



# Mira Bhayandar Municipal Corporation

## APPENDIX D-1

### SANCTION OF BUILDING PERMISSION AND COMMENCEMENT CERTIFICATE



Building Permit No - 1485964  
Proposal Code : MBMC-25-00361

Permit No. : MBMC/B/2025/APL/00392  
Date : 07/10/2025

Building Name :	PHASE 3 TOWER A(Mixed)	Floors :	BASEMENT FLOOR ,LOWER GROUND FLOOR ,UPPER GROUND FLOOR ,1ST PODIUM FLOOR ,2ND PODIUM FLOOR ,E DECK FLOOR ,TYPICAL FLOOR ,TYPICAL 2ND AND 7TH AND 12TH AND 17TH AND 22ND AND 27TH AND 32ND FLOOR
Building Name :	PHASE 3 TOWER B(Mixed)	Floors :	BASEMENT FLOOR ,LOWER GROUND FLOOR ,UPPER GROUND FLOOR ,1ST PODIUM FLOOR ,2ND PODIUM FLOOR ,E DECK FLOOR ,TYPICAL FLOOR ,TYPICAL 2ND AND 7TH AND 12TH AND 17TH AND 22ND AND 27TH AND 32ND FLOOR
Building Name :	PHASE 3 TOWER C AND D(Mixed)	Floors :	BASEMENT FLOOR ,LOWER GROUND FLOOR ,UPPER GROUND FLOOR ,1ST PODIUM FLOOR ,2ND PODIUM ENTRANCE LOBBY FLOOR ,E DECK FLOOR ,UPPER E DECK FLOOR ,TYPICAL FLOOR ,TYPICAL 2ND AND 7TH AND 12TH AND 17TH AND 22ND AND 27TH AND 32ND FLOOR
Building Name :	PHASE 3 TOWER E(Mixed)	Floors :	BASEMENT FLOOR ,LOWER GROUND FLOOR ,UPPER GROUND FLOOR ,1ST PODIUM FLOOR ,2ND PODIUM FLOOR ,E DECK FLOOR ,UPPER E DECK FLOOR ,TYPICAL FLOOR ,TYPICAL 2ND AND 7TH AND 12TH AND 17TH AND 22ND AND 27TH AND 32ND FLOOR

To,

i)Prestige Estates Projects Limited,

NEW S.NOS. 13/1 AT VILLAGE MAHAJANWADI AND CORRESPONDING CTS NOS. 3342, 3343, 3346, 3458 TO 3460, 3749, 3805, 3809, 3811, 3813, 3814, 3815, 3867, 4100, 4101, 4174 TO 4192, 4243 TO 4250 OF VILLAGE MIRE AND NEW S.NOS. 12/2, 6/2, 6/4, 6/5 AT VILLAGE MAHAJANWADI, TAL.& DIST. THANE

ii) Bhavesh Kuvadia (Engineer)

Sir/Madam,

With reference to your application No **MBMC202500009**, dated **17-01-2025** for the grant of sanction of Commencement Certificate under Section 18/44 of The Maharashtra Regional and Town Planning Act, 1966 read with - , to carry out development work / Building on Plot No -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **NEW S.NO S. 13/1 AT VILLAGE MAHAJANWADI AND CORRESPONDING CTS NOS. 3342, 3343, 3346, 3458 TO 3460, 3749, 3805, 3809, 3811, 3813, 3814, 3815, 3867, 4100, 4101, 4174 TO 4192, 4243 TO 4250 OF VILLAGE MIRE AND NEW S.NOS. 12/2, 6/2, 6/4, 6/5** , Final Plot No. -, Sector No. -, Mouje **AT VILLAGE MAHAJANWADI, TAL DIST THANE** situated at Road / Street -, Society - . 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 UDCPR. If any permission is required to be obtained from any department of the state or central government under the provisions of any other laws / rules , it shall be binding on the owner/ developer to obtain such permission from the concerned authority.



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- Information Board to be displayed at site till Occupation Certificate.
- If in the development permission reserved land/amenity space/road widening land is to be handed over to the authority in the lieu of DEVELOPMENT RIGHTS if any, then necessary possession receipt, registered transfer deed alongwith change in name on record of rights shall be executed in the name of authority with in 6 month from the commencement certificate.
- All the provision mentioned in UDCPR,as may be applicable, shall be binding on the owner/developer.
- Provision for recycling of Gray water ,where ever applicable shall be completed prior to completion certificate and design, drawing with completion certificate shall be submitted along with the application for occupancy certificate.
- Lift Certificate from PWD should be submitted before Occupation Certificate, if applicable.
- 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.
- All guidelines mentioned in the environment and forest climate change department, Govt. of Maharashtra, letter no CAP-2023/CR-170,TC-2, shall be followed, if applicable
- 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 certificate of the consultant in this regard shall be submitted along with the application for occupancy certificate.
- Authority will not supply water for construction.
- construction work of proposed project should not be started on site without obtaining NOC from Environment Dept SEIAA.Revised NOC from fire department should be submitted before starting work on site.
- As per UDCPR Regulation for TOD,Compound wall should not be constructed on the boundary of plot facing road.

Signature Not Verified

Digitally signed by PURUSHOTTAM MANOHARRAO SHINDE  
Date: 2025.10.07 15:38:33 IST  
Reason: Approved Certificate  
Designation : Assistant Director Town Planning  
Location: Mira Bhayandar Municipal Corporation  
Project Code : MBMC-25-00361  
Application Number : MBMC202500009  
Proposal Number : 1485964  
Certificate Number : MBMC/B/2025/APL/00392



Scan QR code for verification of authenticity.

Assistant Director Town Planning,  
Mira Bhayandar Municipal Corporation,



# 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

नगररचना विभाग



स्वातंत्र्याचा अमृत महोत्सव

जा. क्र. मिभा/मनपा/नर/2292/2024 - 202६

दिनांक: ०८/१०/२०२४

// शुद्धीपत्रक //

प्रति,

मे. बी. के. इंजिनिअर्स अँड कन्सल्टंट चे श्री. भावेश कुवाडिया (सल्लागार अभियंता)  
1अ व 3, तिगमांशु को ऑफ हो सो लि.,  
दामोदरवाडी, अशोक नगर, कांदिवली (पूर्व), मुंबई - 400101.



विषय :- मौजे-महाजनवाडी, स.नं.(जुना-92) नविन-13, हि.नं.1/न.भू.क्र. 3342, 3343, 3346, 3458, 3460, 3749, 3805, 3807, 3809, 3811, 3813, 3814, 3815, 3867, 4100पार्ट, 4101, 4174 ते 4192, 4243 ते 4250 व स.नं.(जुना-260) नविन-12 हि.नं.2(भाग) आणि स.नं.(जुना-85) 6 हि.नं.5/2 (भाग), 5/4, 5/5 या जागेतील (फेज-III) मधील इमारत प्रकार टॉवर-अ, बी, सी, डी, ई (बेसमेंट + लोवर तळ + अप्पर तळ + 1 ते 2 पोटिअम मजला + 3 ते 37 करिता एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) नुसार (TOD अंतर्गत) बांधकाम परवानगी बाबत.

संदर्भ :-

1. सल्लागार अभियंता, मे. बी. के. इंजिनीयर्स अँड कन्सल्टंट, श्री. भावेश कुवाडिया, यांचा दि. 26/09/2025 रोजीचा ऑनलाईन BPMS प्रणालीद्वारे प्रस्ताव. Application No. MBMC202500009, Proposal no.1485964
2. या कार्यालयाचे पत्र क्र. MBMC/B/2025/APL/00392 दि. 07/10/2025 अन्वयेची बांधकाम परवानगी
3. आपला दि. 07/10/2025 रोजीचा अर्ज. (आवक क्र. नर/ऑन/प्र.155)

विषयांकित प्रकरणी मौजे-महाजनवाडी, स.नं.(जुना-92) नविन-13, हि.नं.1/न.भू.क्र. 3342, 3343, 3346, 3458, 3460, 3749, 3805, 3807, 3809, 3811, 3813, 3814, 3815, 3867, 4100पार्ट, 4101, 4174 ते 4192, 4243 ते 4250 व स.नं.(जुना-260) नविन-12 हि.नं.2(भाग) आणि स.नं.(जुना-85) 6 हि.नं.5/2 (भाग), 5/4, 5/5 या जागेतील (फेज-III) मधील इमारत प्रकार टॉवर-अ, बी, सी, डी, ई (बेसमेंट + लोवर तळ + अप्पर तळ + 1 ते 2 पोटिअम मजला + 3 ते 37 करिता एकत्रिकृत विकास नियंत्रण व प्रोत्साहन नियमावली (UDCPR) नुसार (TOD अंतर्गत) बांधकाम परवानगी मिळणेकरीता विकासक मे. प्रेस्टिज इस्टेट प्रोजेक्स लिमिटेड यांचेमार्फत मे. बी. के. इंजिनीयर्स अँड कन्सल्टंट यांनी संदर्भित पत्र क्र. 01 अन्वये BPMS ऑनलाईन प्रणालीद्वारे या कार्यालयाकडे प्रस्ताव सादर केला असता सदर प्रस्तावास या कार्यालयाचे संदर्भित पत्र क्र. 02 अन्वये बांधकाम परवानगी देण्यात आलेली आहे.



विषयांकित जागेत पत्र क्र. MBMC/B/2025/APL/00392 दि.07/10/2025 अन्वये BPMS Online प्रणालीद्वारे बांधकाम परवानगी मध्ये खालील प्रमाणे नमुद आहे.

Building Name	Phase 3 Tower - A (Mixed) Floors	BASEMENT FLOOR, LOWER GROUND FLOOR, UPPER GROUND FLOOR, 1ST PODIUM FLOOR 2ND PODIUM FLOOR, E DECK FLOOR, TYPICAL FLOOR, TYPICAL 2ND AND 7TH AND 12TH AND 17TH AND 22ND AND 27TH AND 32ND FLOOR
Building Name	Phase 3 Tower - B (Mixed) Floors	BASEMENT FLOOR, LOWER GROUND FLOOR, UPPER GROUND FLOOR, 1ST PODIUM FLOOR, 2ND PODIUM FLOOR, E DECK FLOOR, TYPICAL FLOOR, TYPICAL 2ND AND 7TH AND 12TH AND 17TH AND 22ND AND 27TH AND 32ND
Building Name	Phase 3 Tower - C & D (Mixed) Floors	BASEMENT FLOOR, LOWER GROUND FLOOR, UPPER GROUND FLOOR, 1ST PODIUM FLOOR, 2ND PODIUM ENTRANCE LOBBY FLOOR, E DECK FLOOR UPPER E DECK FLOOR, TYPICAL FLOOR, TYPICAL 2ND AND 7TH AND 12TH AND 17TH AND 22ND AND 27TH AND 32ND FLOOR
Building Name	Phase 3 Tower - E (Mixed) Floors	BASEMENT FLOOR, LOWER GROUND FLOOR, UPPER GROUND FLOOR, 1ST PODIUM FLOOR 2ND PODIUM FLOOR, E DECK FLOOR, UPPER E DECK FLOOR, TYPICAL FLOOR, TYPICAL 2ND AND 7TH AND 12TH AND 17TH AND 22ND AND 27TH AND 32ND FLOOR

सदरच्या बांधकाम परवानगी मध्ये मजल्यांच्या तपशीलामध्ये तांत्रिक चुक झाली असल्याने व इमारतीचे नाव नमुद केले नसल्याने सदर बाबत शुद्धीपत्रक देणेस आपण संदर्भित पत्र क्र. 03 अन्वये विनंती केलेली आहे.

उपरोक्त संदर्भाधिन क्र.2 अन्वये BPMS Online प्रणालीद्वारे देण्यात आलेल्या बांधकाम परवानगी मध्ये तांत्रिक बाबींमुळे मजलेंचा सविस्तर तपशिल तसेच इमारतीचे नावाबाबतचा तपशील आलेला नाही, तथापि संदर्भाधिन क्र.2 अन्वये मंजुरी दिलेल्या नकाशाच्या अनुषंगाने त्यामध्ये खालील नमुद केल्यानुसार मजलेचा तपशिल आहे.

BUILDING NAME	Phase 3 Tower - A (ASTER)(Mixed) Floors	BASEMENT FLOOR, LOWER GROUND FLOOR, UPPER GROUND FLOOR, 1ST FLOOR (PODIUM), 2ND FLOOR (PODIUM), 3RD to 37TH FLOOR
BUILDING NAME	Phase 3 Tower - B (BLUEBELL) (Mixed) Floors	BASEMENT FLOOR, LOWER GROUND FLOOR, UPPER GROUND FLOOR, 1ST FLOOR (PODIUM), 2ND FLOOR (PODIUM), 3RD to 37TH FLOOR
BUILDING NAME	Phase 3 Tower - C (CARNATION) & D (DAISY) (Mixed) Floors	BASEMENT FLOOR, LOWER GROUND FLOOR, UPPER GROUND FLOOR, 1ST FLOOR (PODIUM), 2ND FLOOR (PODIUM), 3RD to 37TH FLOOR
BUILDING NAME	Phase 3 Tower - E (EMILIA) (Mixed) Floors	BASEMENT FLOOR, LOWER GROUND FLOOR, UPPER GROUND FLOOR, 1ST FLOOR (PODIUM), 2ND FLOOR (PODIUM), 3RD to 37TH FLOOR



# 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

नगररचना विभाग



स्वातंत्र्याचा अमृत महोत्सव

जा. क्र. मिभा/मनपा/नर/ 2292/2024 - 202६

दिनांक: 02/10/2024

उपरोक्त तपशील हा या कार्यालयाचे पत्र क्र. MBMC/B/2025/APL/00392 दि.07/10/2025 अन्वये देण्यात आलेली बांधकाम परवानगी व त्याअनुषंगिक नकाशे याप्रमाणे असून सदर नकाशे जोडले असून सदर बांधकाम परवानगी मधील अटीशर्ती कायम राहतील.



(पु. म. शिंदे,)

सहायक संचालक नगररचना  
मिरा भाईंदर महानगरपालिका

प्रत माहितीस्तव व पुढील कार्यवाहीस्तव :-

1) विभाग प्रमुख,

अतिक्रमण तथा अनाधिकृत बांधकाम निर्मूलन विभाग, मिरा भाईंदर महानगरपालिका.

2) कर निर्धारक व संकलक अधिकारी, कर विभाग, मिरा भाईंदर महानगरपालिका.

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