2023/APL/00005, दि. 10/07/2023 अन्वये सुधारीत बांधकाम परवानगी.
  4. मे. अनिष अॅण्ड असो., सल्लागार अभियंता यांचे पत्र क्र. PS/978, दि. 17/07/2023. (आ.क्र.नर/जन-1116, दि. 18/07/2023.)

महोदय,

मिरा भाईंदर महानगरपालिका क्षेत्रातील मौजे-मिरा येथील स.क्र. 177(जुना) 45(नविन) हि.क्र. 1, स.क्र. 10(जुना) 64पै.,(2अ) (नविन), स.क्र. 11(जुना 65पै.,(1ब)(नविन) या जागेकरीता UDCPR नुसार सुधारीत मंजूरी मिळणेकामी विकासक, मे. रेयांशपी रिअॅल्टी एलएलपी., यांचेवतीने सल्लागार अभियंता, मे. अनिष अॅण्ड असो., यांनी यापूर्वी UDCPR नुसार परवानगी मिळणेकामी ऑफलाईन पद्धतीने प्रस्ताव सादर केला असता, संदर्भीय क्र. 1 अन्वये दि. 17/03/2023 रोजी सुधारीत नकाशे मंजूरीसह सुधारीत बांधकाम परवानगी देण्यात आलेली आहे. सद्य:स्थितीत सल्लागार अभियंता यांनी BPMS कार्यप्रणालीद्वारे संदर्भीय क्र. 2 अन्वये ऑनलाईन प्रस्ताव प्राप्त झालेला आहे.

सदरचा प्रस्ताव मा. आयुक्त सो., यांनी दि. 05/07/2023 रोजी मान्य केला असून, संदर्भीय क्र. 3 अन्वये दि. 10/07/2023 रोजी ऑनलाईन पद्धतीने सुधारीत बांधकाम परवानगी पारित केलेली आहे. ऑनलाईन पद्धतीने दिलेल्या सुधारीत बांधकाम परवानगीमध्ये विकासकाचे नाव, इमारत निहाय मजले आणि बांधकाम

“आपली जबाबदारी व अधिकार, मजबूत लोकशाहीचा आधार”

“जागरुक मतदार लोकशाहीचा आधार”

क्षेत्राचा उल्लेख केलेला नाही त्याबाबत सल्लागार अभियंता यांनी संदर्भीय क्र. 4 येथील दि. 17/07/2023 रोजीच्या पत्रान्वये दि. 10/07/2023 रोजीच्या ऑनलाईन बांधकाम परवानगीतील अट क्र. 1 ते 15 शिवाय खालील बाबी नमूद करून शुद्धीपत्रक निर्गमित करणेकामी विनंती केल्याप्रमाणे ऑनलाईन सुधारीत बांधकाम परवानगी क्र. Revised Building Permit No. MBMC/RB/2023/ APL/00005, दि. 10/07/2023 अन्वये यापूर्वी निर्गमित केलेल्या सुधारीत बांधकाम परवानगीमध्ये खालील प्रमाणे अट क्र. 16 व 17 चा नव्याने समावेश करून शुद्धीपत्रक निर्गमित करणेत येत आहे.

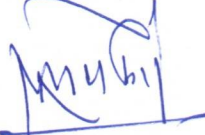
### शुद्धीपत्रक

अ.क्र. 16 :- Revised Building Permit No. MBMC/RB/2023/APL/00005, दि. 10/07/2023 रोजीच्या बांधकाम परवानगीच्या विकासाचे नांव, मे. रेयांशपी रिअल्ट एल.एल.पी.प्रा.लि., असे वाचण्यात यावे.

अ.क्र. 17 :- Revised Building Permit No. MBMC/RB/2023/APL/00005, दि. 10/07/2023 रोजीच्या Online मंजूर नकाशातील इमारतीचा तपशील खालील प्रमाणे वाचण्यात यावा.

अ.क्र.	इमारत क्रमांक	इमारतीचा वापर	तळ + मजले	क्षेत्र (चौ.मी.)
1	1	वाणिज्य	तळ + 6	1423.74
2	2	वाणिज्य	पार्ट तळ/पार्ट स्टील्ट + 1 पार्ट + 2 ते 10 पोडीयम + 11 ते 29	22172.96
3	2A	रहिवास	स्टील्ट + 1 ते 4 पोडीयम + 5 वा मजला Edeck	76.86
4	3A	रहिवास	स्टील्ट + 1 ते 3 पोडीयम + 4 था मजला Edeck + 5 ते 39	18309.43
5	3B	रहिवास	स्टील्ट + 1 ते 3 पोडीयम + 4 था मजला Edeck + 5 ते 39	18309.43

(मा. आयुक्त तथा प्रशासक सो., यांचे मान्यतेने.)

  
(दिलीप घेवारे)

प्र. सहायक संचालक, नगररचना  
मिरा भाईंदर महानगरपालिका



Mira Bhayandar Municipal Corporation  
APPENDIX D-1  
SANCTION OF BUILDING PERMISSION  
AND COMMENCEMENT CERTIFICATE



Revised Building Permit No - 191723  
Proposal Code : MBMC-23-ENTRY-35292

Permit No. : MBMC/RB/2023/APL/00005  
Date : 10/07/2023

Reference:- Building Permission No. : MNP/NR/4929/2022-23  
Approval date : 17/03/2023

Building Name :	BUILDING 1(Mixed)	Floors :	GROUND FLOOR,FIRST TO SIXTH FLOOR
Building Name :	BUILDING 2(Mixed)	Floors :	GROUND FLOOR,FIRST FLOOR,SECOND TO TENTH FLOOR ,11TH TO 13TH AND 15TH TO 17 TH AND 19TH TO 21TH FLOOR,14TH 18TH AND 22ND FLOOR,23RD FLOOR ,24TH FLOOR,25TH FLOOR,26TH FLOOR,27TH FLOOR,28TH FLOOR,29TH FLOOR
Building Name :	BUILDING 3A(Mixed)	Floors :	GROUND FLOOR,1ST TO 3RD FLOOR FLOOR,4TH FLOOR E DECK,5TH 6TH 8TH TO 11TH AND 13TH TO 16TH FLOOR,18TH TO 21ST 23RD TO 26TH 28TH TO 31ST AND 33RD TO 36TH FLOOR,7TH 12ND 17TH FLOOR,22ND 27TH 32ND AND 37TH FLOOR,38TH FLOOR,39TH FLOOR
Building Name :	BUILDING 2A(Mixed)	Floors :	GROUND FLOOR,1ST FLOOR,4TH FLOOR E DECK,2ND 3RD AND 5TH FLOOR
Building Name :	BUILDING 3B(Mixed)	Floors :	GROUND FLOOR,1ST TO 3RD FLOOR FLOOR,4TH FLOOR E DECK,5TH 6TH 8TH TO 11TH AND 13TH TO 16TH FLOOR,18TH TO 21ST 23RD TO 26TH 28TH TO 31ST AND 33RD TO 36TH FLOOR,7TH 12ND 17TH FLOOR,22ND 27TH 32ND AND 37TH FLOOR,38TH FLOOR,39TH FLOOR

To,

- i)Reyanshp Realty,pratap Baburao Sarnaik,parisha Pratap Sarnaik, PLEASANT PARK, MIRA BHAYANDER ROAD, MIRA ROAD EAST
- ii) Anil Motiramani (Structural Engineer)

Sir/Madam,

With reference to your application No **RMBMC202300010**, dated **31-05-2023** for the grant of Revised Building Permission & Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with **Maharashtra Municipal Corporations Act, 1949** , to carry out development work / Building on Plot No -, Revenue S.No. / Khasra no. / Gut no **S.NO.- 177(OLD), 45(NEW), HISSA.NO. 1, S.NO.-10(OLD), 64PT.,(2A)(NEW),S.NO.- 11 (OLD), 65PT.,(1B) (NEW); VILLAGE: MIRA**, City Survey No -, Sector No. -, Mouje **MIRA** situated at Road / Street **MIRA BHAYANDER ROAD**, Society **VENTURA AND LUXURIA** . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :

1. The land vacated in 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/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 does not vest in you.
5. This permission is being issued as per the provisions of sanctioned Development Plan and Development Control Regulations. Any other statutory permission, as required from State and Central Govt. Departments/ undertakings shall be taken by the applicant. If any irregularity is found at later date, the permission shall stand cancelled.
6. Information Board to be displayed at site till Occupation Certificate.
7. If in the development permission reserved land/amenity space/road winding land is to be handed over to the authority in the lieu of incentive FSI, if any, then necessary registered transfer deed shall be executed in the name of authority with in 6 month from the commencement certificate.
8. All the provision mentioned in UDPCR,as may be applicable, shall be binding on the owner/developer.
9. Provision for recycling of Gray water , where ever applicable shall be completed of the project before completion of the building and documents to that if at shall be submitted along with the application form of occupancy.
10. Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
11. Permission for cutting of tree, if necessary, shall be obtained from the tree authority. Also the certificate/letter for plantation of trees on the land, if required under the provision of tree act, shall be submitted before occupation certificate.
12. It is mandatory to submit the Revised NOC from Environment Department , of Building no 2 and 2A before their plinth intimation or within a period of 90 Days.
13. Authority will not supply water for construction.
14. Areas/cities where storm water drainage system exists or designed, design and drawings from Service consultant for storm water drainage should be submitted to the concerned department of the authority before Commencement of the work and completion



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Revised Building Permit No - 191723  
Proposal Code : MBMC-23-ENTRY-35292

Permit No. : MBMC/RB/2023/APL/00005  
Date : 10/07/2023

- certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
15. The owner/developer shall submit the completion certificate from the service consultant for completion of the septic tank or proper connection to the sewerage system of the authority or sewage treatment plant (where ever necessary)



Scan QR code for verification of authenticity.

Signature valid

Digitally signed by DILEEP PRADEEPARRAO GHEWARE  
Date: 2023.07.10 10:22:34 IST  
Reason: Approved Certificate  
Location: Mira Bhayandar Municipal Corporation  
Project Code : MBMC-23-ENTRY-35292  
Application Number : 191723/202300010  
Proposal Number : 191723/202300010  
Certificate Number : MBMC/RB/2023/APL/00005

Assistant Director Town Planning,  
Mira Bhayandar Municipal Corporation,