

**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**

(A Government of Maharashtra Undertaking)

Phone: 27781602



No.EE/SPA/GEN-4/1/E-31223 /of 2019,  
Office of the Executive Engineer &  
Special Planning Authority,  
MIDC Dn. No. II Mahape.  
Date:- 26/12/2019.

To,  
M/s.Aurum Platz IT Pvt. Ltd.  
Plot No. GEN-4/1, Ghansoli,  
TTC Industrial Area.  
Navi-Mumbai.

**Sub: COMMENCEMENT CERTIFICATE**

Sir,

With reference to your architect's online submission through SWC vide tracking I.D. No. SWC/14/521/20190918/658262 & complied on 23/12/2019 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 Proposed Construction of IT Building on Plot No. GEN-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 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. Temporary labour camps, Toilet blocks & Water tanks within the site are allowed only during the phase of construction period of 2 years only.
9. The work of construction of temporary structure shall be executed under qualified structural engineer/Architect.
10. Allottee has to pay temporary construction fees at the rate of Rs. 50/- per Sqm. of such covered area of temporary structures.
11. Equal amounts as fees should be paid as deposit, which will be refundable at the end of the two years, or on completion of project whichever is earlier after removal of by the Allottee / Licensee / Lessee / Owner.
12. Failure to remove such temporary sheds will be liable for forfeiture of the deposit and any such failure continuing beyond stipulated period shall be liable for imposition of penalty which will be 3 times the rate of Rs. 50/- per Sqm.

Your's faithfully,  
**Maruti S**  
**Kalkutaki**  
Executive Engineer &  
Special Planning Authority  
MIDC Division No.II Mahape

**Copy submitted to :**

1. The Collector, District Thane, for information.
2. The Municipal Commissioner, N.M.M.C. for information.
3. The Chief Fire Officer, MIDC, Andheri for information.

**Copy f.w.c.'s to**

1. The Regional Officer, MIDC Mahape, for information.
2. Architect M/s. Niral Patel, Mumbai for information & further needful please.

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No EE/SPA/GEN-4/1/E-31223/of 2019.  
Office of the Executive Engineer,  
MIDC Dn. II, Mahape , Navi Mumbai .  
Date: - 26/12/ 2019.

To,  
M/s.Aurum Platz IT Pvt. Ltd.  
Plot No. GEN-4/1, Ghansoli,  
TTC Industrial Area.  
Navi-Mumbai.

**Sub :- TTC Industrial Area.**

Plan Approval for Building plan R-4 , R-5 & Club house on  
Plot No. GEN-4/1 in TTC Industrial Area

**Ref.:- 1. Tracking Id: SWC/14/521/20190918/658262 dtd. 03.10.2019**  
Complied on 23.12.2019.

Dear Sir,

You have submitted application for Approval to additions to previous Building Plan for proposed structure. Above applications are examined and following approvals are hereby granted...

**A] Additions to previous Building Plan Approval**

Since you have paid following .....

- 1) **Development charges**, amounting to Rs. 89,93,813.29/- vide receipt No. GL-20483770 dtd. 20.12.2019, **Labour Cess** amounting to Rs.2,14,60,662.50/- vide receipt No. GL-20483770 dtd. 20.12.2019, **Scrutiny fees** amounting to Rs. 1,50,000/- vide receipt no.GL20343326 dtd. 3/10/2019 & GL-20483770 dtd. 20.12.2019 & **Addl FSI Premium charges**, amounting to Rs. 16,50,09,600/-vide receipt No. GL-20483770 dtd. 20.12.2019.

The set of plans, received from you vide your letter cited above, is hereby approved subject to acceptance and follow up of following conditions by you.

- 1) You had submitted plans and drawings for **14468.00 m<sup>2</sup>** of plinth area for the plot area of **121405.69 m<sup>2</sup>**., at present this office has approved plans for total up to date **183255.42 m<sup>2</sup>**. of built up area. This office has approved **18 Nos.** of drawing details of which are mentioned on the accompanying statement.

- 2) **Note:- Please Read approved plan in PDF Drg. No.1/18 in proforma sheet Total BUA mentioned 186048.37 Sq.m, it should be read as approved total BUA as 183255.42 Sq.m.**

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

The building plans needs to be got approved from :

- i) Directorate of Industrial Safety & Health.  
ii) Any other Govt. authorities which may be mandatory.

Certificate copies of plans along with a letter for approval from the above authorities in triplicate shall be submitted/to the DE & SPA , before starting the work.

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.

3. In case of approval to the modified plans, The original approval to the drawings granted vide letter No.EE/SPA/G-4/1/IFMS/C-77814 dtd.21.08.2019 from the Office Executive Engineer MIDC Dn. II, Mahape is treated as combined approval as the drawings approved now supersedes the previously approved drawings. You are requested to return the above cancelled drawings to this office for records and cancellation.
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, 900 mm 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

18. 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.
19. This permission stands cancelled, if no construction work is started within twelve 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.
20. 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.

## **B] 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 location 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 Litters 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 out letted 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.

Thanking you,

Yours faithfully,  
**Maruti S**  
**Kalkutaki**  
Executive Engineer &  
Special Planning Authority  
MIDC Dn. II, Mahape

Digitally signed by Maruti S Kalkutaki  
DN: cn=Maruti S Kalkutaki, ou=Maharashtra  
Industrial Development Corporation, postalCode=400710,  
st=Maharashtra,  
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c8a13778a6e77536,  
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serialNumber=032384453581564601160740778a1dca33705acef  
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Date: 2016.11.20 15:28:30 +05'30'

**DA:-** 1. One Statement showing details of drawings and built up area approved.  
2. Copy of approved drawings/plans.

**Copy submitted to**

- The collector , District Thane ,thane for information.
- The Chief Fire officer , MIDC, Andheri, Mumbai-93.
- The Municipal Commissioner, NNMC for information.
- The Regional Officer, MIDC , Mahape information .  
Architect M/s. Niral Patel, Mumbai for information & further needful please.
- Guard File