MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION (A Government of Maharashtra Undertaking)

Phone: 27781602



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

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 sgm. for plots more than 200.00 sqm. in area shall be planted & protected.
- 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,

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

Copy submitted to:

- The Collector, District Thane, Thane for information.
 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.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Phone: 27781602

02 OUSTRIAL DEVELOSMENT COMENT COMENT

(-86) かんことの (-86) しょう (-8

To.

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

<u>Sub</u>: 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 uptodate plinth area of 23668.439 Sqm. & upto date built up area of 94281.308 Sqm. submitted by you. This office has approved only 222 (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.



mb.



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

探告, 速点 返行

- 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.



hund

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

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 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,

DEVELOPMEN

Yours faithfully,

அeputy Engineer &

Special Planning Authority

がらない Dn II (Civil), Mahape.

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.

ì

<u>ة</u> ك

2) Amended plans :- Plans approved by this office No. DE/MHP(C)/IT-6/IFMS/3806/ of 11 dtd 30.12.2011 admeasuring to 94645.698 Sqm. 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.

Total Area in Sqm. Total Area in Sqm. 2568.412 - 2568.41 0.00 48 0.00 0.00 0.00 11th Firs. Area in Sqm 17 Name of Architect :- M/s. Dimensions Architects Pvt. Ltd. 10th FIrs. Area in Sqm 0.00 0.00 0.00 9 9th Flrs. Area in Sqm 23rd Flrs. Area in Sqm 0.00 0.00 0.00 15 15 17th to 22nd Flrs. Area in Sqm 0.00 0.00 0.00 4 4 16th Flrs. Area in Sqm 7th Firs. Area in Sqm 0.00 0.00 0.00 5 73 6th to 15th Firs. Area in Sqm 6th Flrs. Area in Sqm 0.00 0.00 0.00 12 12 00.00 0.00 0.00 5" Firs. Area in Sqm 5th Firs. Area in Sqm 4th Firs. Area in Sqm Flrs. Area in Sqm 0.00 0.00 0.00 FIrs. Area in Sqm 3rd Flrs. Area in Sqm 0.00 0.00 0.00 2nd Flrs. Area in Sqm Firs. Area in Sqm 0.00 0.00 0:00 1 Flrs. Area in Sqm Gr. Fl. 1 Flrs. Area Area in in Sqm M2 0.00 0.00 0.00 (-) 2568.41 Gr. Fl. Area in M2 2568.411 0.00 ဖ Basement/ Stilt Area in Sqm Basement/ Stilt Area in Sqm BCC issued vide letter Nc DE/MHP (c)/IT 6 /IMFS/ 3725/11 dtd 23/12/2011

Proposed Demolition Name of Description architect M/s. Dimensio s Architects Pvt. Ltd.

28407.842 0.00 0.0 360.14 6874.962 Service flod on 0.00 7081.06 FINANCIAL BUILDING Revised plans approval vide letter No. DE/MHP (C)/IT-6/ IFMS/ 3806 of 11 dtd. 30.12.2011. Service fl.on 5th 2996.536 | 2878.925 | 2878.925 | 0.00 2670. 908 2666.386 0.00 Gr. Floor are diagram, Calculation terrace plan 1st floor plan Area diagram & Calculation 2nd floor plan area diagram & Calculation area diagram & Calculation 310 & 41 floor plan, are plan, are Basement flod plan Gr. floor M/s. Dimension Architects Pvt. Ltd. Sheet 2 Sheet 3 Sheet 5 Sheet 6 Sheet Sheet 4

Total Are in Sqm 19 47340.672 | I.T. Building | 12" to | 12" to | 12" to | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14" | 14"
 9
 10
 11

 4360.508
 4360.508
 4360.
 Basement Gr. Stilt Are Flr. Area in Sqm in m2 **6** 3372.48 0.00 Terrace flod plan
Gr. Floor & 1 floor, Area
2^{nc} floor & 3 to 5^m floor area diagram calculation 6^m to & 20^m area diagram calculation
Section
A-A
Section
B-B
Side Elevation diagram
calculation
5" & 16
service floc
plan, 6" & 23
floor plan, 17" & 15" floc
plan, 17" t
22" floor plan, 17" t
22" floor plan
Area diagram
Area diagram
Area diagram
Side Elevation
CC
Section
CC
Section
CC 3^{ra}.4^{th &} & 5th floor plan 6th to 19th floor plan 20th floor plan Front Elevation 1st floor plan 2nd floor plan Sheet 21 Sheet 22 Sheet 23 Sheet 53 Sheet 23 Sheet 54 Sheet 112 Sheet 113 Sheet 114 Sheet 115 Sheet 115 Sheet 115 Sheet 117 Sheet 118 Sheet 118 Sheet 118 Sheet 119 Sheet 20 Sheet 10 Sheet Sheet 7 Sheet 8 Sheet 9

ì

J30 JAIAT EL

	ì																49									,		/					
c	Total Are in Sqm	C	1886					_																_	/								
		Sqm	640.618														!				_	_/	/										
	25 th flod Area i Sqm	0	640.618				ü															/											
	24 th floor Are in Sqm		640.618							,				-					_/								•	کم	2\ 3	<u>,</u>		•	
	22 nd to 23 rd floor Area i Sqm		1281.236																/	L													
NG	20th & 21th floc Area in Sqn		1281.236													/																	
SUPPORT SERVICE BUILDING	18 th & 19 ^{th h} floor Area ii Sqm	-	12 1281.236										_																				
ERVICE	17 th floor Area ii		749.719										/-							_													
PORT S	7th to 11th 12th to 16th floor are floor Are in Sam		10 4085.985								/																						
SUF	1		4085.985					/																									
	2 nd to 6 th floor Are	in Sqm	4085.985																														_
	1 st FI. Are inSom	5	7 58.938			/																										,	
	Gr. FII Area in m2		6 5 010						-					-																			
	Basement Stilt Are	5	5000			· 																				(i)						<u> </u>	
			Podium floo	plan	'A' ground t 26 th floor plar	area diagram calculation	Section E-E &	Front elevatio	& section D-D & Terrac	Building	'C' ground & 1	area diagram	terrace floor	plan, Built-u	2 nd to 26 th flod	plan, Are	diagram & calculation	Front elevation	Section X-X & Y-Y	,0,	ground,	4th , 6th ,	8 th 10 th	16 th , floor pla	Area Diagrar	built up are	3 rd	Floor 3 rd	Floor 9 th	Floor 11 th	Floor & 15th	17th floor plan	Area Diagrar & Calculation
			+ 0	D 0			eet	;et		set					set			eet		Sheet							eet	33				-	
-	-		Sho	25 Sheet		<u></u>	Sheet 27	Sheet	87.	Sheet	67				She	30		Sheet 3-1	<u> </u>	સ્કુ <u>:</u>	35						ls.	33					

NI CORPORATION *

					000	94645.698			Total A	in Sqm.		10700	766.781.92																		
						1187. 598	-											-													
	1					3950.290																							-		
						5965.266																		ļ				·		,	
						13120.706																			/						
				/		6245.744	()	UILDING	<u>-</u>	15" to 20 th Firs.	Sqm	13	1106.916 X 6 = 641.406						•												
			/			13326.804	(Treated as cancelled)	FINANCIAL (COMMERCIAL) BUILDING			Area in Sqm	12	617.97 x 3 = 1	- 655							. /										
		/				5110.22	reated a	IAL (COM			FIrs. Area in Sqm		715.845 x 2 =					-													
						11325.4	L)	FINANC		6", 12" & 13 th	Area in Sqm		900.125 x 3 =					_/													
7						11325.418				5" & 14 th FIs.	Sqm (Service	6	1475.693 x 2 =		of FSI)																
						10880.417					Area in Sqm	80	2855.14 x x 2 =	5/10.28																	
						6103. 934				2 nd Firs. Area in Sqn		7	2857.84							i											
-						6103.876				Gr. Fl. + 1 ^s Fl. Area ir	M2	9	2495.983 x 2 =	4991.966					. —												
			1	11086.377	9593.774	64763.296		Amended		nent	in Sqm	3	4930.506 (Free	of FSI)					<u>a</u>		<u> </u>		- F		()		4 <u>c</u>	7.00	<u>ө</u>	 g-	<u>o</u>
Front elevation	Section X-X, & Y-Y	Ground coverage statement	Free of FS basement	Stilt free of FSI	Podium (Free	Total				Description		4	Ground			Gr. floor	Basement floc	ŀ	Floor are diagram, Calculation	terrace plan	1 st floor pla Area diagral	& Calculation	area diagrar	4	plan, are	calculation	Sth & 14	plan,	12th & 13th floot plan. Are	7th to 11th floo	plan ar diagram
	- ^				-					Name of architect		6.	sio	s Architects	Pvt. Ltd.																ļ
Sheet	34	Sheet 35								. O N O.		1				Sheet 1	Sheet	Sheet	m		Sheet 4	ō	Sheet 5	Sheet	9		Sheet			Sheet	∞
			1	1	1	1		11		S S							_	1.					<u></u> ا را این				<u></u>				

The second of th

							Total Are in Sqm		47088.976						in Sqm.	18925.812			
						-									_				
										_	•								
	•		-																
														-					3
											_		_						
						BUILDING								}					
												·	UNIC	SOLLDING		:			
).	/	/				INFORMATION & TECHONOLGY							DESCRIPTION OF STREET	DENTIAL					
						RMATION							0	ZEO E					
							8 th floor are in Sqm	6	6352.156								i.		
							2 nd t 7 th floo Area i Sqm		6789.47 × 6= 40736.82						3" to 29 th Firs. Area in Sqm	700.956 x 27 = 18925.812			
							1st Are 7 inSqm	1	11517.913 (((Free) of FSI) 4						Area Stilt	752. 408 (Free of FSI)			
							Gr. Stilt F Area in	9	11046.325 1 ((Free (of FSI)					- 1		400			
							Basement (Area i Sqm	5	13891.995 7 (Free (of FSI)						Basement Area in Sqm	5098.896 (Free of FSI)			
calculation	15th to 20th flod	plan diagram calculation	Section BB & sid	Section	Front elevation					3 rd to 7 th floc plan, Are diagram calculation	2 nd floor plan	8 th floor plar Area diagrar calculation	Front & Sid elevation				1st & Terrac floor plan, Tota built up are statement	2 nd floor plar Stilt & 1 st floc area diagram calculation	Typical floc plan, 3 rd to 19 floor plan, area diagram calculation
	Sheet	ກ	Sheet 10	Sheet	Sheet 12				Sheet 13	Sheet 14	Sheet 15	Sheet 16	Sheet 17				Sheet 18	Sheet 19	Sheet 20
				<u></u>								1				1 /4	Orm	TCOPO	

STRIAL

SA WATHER WALL

		92202.345	2078.963	94281.308
		Total	Add Above 10%	piot area
			,	
		1		
Section F-F	Schematic Longitudinal	מכניסו		
		ň		
Sheet 21	Sheet 22			

.

52610.00 m2	23668.439 m2	23668.439/ 52610.00 = 0.45 < 0.50O.K.	94281.308 m2	94281.308/52610.00 = 1.79 < 1.80 O.K.
u	II	11	11	11
a) Area of the plot	b) Plinth Area	c) Gr. Coverage	e) Total B.U.A.	f) F.S.I. Consumed

.

