

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
(A Government of Maharashtra Undertaking)

Phone: 27781602



No.DE/MHP(C)/D-223(A) (C) & (D)/  
Office of the Deputy Engineer,  
Special Planning Authority,  
MIDC Sub-Dn.I(Civil),Mahape.

A-42642  
/2015,

Date:- 06/02/2015.

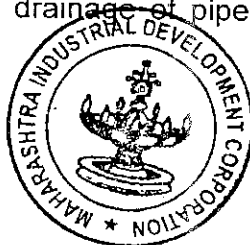
To,  
M/s. Merino Shelter Pvt. Ltd.,  
Plot No. 223(A) (C) & (D),  
TTC Indl Area,  
Navi Mumbai.

Sub : Approval to Amended & Additional building plans for  
proposed I.T / ITES Building on Plot  
No. D-223 ( A) (C) & (D)  
Architect M/s.Positron, Thane

Ref : Your Architect's on line application through SWC  
Vide tracking ID No.SWC/14/3/20140821/295978  
& Complied on 06/02/2015.

Dear Sir,

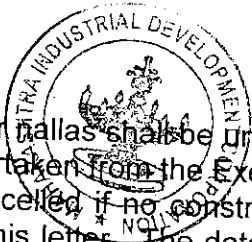
- 1) One set of amended plan received from you, vide letter cited above is hereby approved & returned to you subject to following conditions.
- 2.1) You had submitted plans & drawings for plinth area of 6565.68 Sqm. over the plot area 23089.00 Sqm. & at present this office has approved plans for upto - date plinth area of 6814.93 Sqm. & upto date built up area of 41482.94 Sqm submitted by you. This office has approved only 17 (Seventeen) Nos of drawing, 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/4246 dt. 20/12/2007 from the office of the Deputy Engineer, MIDC, Sub Division No. I, 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 BCC no . SPA/2290 dt.25/07/2007 & 2340 dt. 26/07/2007 & 2314 dt. 25/07/2007 and 3758 dt. 08/02/2010 from the Deputy Engineer, MIDC, Sub Dn-I, Mahape is to treated as cancelled approval for buildings.
- 3) a) The building plans needs to be got approved from :
  - 1) Shop & Establishment / IEM.
  - 2) Final NOC from CFO, MIDC( HQ), Andheri, Mumbai-93..Certificate copies of plans along with a letter for approval from the above authorities in triplicate shall be submitted/sent to the Ex. Engineer, before starting the work.
- b) Certificate of approval from Foods & Drugs Department need to be submitted before applying for BCC & DCC if applicable.
- 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.

- 6) 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.B. & 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 & is functioning, the factory effluent & sewerage shall be connected 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 Thane shall be undertaken unless a written permission for the work proposed is undertaken from the Executive Engineer.
- 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 Deputy Engineer & SPA. The work has to be got verified & the completion certificate is to be obtained from the Deputy Engineer & SPA.
  - 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 & stilt approved if any is to be used only for purpose of parking and providing utility services as permissible vide D.C. Rule. No Manufacturing activities are allowed. Provision of toilet is not allowed at the basement.
  - 25) This approval is subject to permission of competent authority under Urban Land ( Ceiling & Regulations) Act of 1976, if applicable
  - 26) The stilt & podium is provided to be used only for parking purpose and any other admissible uses and utility services as per D.C. Rules.
  - 27) The allottee within a period of one year from the date of approval of the plans, 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 100Sqm. Of plot area & one tree at a distance of 15.00m. on front edge of road or part there of & when the trees so planted, shall be maintained in good condition through the term.
  - 28) The party shall abide by the fire safety norms.

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

Thanking You,



Yours faithfully,

(S.P. Avhad)  
Deputy Engineer &  
Special Planning Authority  
MIDC Sub-Dn I (Civil),  
Mahape

DA : One statement showing  
details of drawings approved

**Copy submitted to :**

1. The Collector, District Thane, Thane for information.
2. The Dy. Assessor & Collector, N.M.M.C., Turbhe for information.
3. Chief Fire Officer, MIDC, Andheri, Mumbai 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. DIC Thane, for information.
3. Architect.M/s.Positron, Thane.

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Special Planning Authority,  
MIDC Sub-Dn.1(Civil),Mahape.

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Date:- 06/02/2015

To,  
✓ M/s. Merino Shelter Pvt Ltd.,  
Plot No. 223(A) (C) & (D),  
TTC Indl Area,  
Navi Mumbai.

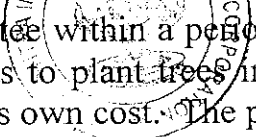
Sub: COMMENCEMENT CERTIFICATE

Sir,

With reference to your online application through SWC vide tracking ID No.SWC/14/3/14/3/20140821/295978 received on 21/08/2014 & complied on 06/02/2015 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. D-223 (A) (C) & (D) 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 setback 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 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 construction water rate will be 1.5 times the normal water rates towards construction of additional B.U.A.
10. As per the undertaking submitted by the allottee, LOI environmental clause shall be submitted within 30 days, otherwise this approval may be treated as cancelled.
11. As per Hon. Court consent terms dt. 13/02/2014 shall be binding on you and your heir.
12. This approval is subject to permission of competent authority under Urban Land ( Ceiling & Regulations) Act of 1976, if applicable
13. The stilt & podium is provided to be used only for parking purpose and any other admissible uses and utility services as per D.C. Rules.



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14. The allottee within a period of one year from the date of approval of the plans, 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 100Sqm. Of plot area & one tree at a distance of 15.00m. on front edge of road or part there of & when the trees so planted, shall be maintained in good condition through the term.
  15. The party shall abide by the fire safety norms.
  16. The permissible activity as per LOI are the part of IT park and sub-division & transfer of the plot ( Fully/ Partly) is not permissible.
  17. Support services/Residential area approved under 3-1-1 (2) IT/ ITES policy 2009.

Your's faithfully,



(S. P. Avhad)  
Deputy Engineer &  
Special Planning Authority  
MIDC Sub Dn I (Civil), Mahape

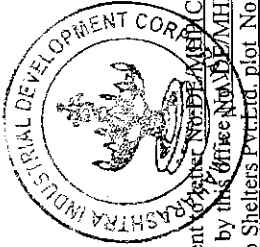
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1. The Collector, District Thane, Thane for information.
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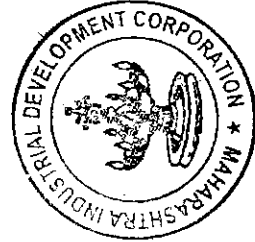
1. The Regional Officer, MIDC Mahape, for information.
2. Architect M/s. Positron, Wagle Estat, Thane
3. DIC, Thane.
4. Copy for Bill clerk.

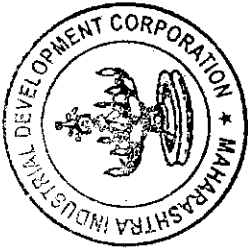


**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
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The statement is accompanied by the Revised Plan :- Plan approved by the Office No. DE/MHP/378 dated 08/02/2010, addressed to M/s. Merino Shelters Pvt.Ltd., for Plot No. D-223(A) (C) & (D) in TTC Industrial Area. Revised Plan :- Plan approved by the Office No. DE/MHP/378 dated 08/02/2010, addressed to M/s. Merino Shelters Pvt.Ltd., for Plot No. D-223(A) (C) & (D) in TTC Industrial Area. Allottees Name :- M/s. Merino Shelters Pvt.Ltd. plot No. D-223(A) (C) & (D)

Sr. No.	Drg. No.	Name of Architects	Description	Stilt Area in Sqm.	Ground floor Area in Sqm.	Stilt Area in Sqm.	1 <sup>st</sup> floor Area Sqm.	Podium	2 <sup>nd</sup> floor Area in Sqm.	3 <sup>rd</sup> floor Area in Sqm.	4 <sup>th</sup> floor Area in Sqm.	5 <sup>th</sup> to 7 <sup>th</sup> floor Area in Sqm.	8 <sup>th</sup> to 13 <sup>th</sup> floor Area in Sqm.	Total Area in Sqm.
1	3	4		5	6	7	8	9	10	11	12	13	14	15
1			1) BCC vide letter No. DE/MHP/2290 ( D-223 (A)/dt/25/07/2007.	---	821.08	---	---	---	---	---	---	---	---	821.08
			2) BCC vide letter No. DE/MHP/2340 ( D-223 (C)/dt/25/07/2007)	---	1504.128.	---	---	---	---	---	---	---	---	1504.128
			3) BCC vide letter No. DE/MHP/2314 dt.25/07/2007	---	1797.08 Mezz.500 (-)821.08	---	---	---	---	---	---	---	---	1797.08 Mezz.500 (-)821.08
			4) Demolition vide letter No./223(A)/DE/MHP/3586dt. 30/10/2007.	---	(-)1504.128	---	---	---	---	---	---	---	---	(-)1504.128
			5) Demolition vide letter No./223(C)/DE/MHP/3588dt. 30/10/2007.	---	(-)1794.08	---	---	---	---	---	---	---	---	(-)1794.08
			6) Demolition vide letter No./223(D)/DE/MHP/3587dt. 30/10/2007	---	(-)500.00	---	---	---	---	---	---	---	---	(-)500.00
			<b>Total</b>	5649.565	367.977	---	5790.001	---	5593.506	5593.506	5593.506	---	---	22938.496
			BUA approved vide DE/MHP/4246 dt. 20/12/2007	Treated As Cancelled										
			BUA approved vide No.DE/MHP/378 dt. 08/02/2010	8643.144	662.076	8643.144	378.549	5953.259	3549.299	3549.299	2630.101	5510.854	1729.778	18029.956
				Treated As Cancelled										





Dr. No.	Name of Architect	Particulars	Floor No.	Basement/ Stilt/ Parking	IT	ITES	Residential	Total
	M/s. Positron, Thane CA/86/10147			m2	m2	m2	m2	m2
1		Layout, Area statement, RG & Amenity Area statement		3828.93 (Parking-I) (free of FSI)				
2		Basement floor plan of IT/ITE.s Area diagram		10900.06m2 (free of FSI)				
3		Lower ground floor of IT/ITE's & area diagram & area calculation		10842.26 (free of FSI)				
4		Upper ground floor plan of IT/ITE's & area diagram & calculation		3276.61 (Stilt) (Free of FSI)	409.02	237.68		683.05
5		First floor plan of ITE's & 1 <sup>st</sup> & 2 <sup>nd</sup> parking level of IT building & area calculation			36.35	160.20		252.60
6		2 <sup>nd</sup> to 4 <sup>th</sup> floor plan of IT & Area calculation			46.20			
					5890.33			17670.99
					5890.33			
					5890.33			
7		5 <sup>th</sup> floor plan of IT & Terrace floor plan of IT & Area diagram	6 <sup>th</sup>		2572.90	130.42		2703.32
8		Floor plan of ITEs from 6 <sup>th</sup> to 19 <sup>th</sup> floor & terrace plan of IT with area calculation of ITES	7 <sup>th</sup>			847.08		847.08
			8 <sup>th</sup>			847.08		847.08
			9 <sup>th</sup>			847.08		847.08
			10 <sup>th</sup>			847.08		847.08
			11 <sup>th</sup>			847.08		847.08
			12 <sup>th</sup>			847.08		847.08
			13 <sup>th</sup>			847.08		847.08
			14 <sup>th</sup>			847.08		847.08
			15 <sup>th</sup>			847.08		847.08
			16 <sup>th</sup>			847.08		847.08
			17 <sup>th</sup>			847.08		847.08
			18 <sup>th</sup>			847.08		847.08
			19 <sup>th</sup>			847.08		847.08
9		Elevation of IT/ITES						
10		Section A-A of IT/ITES						
11		Section B-B, C-C of ITES & west elevation.						
12		Lower & Upper basement floor plan of Residential building, area calculation of basement & area statement of Residential building		Lower basement- 2707.43 Upper basement- 2707.43 (Free of FSI)				
13		Ground floor plan & Typical floor plan of Residential building ( 1,3,5 & 7) & area calculation of Ground floor		Stilt- 229.03 (Free of FSI)			41.54	41.54
14		Typical floor plan of residential building ( 2 <sup>nd</sup> to 27 <sup>th</sup> floors) area diagram, calculation of typical floor and balcony area statement	2 <sup>nd</sup>				297.57	297.57
							297.57	297.57

