



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/A32339

Date: 10/07/2025

OCCUPANCY CERTIFICATE

Sub:- Issue of Occupancy Certificate for IT Park Building on Plot No. 7 & 7A in TTC Indl. Area, for M/s. Plutonium Business Solution Pvt. Ltd.

- Ref:** 1. Plans approval vide letter No. EE/Dn.II/MHP/SPA/E08456/ of 2019 dtd. 10/12/2019
2. Plans approval vide letter No. EE/Dn.II/MHP/SPA/A05856/ of 2023 dtd. 05/01/2023
3. Plans approval vide letter No. EE/Dn.II/MHP/SPA/I/112244/ of 2025 dtd. 07/05/2025
4. Final Fire N.O.C. issued by CFO, MIDC vide letter No. I/121340/2025 dtd. 03/07/2025.
5. Building Completion Certificate by Architect dtd. 26/09/2023.
6. On Line application vide SWC No- SWC/14/19/20250704/1056183.
7. Site Inspection Report dated 09/07/2025.

This is to certify that M/s. Plutonium Business Solution Pvt. Ltd., allottee of Plot No. 7 & 7A, MIDC, TTC Industrial Area, have completed the development work of IT Park Building having total built up area 30635.25 sqm. on Plot No. 7 & 7A, situated at TTC Industrial Area, is completed as per details mentioned below under the supervision of Architect of M/s. Soyuz Talib, Reg. No. CA/94/17095.

- | | | |
|----|---|--|
| 1. | Name of the Plot holder | : M/s. Plutonium Business Solution Pvt. Ltd. |
| 2. | Address | : Plot No. 7 & 7A, MIDC, TTC Indl. Area. |
| 3. | Plot area | : 10268.00 sqm. |
| 4. | Approval of Plans | : (1) No. EE/Dn.II/MHP/SPA/E08456/ 2019
dtd. 10/12/2019
(2) No. EE/Dn.II/MHP/SPA/A05856/ 2023
dtd. 05/01/2023
(3) No. EE/Dn.II/MHP/SPA/I/112244/ 2025
dtd. 07/05/2025 |
| 5. | Built-up Area Now Approved | : 24923.25 sqm. |
| 6. | Previous OC issued | : Part OC No. EE/DN.II/SPA/C-03187/ of
2023 dt. 09/11/2023 for 5712.00 sqm. BUA |
| 7. | Status of construction on site as
per site Inspection report | : Completed as per approved plans. |
| | a) Built up area completed in
all respect | : 30635.25 sqm. |
| | b) FSI Details | : FSI Consumed = 2.98 < 3.00.. OK |
| 8. | Remarks as per Site Inspection Report
(submitted by Architect) | : Building work completed as per approved
plans. |
| 9. | Total Area that could be considered
as built up area (Sq.m.) | : 30635.25 Sqm. |

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

Sr. No.	Particulars	Part OC issued vide No. C03187 dtd. 09/11/2023 (in sqm.)	Area now approved for OC (in sqm.)	Total Area (in sqm)
1	Gr. Floor Area	2936.18	---	2936.18
2	1 st Floor Area	2775.82	---	2775.82
3	2 nd Floor Area	---	4452.11 (Free of FSI)	4452.11 (Free of FSI)
4	3 rd Floor Area	---	4274.71 (Free of FSI)	4274.71 (Free of FSI)
5	4 th Floor Area	---	4274.71 (Free of FSI)	4274.71 (Free of FSI)
6	5 th Floor Area	---	4274.71 (Free of FSI)	4274.71 (Free of FSI)
7	6 th Floor Area	---	577.75	577.75
8	7 th Floor Area	---	2067.53	2067.53
9	8 th Floor Area	---	2067.53	2067.53
10	9 th Floor Area	---	2067.53	2067.53
11	10 th Floor Area	---	1835.08	1835.08
12	11 th Floor Area	---	2067.53	2067.53
13	12 th Floor Area	---	2067.53	2067.53
14	13 th Floor Area	---	2067.53	2067.53
15	14 th Floor Area	---	1835.08	1835.08
16	15 th Floor Area	---	2067.53	2067.53
17	16 th Floor Area	---	2067.53	2067.53
18	17 th Floor Area	---	2067.53	2067.53
19	18 th Floor Area	---	2067.53	2067.53
Total =		5712.00	24923.25	30635.25
FSI =		0.56	2.42	2.98

As requested vide ref. no. 6 & as per site inspection report vide ref no. 7 , you are permitted to occupy this building having total built up area **30635.25 sqm. (FSI:- 2.98)**.

If any discrepancies observed on site in future with respect to site inspection report submitted vide ref no. 7, 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) Architect Soyuz Talib, Reg. No. CA/94/17095, for information.
- 3) DIC, Thane,
- 4) Copy for Bill clerk,
- 5) Guard File.

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This Certificate is accompaniment with letter No. EE/ SPA/ Dn.II/ 7&7A/ IFMS
No. A32339 dated 10/07 /2025

DRAINAGE COMPLETION CERTIFICATE

This is to certify that M/s. Plutonium Business Solution Pvt. Ltd.,
allottee of Plot No. 7 & 7A in M.I.D.C., T.T.C. Industrial Area, have completed
their internal drainage works with septic tank & Soak pit for their IT Park
Building, as per MIDC's drainage plans approval letter Nos. (1) EE/Dn.II/
MHP/SPA/E08456/of 2019 dtd. 10/12/2019 & (2) EE/Dn.II/MHP/SPA/
AS05856/ of 2023 dtd. 05/01/2023 through the License Plumber Mr. Hetal
Desai, Lic. No. MCGM/3481.

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