

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A GOVERNMENT OF MAHARASHTRA UNDERTAKING)

No MIDC/R.O./Thane-1 /Bldg Plans Approval/ 119 | 2018

Regional Office, Thane-1
MIDC, Thane Region (1)
Office Complex Bldg, 1st Floor
Near Wagle Estate Octroi Naka
Thane-400 604
Date

28 MAR 2018

To,
M/s Persipina Developers,
Alpha Building, 11th Floor, Main Street,
Hiranandani Gardens, Powai,
Mumbai-80.



Subject:- Approval of revised/amended building plans of 9 out of 11 Residential Buildings (Viz Atlas, Aurora, Minerava, Aura, Argus, Clio, Mellona, Helios, Hermis) and Retail A-Convenience Shopping in notified SEZ of 139.83 ha in non processing zone of sector specified SEZ for services on Plot no. 57/1, 57/2, 57/3B, 57/4, 58/1A, 58/1B, 58/2 & 59 at village Talegaon, Panshil (Taluka-Khalapur) & village -Bhokarpada (Taluka-Panvel) in Raigad District.

Reference:- 1) This office Plinth Certificate vide letter no. MIDC/R.O./Thane-1/Plinth Certificate/3823/2017 and letter no. MIDC/R.O./Thane-1/Plinth Certificate/150/2018 dtd.
2) Your letters/plans submitted vide letter no. PDPL/PL-SEZ/MIDC/34/2017 dated 13/12/2017
3) This office letter no. MIDC/RO/Thane-1/Building Plans Approval/1106/2016 dated 31/03/2016
4) OC/BCC granted vide letter no. MIDC/R.O.T-1/966 dtd. 18/03/2016 for two residential buildings (Apollo & Athena) in Sector A

Dear Sir,

With reference to your above stated application for Building Plan Approval, the revised building plans for previously approved 9 out of 11 Residential Buildings (Viz Atlas, Aurora, Minerava, Aura, Argus, Clio, Mellona, Helios, Hermis) with BUA 101957.04 sq.m. and Retail A-Convenience Shopping with BUA 1712.14 sq.m. (Total BUA of Sector A including 11 Residential Buildings is 109748.59 sq.m.) in non processing zone of sector specific SEZ for services at Villages Talegaon, Panshil (Taluka-Khalapur) and village Bhokarpada (Taluka-Panvel) in Raigad District are approved subject to following conditions

- 1) In case of approval to the modified plans, the earlier approval to the building plans of 11 Residential Buildings (Viz Apollo, Athena, Atlas, Aurora, Minerava, Aura, Argus, Clio, Mellona, Helios, Hermis) and convenience shopping granted letter no. MIDC/RO/Thane-1/Building Plans Approval/1106/2016 dated 31/03/2016 from this office is treated as cancelled. However, you were granted OC/BCC for 2 Out of 11 Residential Buildings i.e. building named Apollo & Athena (with BUA 6079.41 sq.m.) vide letter no. MIDC/R.O.T-1/966 dtd. 18/03/2016 will remain valid. Therefore revised/amended approval only holds true for 9 Residential buildings and Retail A-Convenience Shopping as mentioned above. Hence, the drawings approved now supersede the previously approved drawings of 9 Residential buildings and Retail A-Convenience Shopping. You are requested to return the cancelled plans to this office for cancellation and record.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- 3) The commencement certificate /building permit 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) Minimum two trees in plots of 200 sq m and such number of trees at the rate of one tree per 100 sq m for plot more than 200 sq m in area shall be planted and protected.

- 6) The status of Built up areas and FSI of the previously approved building plans and newly proposed building plans is enclosed at Annexure A. The status of plot wise Built up areas and FSI in approved SEZ layout is enclosed at Annexure-B.
- 7) All necessary respective approvals/NOC's shall be obtained from following authorities
- A) Civil Aviation Department
 - B) MPCB
 - C) NA permission from Collector Raigad
 - D) Director of Industries and any other authority as may be applicable

You should submit the certified copies of the letter of approval in triplicate from the above authorities before any work is started. All terms and conditions laid down therein shall be followed scrupulously.

- 8) For the sanitary block over head water storage tank shall be provided for at least 900 litres per WC and 180 litres per urinal, in addition to other such requirements.
- 9) During the period of construction, stacking of the materials shall be done only in the area of the plot. In no case materials be stacked along the public roads, open space without prior written approval of the Special Planning Authority and Regional Officer, Thane-1. The boundary marks demarcating the boundary of plot shall be properly preserved and kept in good conditions and shall be shown to the Department staff as and when required.
- 10) Developer/co developer shall be responsible for providing water supply and no separate boring will be permitted for any use in processing area.
- 11) The building plans for any future additions, alterations and extensions will have to be got approved from this office.
- 12) The present approval does not pertain to the approval to the structural designs and RCC members, foundations etc. It is only locational approval to the structures with reference to the plot.
- 13) If any power lines are passing through the plot, the developer should approach to the MSEDCL or concerned authority and obtain a letter specifying the vertical and horizontal clearances to be left and plan the proposed structures accordingly.
- 14) Where-ever a compound wall or fencing and gate is constructed, the gate should open inside the plot. If the plot is facing on two sides of the road then the gate shall be located at least 15 meters from the corner of junction of roads or as specified in D C Rules. Please ensure that there shall not be obstruction to visibility from the road at corners due to compound wall.
- 15) The waste effluent from the treatment work should be soaked in a pit if sewer lines are not available in the area. In case if sewage system is functioning, effluent should be connected to drainage main hole. Storm water flow from rain water pipe is not to be connected to a sewerage system. Further any waste effluent to be let out in sewerage system shall be pretreated to conform to standards laid by Maharashtra Pollution Control Board after obtaining their consent and as per relevant Act.
- 16) Developer should make his arrangements for 24 hours storage of water by constructing underground water storage tank of adequate capacity and submit such undertaking regarding the same at the time of making application for getting Occupancy Certificate.
- 17) If water streams are flowing through the plot, the developer should ensure that the maximum quantity of rain water that flows at the entry point of stream be allowed to flow of the origin stream. The detailed plans, sections and design for allowing minimum expected discharge of rain water through the plot has to be furnished to this office for approval and shall not start work of filling plot and no diversions of nallas should be undertaken until obtaining specific approval to the same from this office.
- 18) Permission stands cancelled if no construction work is started within 12 months from the date of issue of this letter. The date of starting construction work and date of completion should be informed to the Regional Officer-1.
- 19) The breach of any of these stipulations shall render the developer liable for action as provided in MID Act 1962 and regulations made there under and schedule of penalties prescribed for by the MIDC for that purpose.



- 20) MIDC has got the powers to add, amend or alter any provisions of D C Regulations from time to time as it may deem fit and developer shall abide by such changes made in these regulations and SEZ rules.
- 21) As soon as the building work is completed the developer should approach the Special Planning Authority i.e. Regional Officer, Thane 1 and get the work verified and building should not be occupied unless building completion certificate is obtained from this office.
- 22) On completion upto plinth level, the developer should invariably approach the Special Planning Authority i.e. Regional Officer, Thane 1 to check and to issue plinth completion certificate. Any construction proceeded without obtaining plinth completion certificate from MIDC will be treated as illegal and will have to be removed by the developer at his cost and risk.
- 23) The provision of rain water harvesting scheme shall be made as per directives of Government of Maharashtra under section 154 of MR and TP Act ,1966 and shall have one or more rain water harvesting structures having adequate capacity considering the plot area shall be designed and constructed. Owner shall ensure that the rain water harvesting structures are maintained in a good condition for storage of water at all times. SPA may impose a levy not exceeding Rs 1000/- per annum for every 100 sq m built up area for not providing or not maintaining rain water harvesting structure as required under these regulations. Treated waste water shall be reused for landscaping, flushing and air conditioning requirement.
- 24) No vehicles of employees, residents and visitors shall be parked outside of the plot premises.
- 25) The existing trees on the plot shall not be destroyed or removed. If there are existing trees within proposed development, the same shall be uprooted or replanted within plot after obtaining approval from competent authorities.
- 26) Basement floor proposed shall be used for parking and storing of non hazardous material or as mentioned in the D C Regulations. No other activities are permitted.
- 27) The layout of electrical installation shall be got approved from the concerned Electrical Inspector before commencement and once the work is completed the concerned authority shall be informed accordingly before commissioning. Certified copy of approval shall be submitted to this office after completion and commissioning. All the provisions under Energy Conservation Act, 2001 shall be followed.
- 28) Passenger and goods lifts (service lifts) shall be got approved from the concerned lift inspector /electrical inspector and copy of the approval shall be submitted to this office. It is advisable to plan smaller capacity lifts adjacent to large capacity lifts passenger lifts which can be operated in non peak hours so that power consumption can be reduced and electrical energy could be saved.
- 29) Neither the grant of commencement certificate nor the approval of the drawing and specifications nor inspection made by MIDC during the carrying out of the development shall in any way relieve the applicant of his responsibility for carrying out of development shall in any way relieve the applicant of his responsibility for carrying out the development in accordance with the requirements of Revised D C Regulations of MIDC.
- 30) In case, if any discrepancy or variation is observed in this approval, in regards to the various provisions of the relevant rules, the same shall be got cleared from the undersigned and then only construction /development work shall be commenced otherwise the responsibility of the same shall be with the owner.
- 31) You shall obtain consents from MPCB, if you propose to construct sewage treatment plant subsequently if applicable as per rules. It is necessary to recycle/reuse the treated water for gardening and flushing. Since you shall be constructing and operating sewage treatment plant, necessary provision for separate storage and lines for treated water shall be proposed, so that it is reused/recycled.
- 32) You are advised to complete formalities of insurance of the building under reference from insurance company of Govt. of Maharashtra or other reputed insurance companies.
- 33) You shall submit valid application for obtaining occupancy certificate/building completion certificate at least one month prior to proposed date of occupation along with all the documents including final fire NOC from MIDC's Fire Department , to this office which shall be exclusively noted.
- 34) Street lightning, Water heating, direction signage, traffic lights, blinkers should be powered by the solar energy as per Energy Conservation Act, 2002.



- 35) 100 % organic waste generated within SEZ should be vermin composted or used for in -situ power generation like Bio mass /Bio gas.
- 36) 50 % net roof area should be covered with vegetated roof of high solar reflective index material.
- 37) You shall provide common storage area for recyclable waste such as paper, glass, metal, cardboard, plastics and organic waste. Garbage segregation shall be as per Solid Waste Rules of 2000.
- 38) Owner shall obtain and produce Green -certificate from IGBC ,TERI or other national or international organization at the design stage.

You are hereby requested to take necessary action accordingly. Please acknowledge the receipt of this letter.

Enclosed: -

1. One set of drawings of 9 residential buildings (Viz Atlas, Aurora, Minerava, Aura, Argus, Clio, Mellona, Helios, Hermia) and Retail A-Convenience Shopping in non processing zone of sector specific SEZ for services at Villages Talegaon , Panshil (Taluka- Khalapur) and village Bhokarpada (Taluka-Panvel) in Raigad District.
2. Annexure-A
3. Annexure-B



[Handwritten Signature]
28/03/2018

Special Planning Authority
Regional Officer (Thane-1) MIDC

ANNEXURE-A

The built up area /FSI as per previously approved building plans and newly approved plans for sector specific SEZ for services proposed at at Villages Bhokarpada (Tal-Panvel) and Panshil, Talegaon (Tal-Khalapur) Dist Raigad


- Total net area of the SEZ as per approved layout for the purpose of calculation of FSI is 4,53,469.00 sq.m.
- BUA in processing zone
Previously Approved BUA of D and E (now Edinburgh & New Castle) = 115561.46 sq.m.
Revised BUA of Edinburgh & New Castle = 116878.+650.00 sq.m.
Approved BUA of A and B = 107598.40 sq.m.

Total BUA in Processing Zone = 224476.40 sq.m.
- BUA in non processing zone
Approved BUA of Sector A of 11 Residential Buildings = 107981.81 sq.m.
Approved BUA of Sector A Convenience Shopping = 1582.40 sq.m.
Total Approved BUA of Sector A = 109564.21 sq.m.
Revised BUA of Sector A of 11 Residential Buildings = 108036.45 sq.m.
Revised BUA of Sector A Convenience Shopping = 1712.14 sq.m.
Revised Total Approved BUA of Sector A = 109748.59 sq.m.
Existing Area of 2 Residential Buildings Apollo & Athena for which OC is granted = 6079.41 sq.m.

Approved BUA of Sector C of 8 Residential Buildings = 112086.909 sq.m.
Approved BUA of Sector C Convenience Shopping = 2491.448 sq.m.
Total BUA of Sector C = 114578.36 sq.m.

Revised Total BUA in Non Processing Zone = 224326.95 sq.m.
- Total built up area in Processing Zone and Non Processing Zone is 448803.35 sq.m.
- Thus, Built up area under processing zone is 224476.40 sq.m. and Built up area under Non Processing zone is 224326.95 sq.m. Thus Built up area in processing zone is not less than 50 % of total BUA. Hence OK.




28/03/2018
Special Planning Authority
Regional Officer (Thane-1) MIDC

ANNEXURE-B

The position of FSI in the approved layout of sector specific SEZ for services proposed at Villages Talegaon , Parshil (Taluka- Khalapur) and village Bhokarpada (Taluka-Parvel) in Raigad District.

The net area after deducting natural water course is 453469.00 sq m.

Plot no	Area in sq m	Processing/non processing	Land use	Name of the Building	BUILT UP AREA	FSI
1	28104	Processing	Industrial	A and B	107598.40	3.8286
2	5141	Processing	Open space			
3	9064	Processing	Open space			
4	1252	Processing	Open space			
5	1855	Processing	Amenity			
6	41391	Processing	Industrial	Edinburgh & New Castle (D and E)	116878.00	2.8237
7	14085	Processing	Open space			
8	33048	Processing	Utilities			
9	75469	Non processing	Residential	11 Residential Buildings + Shopping SECTOR A	109748.59	1.4542
10	6381	Non processing	Commercial			
11	3609	Non processing	Utilities			
12	2905	Non processing	Amenity			
13	5297	Processing	Amenity			
14	15202	Non processing	Residential			
15	8993	Non processing	Open space			
16	8102	Non processing	Utilities			
17	1049	Non processing	Open space			
18	33312	Non processing	Residential	8 Residential Buildings + Shopping SECTOR C	114578.357	3.4395
19	12760	Non processing	Amenity			
20	9144	Processing	Open space			
21	19421	Non processing	Open space			
22	25360	Processing	Industrial			
23	6379	Processing	Open space			
24	12274	Processing	Open space			
25	845	Non processing	Open space			
26	4685	Processing	Open space			
A	15650	Processing	Roads			
B	21046	Non processing	Roads			
C	17710	Non processing	Roads			
D	16636	Processing	Roads			
TOTAL	456349.0				448551.127	0.9829

[Signature]
28/03/2018

Special Planning Authority
Regional Officer (Thane-1) MIDC

