

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A GOVERNMENT OF MAHARASHTRA UNDERTAKING)



No.MIDC/DE & PA-III/SPA/D-2/
IFMS-A19279/of 2016
Office of the Executive Engineer, MIDC,
Division No. II, Wagle Indl Area, Thane.
Date : 18/01/2016

M/s. Ashar Realtors.,
Amalgamated plot bearing
Survey No. 254 (Pt), 256 (Pt),
277 (Pt), 278 (Pt.) & 279 (Pt.), and D-2
MIDC, Wagle Estate, Road No. 16/Z,
THANE-400 604.

Sub : 1) Building plan approval
2) Drainage Plan approval

Ref : 1) Online application vide SWC/2/3/20160115/384463.
2) Your letter No. Nil, date 05/11/2015.
3) MIDC, CEO's approval vide No. D78602, dtd. 31.12.2015

Dear Sir,
You have submitted application for approval to 1) Building plan 2)
Drainage plan.
Above application are examined and following approvals are
hereby granted...

A) Building plan approval

Since you have paid following.....

- I) Development charges, amounting to Rs. 52,16,300/- vide RTGS UTR No. 4440U16015101375, dtd. 15/01/2016.
 - II) Scrutiny fees, amounting to Rs. 1000/- vide RTGS UTR No. 4440U16015101375, dtd. 15/01/2016.
 - III) Labour cess, amounting to Rs. 71,28,815/- vide RTGS UTR No. 4440U16015101376, dtd. 15/01/2016.
- 1) The set of plans, received from you vide letter cited above, is hereby approved subject to acceptance and follow up of following conditions by you.

2) You had submitted plans and drawing for 17750.99 Sqm. of plinth area for the plot area 36438.81 Sqm., at present this office has approved plans for total upto date 70674.73 Sqm. of built up area. This office has approved 13 Nos. of drawing, details of which are mentioned on the accompanying statement.

A) In case of approval to the modified plans, the earlier approval to the building plans granted vide letter No. IFMS-C68180, dtd. 12/09/2014 by this office is treated as cancelled. The drawings approved now supercede the previously approved drawings. You are requested to return the cancelled plans to this office cancellation and record.

B) The drawings submitted now includes existing structures & proposed structures, which were not approved previously. Present approval along with the previously BCC vide letter No. IFMS-B-99102, dtd. 03/07/2013 from the office of the Deputy Engineer & PA-III, MIDC, Division No. II, Thane is to be treated as combined approval.

3) In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-

- i) Factory Inspector *if required*
- ii) _____
- iii) _____

This building plan approval is with respect to planning point of view and in accordance to MIDC's Development Control Rules, since MIDC is Special Planning Authority (SPA) for this Area.

- 4) You will obtain 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 and its subsequent amendments'.
- 5) You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OR within three months from the date of issue of this letter whichever is earlier.
- 6) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.
- 7) For necessary approach road to the plot from the edges of MIDC. Road, 900mm dia CD works or a slab drain of required span and size shall be provided.
- 8) Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.
- 9) During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.
- 10) The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.
- 11) No tube well, bore well or open well shall be dug.
- 12) Plans for any future additions, alterations or extensions will have to be get approved from this office, as well as from concerned competent authority.
- 13) The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various structures & floors with reference to the plot, in accordance to MIDC DCR.

- 14) In case any power line is passing through the plot, the plot holder should approach MSEDCL and obtain their letter specifying the vertical and horizontal clearance to be left and plan his structures accordingly.
- 15) The compound wall gate should open inside the plot and if the plot is facing on two or more sides of the road then gate shall be located at least 15 m. away from the corner of junction or roads.
- 16) Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.
- 17) In case, water stream/ nallah is flowing through the allotted plot, 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 uninterruptedly through the plot and upto the point of out flow of the original stream. The points of entry and exit of the natural stream shall not be changed. The detailed plans section and design for allowing maximum expected discharge of rain water through the plot have to be furnished to this office and no filling of plot and diversion of nalla is allowed unless a written permission is obtained from the Executive Engineer/SPA.
- 18) This permission stands cancelled, if no construction work is started within 12 months from the date of issue of this letter or the date given in the agreement to lease to start construction work whichever is earlier. The date of starting construction work and date of completion shall be informed to the Executive Engineer in charge immediately. The construction shall be completed within the given stipulated time limit as per the lease agreement.
- 19) Breach of any rules stipulated will render the plot -holder liable for action as provided in MIDC., Act 1961 (II of 1962 and regulations made there under) and also, terms of lease agreement and schedule of penalties prescribed by the Corporation for this purpose.
- 20) This office is empowered to add, amend, vary or rescind any provisions of Building Rules & regulations from time to time as it may deem fit, and the plot-holder has to be abide by these rules and regulations.
- 21) As soon as the building work is completed, the plot-holder shall approach to the concerned Deputy Engineer/Executive Engineer, to get the work verified and building shall not be occupied unless building completion certificate and occupancy certificate is obtained from this office.

22) The plot-holder within a period of one year from the date of agreement to lease, shall plant at least one tree per 100 Sq. m. of plot area along the periphery of the plot. In addition, he shall also plant one tree per 15 m. on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease.

23) The basement if provided is to be used only for storage purpose. No. manufacturing activities are allowed, similarly toilet is not allowed at the basements.

24) The Name and plot number shall be displayed at main entrance of plot.

25) The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate.

26) The plot holder shall ensure that, the foundation of the building / structure shall rest on the firm strata and not on made up / filled ground. The Architect and structural consultant appointed by the owner will be solely responsible for this condition.

27) MIDC issues permission for development of plots which are situated on river banks, adhering to the contents of the River Policy dt. 13th July 2009 and as per category of Industries. PIL No. 17 of 2011 is filed against this policy at the Hon'ble High Court Bombay. It is clarified that, grant of any permission by the MIDC to any new industry in industrial estate situated on river banks will be subject to any further orders which may be passed by Hon'ble High Court, Bombay under PIL No. 17 of 2011.

28) Since you have consumed 1.99 % of F.S.I. as per the approved plan, you are requested to utilize remaining FSI as per agreement to lease.

C] Drainage

i) Drainage Plan Approval (Internal Works)

The set of plans in triplicate received along with the letter under reference for the above work is scrutinized the proposal is approved subject to condition as follows:

The work of internal and external water supply and sanitary fittings etc for the above building shall be carried out through the a licensed plumber registered at local authority or of Environmental Engineering Department, or Govt. of Maharashtra.

- 1) The work should be carried out as per specifications confirming to I.S.S. In case they are not covered under I.S.S. then standard practice allowed by Municipal Corporation / or Local Council shall be followed.
- 2) The wastewater from water closets and urinals shall be passed through a septic tank of standard design.

- 3) The present approval to the plans does not pertain to the design of septic tank, effluent treatment plant etc. It is only locational approval to these structures with reference to the plot.
- 4) You will be allowed to join your effluent to MIDC's common effluent collection system only after obtaining of necessary N.O.C. from M.P.C. Board and actual commissioning of pretreatment activity the factory effluent will be allowed to connect to MIDC system.
- 5) Overhead water tank shall be provided at the rate of 500 Liters per W.C. / Urinal provided.
- 6) The waste water from the closets and Urinals shall be passed through the septic tanks, which is to be adequate to meet the requirements of the persons working in the factory and process waste if any, prior to septic tank in series with suitable size of 100 mm dia sewer trap, inspection chamber with 80 mm dia vent pipe shall be provided.
- 7) All vent pipes shall be minimum 80 mm dia size.
- 8) All rain water down take pipes shall be minimum 100 mm dia and should be provided at the rate of 1 Nos. Per 25 Sq. m. of roof area.
- 9) All S.W. pipes shall be minimum of 150 mm dia size.
- 10) It should be seen that no overflow of water from the soak pit or any process waste enters in to adjoining property or road.
- 11) Rain water pipes are not to be connected to underground effluent collection system. Separate drainage system shall be provided for collection of Industrial and Domestic wastes. Manholes shall be provided at the end of collection system with arrangements for measurement of the flow.
- 12) In case any of the requirements, stated as above is violated by the plot holder then he is liable for disconnection of water supply and is liable for action provided under MIDC., Act and various regulations and as per provision in the lease agreement.
- 13) The completion of work as per above requirements, it shall be jointly, inspected by the concerned Deputy. Engineer, of MIDC and your representative who has designed and executed work, without which drainage completion certificate will not be issued.
- 14) The waste water after treatment shall be soaked in a soak pit, if sewer line is not available for the plot; whereas if effluent collection system, of MIDC is functioning, then effluent shall be connected to the same after getting drainage plans approved from this office. The effluent shall be outletted only after pretreatment confirming to the standards stipulated by Maharashtra Pollution Control Board of Govt. of Maharashtra and after obtaining their consent under water Act 1974, Air Act 1981, & Hazardous waste Rules 2008 and subsequent amendments.

You are hereby requested to go through above approvals carefully with the above conditions, and take necessary actions accordingly.

Thanking you.

Yours faithfully



Deputy Engineer & PA-III
Special Planning Authority Sub Dn.
MIDC, Division No. II, Thane.

- DA :-
1. One Statement showing details of drawings and built up area approved.
 2. Copy of approved drawings/plans.
 3. Approved drainage plans (Internal) Approved drainage plans (External)
 4. Plan showing water supply connection.

Copy f.w.c.s to.....

- 1) The Collector, Thane District, Thane for favour of information.
- 2) The Commissioner, Thane Municipal Corporation, Thane for favour of information.
- 3) The Regional Officer, MIDC, Regional Office, Thane-1, Office Complex bldg. Near Check Naka, Wagle Industrial Area, Thane (w) 400 604 for information.
- 4) The Chief fire officer & Fire Advisor, "Udyog Sarathi", MIDC HQ, Mahakali Caves road, Marol, Andheri (E), Mumbai-93 for favour of information.

Copy submitted to (In case DE is SPA).....

- 1) The Executive Engineer, MIDC, Division No. II, Thane for favour of information please.

Copy to.....

- 1) Copy to the Tax Officer, Municipal Council for information.
- 2) Copy f.w.c's to Architect M/s. Datsaria Associates, 801, Skyline Epitome, Near Jolly Gymkhana, Kirol Road, Vidhyavihar Road, Mumbai-400077 for information.

1	Area of the Plot on amagmated plot bearing survey no 254 (Pt) 256 (Pt), 277 (Pt), 278 (Pt) & 279 (Pt) and plot no D-2=(As per development Agreement) = 27356.81 m ² + 9082.00	=	36438.81	sqm	
2	Less RG 10% on Area of D2 ie 9082.00 x 10%	=	908.2	sqm	
3	Net Plot Area (1-2)	=	35530.61	sqm	
4	Permissible FSI 35530.61 x 2	=	71061.22	sqm	
5	Existing IT Building	=	53750.65	sqm	
6	Existing IT support Services (Commercial)	=	960.77	sqm	
7	Proposed IT Building	=	2801.59	sqm	
8	Proposed Support services (Residential)	=	13161.72	sqm	
9	Total IT BUA (5+7)	=	56552.24	sqm	80.02%
10	Total IT support services (commercial/Residential (6+8)	=	14122.49	sqm	19.98%
11	Total BUA (9+10)	=	70674.73	sqm	
12	Ground coverage	=	17750.99	sqm	
13	Plinth F.S.I. $\frac{17750.99}{35530.61} = 0.49 < 0.50 \dots \dots \dots \text{O.K.}$				
14	Total F.S.I. $\frac{70674.73}{35530.61} = 1.99 < 2.00 \dots \dots \dots \text{O.K.}$				




 Deputy Engineer & PA-III, (SPA)
 M.I.D.C. Division No. II, Thane.