

# MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

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E-mail : feedback@midcindia.org



No.DE/MHP(C) / Gen-4/1/IFMS/C36142/18,  
Office of the Deputy Engineer & SPA  
MIDC Sub-Dn. II, (Civil), Mahape.  
Date:- 10/07/2018

To,  
**M/s. Loma IT Park Developers Pvt. Ltd.**  
Plot No.4/1, Ghansoli, Thane-Belapur Road  
MIDC, TTC Indl. Area,  
Navi Mumbai

**Sub:** Revised Building Plan Approval for IITT ( Integrated IT Township)  
of M/s. Loma IT Park Developers Pvt. Ltd. Plot No. 4/1,Ghansoli,  
TTC Indl Area, Navi Mumbai.

**Ref:** -1) Yours Architect's online application No.  
SWC/14/523/20180709/564748 complied on 09/07/2018  
2) Approval by the Chief Planner, MIDC vide their note  
No. MIDC/CP/IITT/B87571/2018 dtd. 05.06.2018.

Dear Sir,

With reference to above referred letter for approval to Revised Building & Drainage plans is granted subject to the following condition & for total B.U.A. as per the approval to the plans attached.

1. One set of additions to previous plans, received from you online through BPAMS/SWC vide under reference is hereby approved.
2. You had submitted plans & drawings for plinth area of **10613.05** Sqm. over the plot area **121405.692** Sqm. & at present this office has approved plans for upto - date plinth area of **34663.22** Sqm. & upto date built up area of **119823.74** Sqm. submitted by you This office has approved only **31** No of drawing, details of which are attached in the accompanying statement.
3. In case of approval to the modified plans, the original approval to the drawings granted vide letter No. **Nil** of 2017 dtd. **Nil** from the office of the Deputy Engineer, MIDC, Division No.I, Thane is treated as cancelled as the drawings approved now super cedes the previously approved drawings.
4. 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)/SPA/IFMS/B90116/2017 dtd. **26.05.2017** & Plan approval granted vide letter No. **DE/MHP(C)/SPA/IFMS/C00387**/of 2017 dtd. **05/06/2017** from the Deputy Engineer, MIDC Sub Division No-II, Mahape, is to be treated as combined approval for buildings.
5. The land vacated in consequence of the enforcement of the set-back rule part of the public street.



10/07



- 6. 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.  
The commencement certificate/building permit shall remain valid for period of one year commencing from the date of its issue.
- 7. This permission does not entitle you to develop the land which does not vest in you.
- 9. 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.
- 10. In case of group housing, minimum two trees per tenement shall be planted and protected.
- 11. You should inform the commencement of work as per the approval issued by this office.
- 12. After completion of building upto plinth level, the same shall be intimated for inspection & issue of plinth completion certificate.
- 13. The constructional water rate will be 1.5 times the normal water rates towards construction of additional B.U.A.
- 14. 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.
- 15. Necessary approach road to the plot from the edge of MIC 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.
- 16. The temporary structure shall be allowed 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
- 17. 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.
- 18. 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.
- 19. No tube well, bore well or open well shall be constructed by the plot holder without prior written permission.
- 20. 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.
- 21. 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.
- 22. 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.
- 23. 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.
- 24. 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.



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- 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.
- 25. The plot-holder has to make his own arrangement for 24 hours storage of water, as the department cannot guarantee uninterrupted water supply.
- 26. 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.
- 27. 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.
- 28. 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.
- 29. 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.
- 30. As soon as the building work is completed, the plot holder has to inform this office. The work has to be got verified & obtained from the this office.
- 31. The allottees are requested to inform the Deputy Engineer concerned for checking up the layout of the building when the plinth of building is completed and this is must.
- 32. This approval is subject to permission of competent authority under Urban Land (Ceiling & Regulations) Act of 1976, if applicable.
- 33. 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.
- 34. Allottee shall always keep the adjacent nalla free from any obstructions for smooth passes of flood/storm water.
- 35. The party shall abide by the fire safety norms.
- 36. The work of Internal & external water supply and sanitary fittings etc. for the work shall be carried out through the agency of Licensed Plumber of MIDC or Local Authority of Environmental Engineering Department of Government of Maharashtra, as per instructions of the undersigned.
- 37. The work should be carried out as per specifications conforming to IS standards. In case, these are not covered, standard practice allowed by MIDC will be followed.
- 38. The waste water from closets and urinals shall be passed through a septic tank of standard design. The effluent from the septic tank should be let out in a soak pit only till sewer lines to be laid by MIDC are not available in the area. The effluent from septic tank will ultimately have to be connected to MIDC's sewerage system when provided.

Following undertaking shall therefore be furnished.



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- a) The effluent from the factory on the aforesaid plot will be connected to the MIDC's sewer lines as soon as the same are available and commissioned in the area.
- b) Necessary consent under Sec.28 of the Act, will be obtained from the M.P.C.B. prior to connection of Plot-Holder's effluent to MIDC's Effluent Collection system.
39. You will be allowed to join your effluent to MIDC's Common Effluent Collection system, only after obtaining necessary consent from M.P.C.B. & actual commissioning of pretreatment units for effluent within your own premises.
40. In case of natural water courses of stream passing through your plot, you should take necessary care to ensure that the quantity of rain water that flows uninterrupted through plot & upto the point of outflow of the natural stream and these points of entry & exit must not be altered. Diverting the course within your own plot to suit your construction may be done after the detailed plans, sections, elevations and designs for allowing the maximum discharge of rain water through the above plot are granted written permission for the works proposed.
41. All vent pipes shall be minimum 80 mm dia size.
42. All rain water down take pipes shall be minimum 100 mm dia and should be provided at the rate of 1 No. per 35 Sqm. of roof area.
43. C.I. pipes shall be provided for carriage of water below the floorings.
44. All drainage pipes shall be minimum of 200 mm dia. Size.
45. It should be seen that no overflow of water from the soak pit or process waste water enters into adjoining property.
46. Rain water pipes are not to be connected to underground drainage systems.
47. Separate drainage system shall be provided for collection of Industrial & Domestic wastes. Terminal manhole shall be provided at the end of the collection systems with arrangements for measuring the flow.
48. If drainage connection is to be made by crossing of MIDC Road, the road reinstatement charges shall be paid in advance as intimated by the Deputy Engineer, concerned. The usual traffic rules & regulations shall be adopted while laying the pipes in the road portion.
49. In case, the plot holder violates any of the requirements stated above, he is liable for disconnection of water supply & is liable for action provided under the MIDC Act & various regulations & as per provisions in the lease agreement.

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

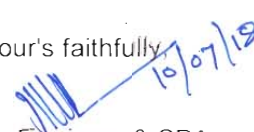
Please acknowledge the receipt of this letter.

Thanking you,

DA : Approved Drawing  
one No



Your's faithfully,

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

Copy submitted to:-

1. The Chief Fire Officer, MIDC, Andheri, Mumbai-93.
2. The Executive Engineer, MIDC, Dn-II, Thane for information.
3. The Regional Officer, MIDC Mahape, for information.  
Copy f.w.c.'s to
4. Architect Niral Patel, B-702, Shiv Kesar, St. Xaviers School Road, Vile Parle West, Mumbai-56

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**

(A Government of Maharashtra Undertaking)

Phone: 27781602



No.DE/MHP(C)/ Plot No. 4/1/IFMS/ 117,  
Office of the Deputy Engineer,  
Special Planning Authority,  
MIDC Sub-Dn. II, (Civil), Mahape.  
Date: 11/ .12.2017.

To,  
M/s. Loma IT Park Developers Pvt. Ltd.  
Plot No. 4/1, Ghansoli,  
TTC Indl. Area,  
Navi Mumbai -400701.

**Sub: COMMENCEMENT CERTIFICATE**

Sir,

With reference to your application No. SWC/14/523/20170124/445078 received on 24.11.2017 complied on 30.11.2017 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. 4/1 in T.T.C. Indl.Area, 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,



( Y.K. Meshram )  
Deputy Engineer & SPA,  
MIDC Sub-Dn.II (Civil), Rabale

**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 Rabale, for information.
2. Architect.



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

Phone: 27781602



No.DE/MHP(C)/Plot No. 4/1/ IFMS/ /17,  
Office of the Deputy Engineer,  
Special Planning Authority,  
MIDC Sub-Dn. II, (Civil), Mahape.  
Date:- 11/12.2017.

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To,  
M/s. Loma IT Park Developers Pvt. Ltd.  
Plot No. 4/1, Ghansoli,  
TTC Indl. Area,  
Navi Mumbai -400701.

Sub - Approval to As Built building plans for  
Proposed factory Building on Plot No. 4/1,  
in TTC Indl. Area,  
Architect - M/s. Niral Patel.

Ref: - Your application No. SWC/14/523/20170124/ 445078  
received on 24.11.2017 & compiled on 30.11.2017.

Dear Sir,

- 1) One set of additions to previous building plans received from you, vide letter cited above is hereby approved & returned to you subject to following conditions.
- 2.1) You had submitted plans & drawings for plinth area of Nil Sqm. over the plot area 1,21,405.692 Sqm. & at present this office has approved plans for upto - date plinth area of 24050.17 Sqm. & upto date built up area of 79904.99 Sqm. submitted by you. This office has approved only 6 No of drawings, details of which are attached in the accompanying statement.
- 2.2) In case of approval to the modified plans, the original approval to the drawings granted vide letter No.DE/MHP(C)/ IFMS/\_\_\_\_ dtd. \_\_\_\_\_ from the office of the Deputy Engineer, MIDC, Division No.II, Mahape is treated as cancelled as the drawings approved now supersedes 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 / issued vide letter No.DE/MHP(C)/ IFMS/C00397/ of 2017 dtd. 05.06.2017 from the Deputy Engineer, MIDC Division No-II, Mahape, is to be treated as combined approval for buildings.
- 3) 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.
- 4) Necessary approach road to the plot from the edge of MIC 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.
- 5) 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







- 19) 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.
- 20) 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.
- 21) 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.
- 22) This approval is subject to permission of competent authority under Urban Land (Ceiling & Regulations) Act of 1976, if applicable.
- 23) 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.
- 24) 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.
- 25) Allottee shall always keep the adjacent nalla free from any obstructions for smooth passes of flood/storm water.
- 26) 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.

Thanking You,

Yours faithfully,

DA : One statement showing  
Details of drawings approved.



(K. Meshram)

Deputy Engineer &

Special Planning Authority

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 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.