



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



Revised Building Permit No - 1584740
Proposal Code : TMCB-23-ENTRY-75505

Permit No. : TMCB/RB/2026/APL/00435
Date : 09/03/2026

Reference:- Building Permission No. : TMCB/RB/2025/APL/00336
Approval date : 28/07/2025

Building Name :	Bldg No 2 Miraya Business Hub(Mixed)	Floors :	BASEMENT FLOOR,LOWER GROUND FLOOR,GROUND FLOOR,1ST FLOOR- PODIUM-P2,2ND FLOOR- PODIUM-P3,3RD FLOOR- STILT,TYPICAL FLOOR- 4TH 5TH 7TH TO 9TH 11TH TO 13TH 15TH TO 17TH 19TH TO 21ST 23RD,REFUGE FLOOR- 6TH 10TH 14TH 22ND,REFUGE FLOOR- 18TH
Building Name :	Bldg No 4 Miraya Trinity Serenity (Mixed)	Floors :	LOWER GROUND FLOOR,GROUND FLOOR,PODIUM LVL- P1,PODIUM LVL- P2,PODIUM LVL- P3,AMENITY- STILT FLOOR,1ST FLOOR,TYPICAL FLOOR - 3RD TO 6TH 8TH TO 11TH 13TH TO 16TH 18TH 19TH ,REFUGE FLOOR - 2ND 7TH 12TH,TYPICAL FLOOR - 20TH 21ST 23RD TO 26TH 28TH TO 30TH ,REFUGE FLOOR - 17TH ,REFUGE FLOOR- 22ND 27TH ,TYPICAL FLOOR - 31ST 33RD TO 36TH 38TH 39TH ,REFUGE FLOOR- 32ND 37TH
Building Name :	Multi Level Car Parking(Mixed)	Floors :	GROUND FLOOR,TYPICAL FLOOR 1ST TO 6TH,TERRACE FLOOR
Building Name :	Bldg No 5 Miraya Trinity Eternity(Mixed)	Floors :	LOWER GROUND FLOOR,GROUND FLOOR,PODIUM LVL P1,PODIUM LVL P2,PODIUM LVL P3,AMENITY- STILT FLOOR,1ST FLOOR,REFUGE FLOOR - 2ND,TYPICAL FLOOR - 3RD TO 6TH 8TH TO 11TH 13RD TO 16TH 18TH TO 21ST 23RD TO 25TH ,REFUGE FLOOR - 7TH 12TH 22ND,REFUGE FLOOR - 17TH ,TYPICAL FLOOR - 26TH 28TH TO 31ST 33RD TO 36TH 38TH 39TH,REFUGE FLOOR - 27TH 32ND 37TH
Building Name :	Bldg No 3 Miraya Divine(Mixed)	Floors :	LOWER GROUND FLOOR,GROUND FLOOR,PODIUM LVL- P1,PODIUM LVL- P2,PODIUM LVL- P3,AMENITY- STILT FLOOR,TYPICAL FLOOR - 1ST 3RD TO 6TH 8TH TO 11TH 13TH TO 16TH 18TH TO 21ST 23RD TO 26TH 28TH 29TH ,REFUGE FLOOR - 2ND 7TH 12TH 17TH 22ND 27TH ,TYPICAL FLOOR - 30TH 31ST 33RD TO 36TH 38TH,REFUGE FLOOR - 32ND 37TH
Building Name :	Retail Shop(Mixed)	Floors :	GROUND FLOOR
Building Name :	Club House(Mixed)	Floors :	STILT FLOOR,1ST FLOOR,2ND FLOOR
Building Name :	Drivers Room(Mixed)	Floors :	LOWER GROUND FLOOR
Building Name :	Security Cabin(Mixed)	Floors :	LOWER GROUND FLOOR

To,

i)Mextech Property Developers Llp,mextech Property Developers Llp,rajesh Ravjibhai Patel,anil Nagar Mutha,hiren Hansraj Chheda,mextech Property Developers Llp,rajesh Ravjibhai Patel,anil Nagar Mutha,hiren Hansraj Chheda,mextech Property Developers Llp,fermenta Biotech Limited,anil Nagar Mutha,hiren Hansraj Chheda,mextech Property Developers Llp,rajesh Ravjibhai Patel,anil Nagar Mutha,hiren Hansraj Chheda,mextech Property Developers Llp,
INDUSTRIAL PLOT BEARING S.NO. 146/1, 149/3, 154/3, 412/1, 414/1/C/1, 414/1/C/2 VILLAGE : MAJIWADA, THANE.

ii) Suvarna Ghosh (Architect)

Sir/Madam,

With reference to your application No **RTMCB202600023**, dated **05-02-2026** 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 -, City Survey No./Survey No./Revenue S.No./Khasra No./Gut No. **154/3,414/1/C/1,412/1,414/1C/2,146/1,149/3**, Final Plot No. , Sector No. **4**, Mouje **MAJIWADA** situated at Road / Street **20.00 M W D.P. ROAD**, Society **Miraya Trinity** . The Commencement Certificate / Building Permit is granted under Section 18/45 of the said Act, subject to the following conditions :



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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 UDCPR, 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. 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
13. 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.
14. 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)
15. It shall be binding to follow the circular Dt. 07/11/23 regarding AQI & guidelines of MPCB as per circular Dt.13/02/24 & C & D Waste Management rules of TMC & install LCS as per circular Dt.14/05/24
16. Developer shall comply provision under UDCPR clause 2.2.14 B) option -1. NOC from CFO, Water Dept, Drainage Dept and others department before OC.
17. This permission is subject to payment of instalments of premium amount Rs.8588610.000 vide cheque dt. 06/03/2026, Rs.22029780.660 vide cheque dt. 06/03/2027, Rs.20715723.570 vide cheque dt. 06/03/2028, Rs.19401666.480 vide cheque dt. 06/03/2029, Rs.18087609.380 vide cheque dt. 06/03/2030, Rs.16773552.290 vide cheque dt. 06/03/2031,

Signature Not Verified

Digitally signed by KUNAL ANIL MULLEY
Date: 2026.03.09 13:32:41 IST
Reason: Approved Certificate
Designation : Assistant Director Town Planning
Location: Thane Municipal Corporation
Project Code : TMCB-23-ENTRY-75505
Application Number : RTMCB202600023
Proposal Number : 1584740
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Scan QR code for verification of authenticity.

Assistant Director Town Planning,
Thane Municipal Corporation,