

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
(A Government of Maharashtra Undertaking)

Phone: 27781602



C-86776. /14,  
No.DE/MHP(C)/Plot No.IT-6/IFMS/  
Office of the Deputy Engineer,  
Special Planning Authority,  
MIDC Sub-Dn. II, (Civil), Mahape.  
Date: 01/10/2014,

✓ To,  
M/s. Newa Technocity (India) Pvt. Ltd.  
Plot No. IT-6, TTC Indl. Area,  
Airoli Knowledge Park,  
Navi Mumbai.

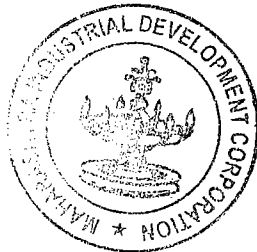
Sub: **COMMENCEMENT CERTIFICATE**

Sir,

With reference to your Architect's letter No. **No.14/3/20140922/301358** & complied on **29.09.2014** for grant to sanction of commencement certificate to carry out development work and Building Permit under section 45 of MR&T.P. Act, 1966 to erect building on **Plot No. IT-6** in T.T.C. Indl. Area, Airoli Knowledge Park, the commencement/ Building permit is granted subject to the following condition & for total B.U.A. as per the approval to the plans attached.

1. The land vacated in consequence of the enforcement of the set-back rule part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or use or permitted to be used by any person until occupancy permission has been granted.
3. The commencement certificate/building permit shall remain valid for 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. Minimum two trees in plots of 200.00 sqm. & such No. of trees at the rate of one tree per 100.00 sqm. for plots more than 200.00 sqm. in area shall be planted & protected.
6. In case of group housing, minimum two trees per tenement shall be planted and protected.
7. The party should inform the commencement of work as per the approval issued by this office.
8. After completion of building upto plinth level, the same shall be intimated for inspection & issue of plinth completion certificate.
9. The constructional water rate will be 1.5 times the normal water rates towards construction of additional B.U.A.

Your's faithfully,



*Amb*  
01/10/14  
(A.V. Mali)

Deputy Engineer & SPA,  
MIDC Sub-Dn.II (Civil), Mahape

**Copy submitted to :**

1. The Collector, District Thane, Thane for information.
2. The Chief Fire Officer, MIDC, Andheri, Mumbai-93.
3. The Dy. Assessor & Collector, N.M.M.C., Turbhe for information.
4. The Executive Engineer, MIDC Dn.No.II, Thane for information.

**Copy f.w.c.'s to**

1. The Regional Officer, MIDC Mahape, for information.
2. Architect.

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No.DE/MHP(C)/Plot No.IT-6/ IFMS/  
Office of the Deputy Engineer,  
Special Planning Authority,  
MIDC Sub-Dn. II, (Civil), Mahape.

Date:- 01/10/2014.

To,  
M/s. Newa Technocity (India) Pvt. Ltd.  
Plot No. IT-6, TTC Indl. Area,  
Airoli Knowledge Park,  
Navi Mumbai.

**Sub** : Approval to Amended Building Plans for proposed  
Financial (Commercial), IT & Residential Building on  
Plot No.I.T.-6, in TTC Industrial Area,  
Airoli Knowledge Park, Navi Mumbai.  
Architect- M/s. Dimension Architects Pvt. Ltd.

**Ref** : Your Architect letter SWC 14/3/20140922/301358 complied on  
dtd. 29.09.2014

Dear Sir,

- 1) One set of **amended plans** received from you, vide letter cited above is hereby approved & returned to you subject to following condition.
- 2.1) You had submitted plans & drawings for plinth area of **23668.439** Sqm. over the plot area **52610.00** Sqm. & at present this office has approved plans for upto - date plinth area of **23668.439** Sqm. & upto date built up area of **94281.308** Sqm. submitted by you. This office has approved only **22 (Twenty Two )** Nos. of drawing, details of which are attached in the accompanying statement.
- 2.2) In case of approval to the plans, the original approval to the drawings granted vide letter **No.DE/MHP (C)/ IT-6/ IFMS/ 3806 of 11 dtd. 30.12.2011** from the office of the Deputy Engineer, MIDC, Division No.II, Mahape is treated as cancelled as the drawings approved now supercedes the previously approved drawings. You are requested to return the above cancelled drawings to this office for record & cancellation.
- 2.3) As the drawings submitted are for new structures, which were not approved previously, present approval along with the previously approval plans / Earlier B.C.C. issued vide letter No. DE/MHP (C)/IT-6/IFMS/ 3725 dtd. 23.12.2011 for IT Building , B.C.C. issued from the office the Deputy Engineer, MIDC Division No-II, Mahape, is to be treated as cancelled.
- 3) a) The building plans needs to be got approval from :
  - 1) Factory Inspector, Department of State Government if applicable.
  - b) )The modify NOC from the office of DIC in respect of Letter of Intent should be submitted by plot holder.
  - c) Certificate of approval from foods & drugs, department need to be submitted before applying for BCC & DCC if applicable.
  - d) If any NOC will required of any Govt. authority, should be submitted by plot holder.
- 4) Overhead water storage tank having minimum capacity of 450 litres per W.C. & Urinal shall be provided & is a must. You have to make a provision of an U.G. water tank of minimum capacity to meet requirement of 24 hrs water supply requirements.
- 5) Necessary approach road to the plot from the edge of MIDC road shall be provided with a cross drainage of pipe having minimum diameter of 900 mm. Dia or a slab drain as per site condition & as approval by the Executive Engineer, Necessary approach as above shall be done before starting any main activities over the plot & shall be shown to the Executive Engineer, or Deputy Engineer or his authorised representative before starting the work on the plot.



*Amk*



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The temporary structure shall be allowed except during construction period for which prior approval from the Executive Engineer, is a must & the same shall be demolished immediately within one month from the completion of the building construction as approved

7) During the period of construction, stacking of material required for the construction purpose shall be done only in the plot area allowed. In no case, materials be stacked along MIDC land road or open plot without the prior approval from the Executive Engineer.

8) The boundary mark demarcating the boundary of the plot shall be properly preserved & kept in good condition & shown to the department staff as & when required.

9) No tube well, bore well or open well shall be constructed by the plot holder without prior written permission.

10) The work of water supply & drainage shall be carried out through the licensed plumber only as per water supply regulations of the department for which separate approval shall be obtained from the Executive Engineer, prior to construction.

11) Plan for any future addition, alterations & extensions, will have to be got approved from the Executive Engineer, as well as departments competent to do so.

12) The present approval to the plans does not pertain to approval to the structural design & R.C.C. chambers, foundations etc. It is only locational approval to the structure with reference to the plot.

13) In case of power lines, if any passing through the plot, the plot holder shall approach M.S.E.D.C.L./M.S.E.T.C.L. & obtain a letter specifying the vertical & horizontal clearances to be left & plan his structure accordingly.

14) Wherever a compound wall & gate is constructed, the gates should open inside the plot & if the plot is facing on two or more sides of the road, then gates shall be located atleast 15.00m from the corner of junction of roads.

15) a) The waste effluent from the treatment work shall be connected a soak pit if sewer lines / drainage collection systems are not available in the area.

b) In case, where sewerage of effluent collection system of MIDC is available & functioning, you shall connect the factory effluent & sewerage to drainage manholes after getting prior approval from the Executive Engineer.

c) Further effluent or sewerage to be let out or connected to drainage collection system of M.I.D.C. from the individual factory, shall be treated & brought to the standard laid by Maharashtra Prevention of Water Pollution Board of Government of Maharashtra, after obtaining their consent under section 28 of the Act & subsequently, "NO OBJECTION CERTIFICATE", from the same Department for connecting to the collection system.

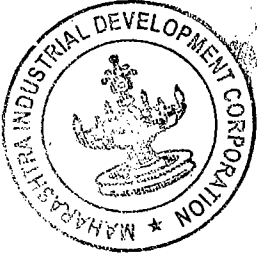
16) The plot-holder has to make his own arrangement for 24 hours storage of water, as the department cannot guarantee uninterrupted water supply.

17) In case, a water stream is flowing through the plot allotted to the Plot holder, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream is allowed to flow uninterrupted through the plot & upto the point of outflow of the original stream. The point of entry & exit of natural stream must not be changed. The detailed plan, sections & designs for allowing maximum expected discharge of rain water through the plot has to be furnished to this office & no work of filling of plot & diversion for nallas shall be undertaken unless a written permission for the work proposed is undertaken from the Executive Engineer.



*Amub*

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18) This permission stand cancelled if no construction work is started within 12 months from the date of issue of this letter. The date of starting construction work & date of completion must be informed to the Executive Engineer, incharge immediately.

19) The breach of any of these stipulations shall render the plot holder liable for action as provided in MIDC Act, 1961 (III of 1962) & Regulations made thereunder & also terms of lease & schedule of penalties, prescribed by the corporation for this purpose.

20) Department has got powers to add, amend, vary or rescind the provisions of Regulations from time to time, as it may deem fit & the plot holder has to abide by these rules & regulations.

21) As soon as the building work is completed, the plot holder has to inform the Executive Engineer. The work has to be got verified & obtained from the Executive Engineer, OR Deputy Engineer, or his authorised representative.

22) The allottees are requested to inform the Deputy Engineer, concerned for checking up the layout of the building when the plinth of the building is completed & this is the must.

23) This approval is subject to permission of competent authority under Urban Land (Ceiling & Regulations) Act of 1976, if applicable.

24) The basement is provided is to be used only for storage purpose. No Manufacturing activities are allowed. Provision of toilet is not allowed at the basement.

25) The allottee within a period of one year from the date of approval of the plans, the allottee has to plant trees in open marginal space at the periphery of the plot at his own cost. The plantation shall be one tree for 100 Sqm. of plot area & one tree at a distance of 15.00m. on front edge of road or part thereof & when the trees so planted, shall be maintained in good condition through the term.

26) The stilt proposed is to be used only for parking purposed. No other activities are allowed Closing of the stilt area is also not permitted.

27) Allottee shall always keep the adjacent nalla free from any obstructions for smooth passes of flood/storm water.

28) The party shall abide by the fire safety norms.

It is hereby requested to you go carefully through the above conditions of this letter & followed it scrupulously.

29) Please follow strictly the guidelines, norms laid by DC (I) for IT Park.

30) The Plot holders shall obtain prior Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dtd. 14.09.2006 & its subsequent amendments.

31) The plot holder should get Civil aviation NOC if required.

32) The plot holder should obtain plinth certificate after completion of structure at plinth level at proportionate construction of each activity.

Thanking You,

Yours faithfully,

DA : One statement showing  
Details of drawings approved.

**Copy submitted to :**

1. The Collector, District Thane, Thane for information.
2. The Chief Fire Officer, MIDC, Andheri, Mumbai-93
3. The Municipal Commissioner, NMMC, for information.
4. The Executive Engineer, MIDC, Dn.-II, Thane for information.
5. The Regional Officer, MIDC Mahape, for information.

Copy f.w.c.s to

1. Architect.



(A.V. Mali)  
Deputy Engineer &  
Special Planning Authority  
Sub Dn II (Civil), Mahape.



The statement is accompanied by letter no. DE/MHP(C)/SPA/IT-6/IFMS/ 686776 dtd. 01/11/2014 issued by M.I.D.C. address to M/s. Newa Technocity (I) Pvt. Ltd., TTC Industrial Area, Airoli Knowledge Park, Navi Mumbai.

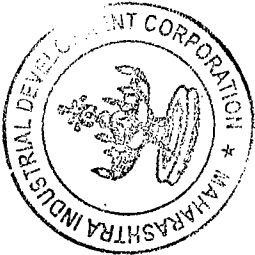
2) **Amended plans** :- Plans approved by this office No. DE/MHP(C)/IT-6/FMS/3806/ of 11 dtd 30.12.2011 admeasuring to 94645.698 Sgm. May be treated as cancelled as the party has submitted the revised plans.

### 3) Amended to the Previous Plans:

**Allottees Name :-** M/s. Newa Technocity (India) Pvt. Ltd.

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SUPPORT SERVICE BUILDING

			Basement Stilt Area in Sqm	Gr. Area in m2	1 <sup>st</sup> Fl. Area in Sqm	2 <sup>nd</sup> to 6 <sup>th</sup> floor Area in Sqm	7 <sup>th</sup> to 11 <sup>th</sup> floor Area in Sqm	12 <sup>th</sup> to 16 <sup>th</sup> floor Area in Sqm	17 <sup>th</sup> floor Area in Sqm	18 <sup>th</sup> & 19 <sup>th</sup> floor Area in Sqm	20 <sup>th</sup> & 21 <sup>th</sup> floor Area in Sqm	22 <sup>nd</sup> to 23 <sup>rd</sup> floor Area in Sqm	24 <sup>th</sup> floor Area in Sqm	25 <sup>th</sup> floor Area in Sqm	26 <sup>th</sup> floor Area in Sqm	Total Area in Sqm
			5	6	7	8	9	10	11	12	13	14	15	16	17	19
Sheet 25			0.00	65.010	58.938	4085.985	4085.985	4085.985	749.719	1281.236	1281.236	1281.236	640.618	640.618	640.618	18897.184
Sheet 26																
Sheet 27																
Sheet 28																
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