



**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)**

Office of the Deputy Engineer, MIDC, Sub Division, Murbad.
Murbad Shahapur Road, MIDC Indl.Area Murbad, Dist-Thane,
Pin-421401 Email :- demurbad@midcindia.org
Website :www.midcindia.org Phone No. 02524- 222263

MIDC/IFMS/MUR/E & MD/SDMURBAD/A-90453/2023

Date: 14/03/2023

OCCUPANCY CERTIFICATE

Sub:- Issue of Occupancy certificate for Buildings on Plot No.**M-46**
MIDC , Addl. Murbad Indl.Area.

- Ref:** 1. On Line application vide SWC /12/19/20230309/889951
2. Building Completion Certificate By Architect M/s. Bhirud & Associates
dt.15/02/2023.
3. Final Fire N.O.C. issued vide letter No. MIDC/DE(SPA)/SDMRBD /A76632
dt.27.02.2023
4. Plan approval vide letter No.B-53408 dt.06/05/2019
5. Site Inspection Report submitted by Architect dt..20/02/2023

This is certify that, **M/s. Mexcel Engineering India Pvt .Ltd.** allottee of Plot No.**M-46**,**MIDC, Addl. Murbad Indl. Area** have completed the development work of Industrial building having total built up area- **778.80 sq.m.** on Plot No. **M-46**, situated at **MIDC , Addl. Murbad Indl. Area**, as per details mentioned below under the supervision of Architect M/s. Bhirud & Associates .Licence. No. 554/KDMC.

1. Name of the Plot holder : **M/s. Mexcel Engineering India Pvt. Ltd.**
2. Address : **Plot No.M-46, MIDC , Addl. Murbad Indl. Area, Tal- Murbad, Dist- Thane**
3. Plot area : **1050.00 sq.m**
4. Approval of Plans : **MIDC/DE(SPA)/SDMRBD/B-53408, dt.06/05/2019**
5. Built-up Area Approved : **778.80 sq.m.**
6. Previous OC issued : **Nil**

RAJESH
LINGPPA
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7. Status of construction
on site as per site Inspection
report : Building completed as per approved plans
- a) Built up area completed in : **778.80sq.m**
all respect
- b) FSI Details : FSI Consumed =**0.74 (i.e 74%)**
8. Remarks as per Site Inspection
Report submitted by Architect : Building is completed as per approved Plans &
as per MIDC DCR-2009
9. Total Area that could be considered
as built up area (Sq.m.) : **778.80 sq.m.**
10. Details of Building Constructed and Built up Area approved :

Sr. No.	Building No.	Built up Area (in sq.m.)
1	Ground floor	519.20
2	Extra Height	259.60
Total BUA		778.80

As requested vide ref. no. 1 & as per site inspection report vide ref no. 5 , you are permitted to occupy this building having total built up area- **778.80 sq.m.(FSI- 0.74)**.

If any discrepancies observed on site in future with respect to site inspection report submitted vide ref no. 5, then legal action as per MR&TP Act 1966 as deemed fit shall be taken please note.

RAJESH LINGPPA
DONGSHANWAR

**Deputy Engineer &SPA,
MIDC, Sub-Division, Murbad**

Copy to ;

- Copy submitted to the Executive Engineer, MIDC, Barvi Dam Division, Ambarnath, for favour of information please.
- Copy f.w.c.s. to the Regional Officer, MIDC, Wagle estate, Thane II for favour of information please.
- Copy f.w.c.s. to the Architect M/s. Bhirud & Associates , Dombivali (E) 421203.

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Murbad-Shahapur Road, MIDC Indl. Area, Murbad,
Dist-Thane Pin-421401, Tel- 02524 -222263
Email: demurbad@midcindia.org
Website: www.midcindia.org

MIDC/DE(SPA)/SDMRBD /B-53408 / 2019

Date : 06 /05/2019

To,

M/s. Mexcel Engineering India Pvt. Ltd.
MIDC, Plot No. M-46,
Addl. Murbad Industrial Area,
Tal- Murbad, Dist- Thane.

Sub: Addl. Murbad Industrial Area.....

Approval of A] Building Plan B] Drainage Plan C] Provisional Fire
NOC for proposed factory shed on plot No. M-46 **for** M/s Mexcel
Engineering India Pvt. Ltd.

Ref: 1) Your online application through Single Window Clearance
Case No. SWC/12/521/20190324/621726.

Dear Sir,

You have submitted application for approval A] Building Plan B)
Drainage Plan C] Provisional Fire NOC. Above application are examined and
following approvals are hereby granted...

A] Building Plan Approval

Since you have paid following Charges:

- i)) Development charges, paid amounting to Rs.27803.16 paid vide Voucher
MCH/3098/2019,dtd: 23/04/2019.
- ii) Scrutiny charges Rs. 7351.87 paid vide Voucher No. MCH/3098/2019,
dtd: 23/04/2019.
- iii) Labour cess charges Rs.92677.20 paid vide Voucher No. MCH/3098/2019,
dtd: 23/04/2019 by online.

1. The set of " **BUILDING PLAN APPROVAL**" of industrial building plan received from BPAMS Case No. SWC/12/521/20190324/621726 is hereby approved subject to condition that, you will comply the following points.

2. You had submitted the plans and drawings for **519.20 M²** of Plinth area in the Plot area of **1050.00 M²**. At present this office has approved the plans for **778.80 M²** of built up area. This office approved drawing, details of which are attached in the accompanying statement.

3. The building plans need to be got approved from,

- i) Factory Inspector's Department of Govt. of Maharashtra.
- ii) Department of Explosive of Government of Maharashtra

4. You are required to submit the certified copies of the letter of approval in triplicate from the above authorities to the office of the Deputy Engineer before any work is started OR within three months from the date of this letter whichever is earlier.

5. For necessary approach road to the plot from the edges of MIDC road, **900 mm dia pipe** C.D. work as may be approved by the Deputy Engineer, shall be provided.

6. Temporary structures shall not be allowed except during construction period (after obtaining prior approval from Deputy Engineer) and the same shall be demolished immediately after building work is completed.

7. During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacking along MIDC land, road open plot area.

8. The boundary marks demarcating the boundary of the plot shall be properly preserved and kept in good condition and shown to Departmental staff as and when required.

9. No tube well, bore well or open well shall be constructed by the plot-holder in the plot.

10. Work of water supply and drainage shall be carried out through the agency of licensed plumber only as per MIDC water supply Regulations 1973 and further modifications to be same. Separate approval for effluent / water supply

connection is to be obtained from the Deputy Engineer, prior to start of the actual construction work.

11. Plans for any future additions, alterations or extensions will have to be got approved from this office as well as departments competent to do so.

12. The present approval to the plans does not pertain to approval to the structural design and RCC members, foundations etc. It is only vocational approval to the structure with reference to the plot.

13. In case any power line is passing through the plot, the plot holder should approach MSED Co, Ltd and obtain their letter specifying the vertical and horizontal clearance to be left and plans his structures accordingly.

14. Whenever a compound wall and gate is constructed, the 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.

15. The waste effluent from the treatment work shall be soaked in a soak pit. In case sewerage system of MIDC is functioning, effluent shall be connected to the drainage manhole after getting the drainage plans approved from sewerage system. The effluent shall be pretreated conforming to the standard by Maharashtra Pollution Control Board of Govt. of Maharashtra, after obtaining their consent under section 23 of the MPWA Act.

16. Plot holders shall make his own arrangement for 24 hours storage of water, as uninterrupted water supply cannot be guaranteed.

17. In case, water stream is flowing through the plot allotted, the plot-holder has to be ensure that the maximum quantity of rain water that flow at the point of entry of stream is allowed to flow uninterrupted through the plot and up to the point of out flow of the original stream. The point 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 the office and no filling of plot and diversion of Nalla should be under taken unless a written permission for the work proposed, is taken from the Deputy Engineer.

18. This permission stands cancelled, if construction work is not completed within prescribed time limit as per lease agreement. The date of starting construction work and date of completion shall be informed to the Deputy Engineer, In-charge immediately. The construction shall be completed as per the lease agreement.

19. The 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. Department had got powers to add, amend, vary or rescind any provisions of regulation 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 the Deputy Engineer, MIDC, Sub-Division, Murbad to get the work verified and building shall not be occupied unless building completion certificate is obtained from this office.

22. This approval is subject to permission of competent authority, under Urban Land (Ceiling & Regulations) Act1976.

23. The plot-holder within a period of one year from the date of agreement to lease, shall plot at least one tree per 100 Sq. m. of plot are along the 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 and lease agreement.

24. The basement provided is to be used only for storage purpose. No manufacturing activities are allowed, provision of toilet is not allowed at the basement.

25. The plot-holder shall inform the Deputy Engineer to check up the layout of the building when the plinth level of building is completed. This is an obligatory condition to be done at the initial stage only at the time of getting of BUILDING COMPLETION CERTIFICATE.

26. The list of requirements to be complied which will facilitate issue of Building Completion Certificate is enclosed herewith for information.

27. Uses Permitted – A basement may be put to the following uses only:

- (a) Storage of household or other non-hazardous goods.
- (b) Store rooms, bank lockers or safe-deposit vaults.
- (c) Air-conditioning equipment and other machines used for services and utilities of the building.
- (d) Parking spaces.
- (e) Electric sub-station (which will conform to require safely requirements)

Provided that user strictly ancillary to the principal user may also be permitted in a basement.

28. (a) Adequate arrangements shall be made to ensure that surface drainage does not enter the basement.

(b) The walls and floors of the basement shall be water-tight and the effect of the surrounding soil and moisture, if any, should be taken in to account in design and adequate damp-proofing treatment shall be given.

29. The walls enclosing lift shafts shall have a fire resistance of not less than two hours. Shafts shall have permanent vents at the top not less than 1800 mm (0.2 Sq. m) in clear area. Lift motor rooms shall preferably be sited at the top of the shaft and shall be separated from lift shafts by the enclosing wall of the shaft or by the floor of the motor rooms.

30. The lift shall have loading capacity of not less than 450 Kg (6 person lift).

31. The staircase of basements shall be of enclosed type having fire resistance of not less than two hours and shall be situated at the periphery of the basement and shall communicate with basement through a lobby provided with fire resisting self-closing doors of one hour fire resistance. If the travel distance exceeds 18.50 m, additional staircase at proper places shall be provided.

32. The plot number shall be displayed at main entrance of plot.

33. The Chimney proposed should be as per MPCB requirement & specification. The applicant shall provide ports in the chimney / (s) and facility such

as ladder platform, etc, for monitoring the air emissions and the same shall be open for inspection to / and for use of the Board's staff. The chimney / (s) vents attached to various sources of emission shall be painted / displayed to facilitate identification.

34. The plot-holder shall provide Rain Water Harvesting Structure (RWHS) within the plot as approved in drawing under section 37 of MRTP Act 1966. The authority may impose levy of not less than Rs.1000/- per annum for every 100 m² of Built up area in case of failure to provide RWHS within plot.

35. Mandatory parking shown on drawing should be kept permanently open to sky.

You are, hereby requested to go carefully through the conditions of this letter and take necessary action accordingly.

B) Drainage

i) Drainage Plan Approval(Internal Work)

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 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 of Grater Bombay 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) Overhead water tank shall be provided at the rate of 500 Liters per W.C./ Urinal

provided.

5) 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.

6) All vent pipes shall be minimum 80 mm dia size.

7) 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.

8) All S.W. pipes shall be minimum of 150 mm dia size.

9) It should be seen that no overflow of water from the soak pit or any process waste enters in to adjoining property or road.

10) 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.

C) Provision FIRE NOC :

1. Since you have paid following Charges:

As per the online demand vide voucher no. MCH/3098/2019 dtd. 22/04/2019, you have paid "Fire Protection Fund Fees" of Rs. 12000/- (Rs. Twelve Thousand Only) on dtd. 23/04/2019.

Sr. No.	Description	Charges in Rs.
1.	Fire Protection Fund	12000=00
	Total :	12000=00
		(Rs. Twelve Thousand Only)

This is reference to your application under reference this office has **NO OBJECTION (PROVISIONAL)** for your proposed/extension of factory building on Plot No. M-46 in MIDC, Addl. Murbad Industrial Area, The details of the plant/factory building are as under.

Sr.No	Particulars of Drawing	Area in Sqm	Drawing No / Date
1.	Plan showing Block Plan, ground floor, Elevation; Area diagram and Area Statement.	Total Plot Area = 1050.00 Sqm Total Built up area = 778.80 Sqm	Drawing Submitted by Architect Mr. Chinmay P. Lokhande. Reg. Lic. No. CA/2012/57012

This NOC is valid subject to fulfillment of the following conditions:-

2. In addition to domestic water supply, the water reservoir of 5000.00 liters capacity exclusively for fire fighting should be provided.
3. Construction of the factory building should be as per guidelines given in IS standard given below.
 - a. Code of Practice for Fire Safety Building IS – 1642 – for details of Construction.
 - b. Code of Practice for Fire Safety Building IS – 1643 – Exposure Hazard.
 - c. Code of Practice for Fire Safety Building IS – 1644 – Exit Requirements and Personal Hazard.

GENERAL CONDITIONS

- (A) Proper roads in the factory should be provided for easy mobility of fire brigade appliances. Proper marginal space should be provided as per MIDC's DC rules.
- (B) All fighting equipment should be confirming to IS specifications and shall be well maintained and also should be easily accessible in case of emergency.
- (C) Emergency telephone Nos like Police, Fire Bridge, Responsible person of the company, Hospital and Doctors should be displaced in security cabin.
- (D) Staff should be well conversant with handing and operations of process as well as all fighting equipment's.
- (E) The house keeping shall be always well maintained in the process / working as well as in entire premises.

- (F) Cautionary boards such as "DANGER", "NO SMOKING", "EXIT", "FIRE ESCAPE", "EXTINUISHER" etc should be displayed on the strategic locations to guide the occupants in case of emergency.
- (G) Portable fire fighting equipment's should be installed at various locations in the Administrative Building, office building and stores, such as CO2- DCP, Foam, Fire Buckets should be strictly conforming to relevant IS specifications. All necessary fir fighting equipment's shall be well maintained and should be easily accessible in case of emergency. The guidelines should be followed based on IS- 2190- code of practice for selection, Installation and Maintenance of Portable First Aid Fire Extinguisher.

INTERNAL STAIRWAYS.

1. Stairways shall be constructed on non-combustible material throughout.
2. Internal Staircase shall be constructed as a self-contained unit with at least one side adjacent to external walls and shall be completely enclosed.

GUIDELINES FOR STORAGE:

1. The storage in the godown should be in systematic way and should be store / kept free from obstruction all the time.
2. The maximum stacking height should be marked on the wall in RED colour. The stacking height should not be more than red line. Red line should be marked on 1.50 mt. from lowest roof level.
3. All electric fitting, fixture should be flameproof & confirming to relevant IS. All electrical wiring, fitting & fixture should be above the red line (Stacking Limit Line).
4. The indication mark line like Exits, Fire Escape, etc should be prominently marked with florescent paint so that it can seen in darkness.

FIRE EXTINGUISHER SHOULD BE PROVIDED AS UNDER.

Sr. No.	Particulars	Quantity
01.	ABC type DCP extinguishers 5 kg capacity	8 Nos. on Ground floor
02.	CO2 type extinguishers 4.5 kg capacity	4 Nos. on ground floor

In addition to the above all , provision under the D.C. rules of MIDC and NBC shall be strictly adhered, also if any changes in activity of proposed expansion or subletting of plot , NOC from this office is essential.

This is Provisional NOC for the details given above, which shall be treated valid for the period of one year from the date of issue of the same and it is your responsibility to get the same renewed after satisfactory inspection of fire fighting installation and arrangement provided by you.

After compliance to all above recommendations the inspection of the same will be carried by this office and after satisfactory inspection "**FINAL NOC**" will be issued. If any change in activity or subletting observed during inspection, company should apply for NOC from this office.

Please acknowledge the receipt of this letter.

Thanking you,

Yours faithfully,

Digitally signed
by Santosh H
Kalaskar
Date: 2019.05.06
16:41:04 +05'30'

Deputy Engineer & SPA
MIDC, Sub-Division, Murbad

1. Copy submitted to the Executive Engineer, MIDC, Barvi Dam Division, Ambernath, for favour of information please.
2. Copy f.w.c.s. to the Regional Officer, MIDC, Wagle Estate, Thane, for favour of information please
3. Copy f.w.c.s. to Architect, Chinmay P. Lokhande. Sai Om Prasad Co. Op. premises So.Ltd., Plot No.X2/1 ,Sudharshan Nagar, MIDC Resi.Zone, Dombivali East 421203.

DE /SPA/Murbad / B-53408 / of 2019, Dated: 06 /05/2019 issued by Office of the Deputy Engineer, MIDC Sub-Division, Murbad, Addressed to: M/s. Mexcel Engineering India Pvt. Ltd. MIDC, Plot No. M-46,Addl. Murbad Industrial Area,Tal- Murbad, Dist- Thane.

Sr. No.	Drawing No. Date	Name of Architect	Description	Ground floor	Add. 50% Extra Height In M ²	First Floor in M ²	Total Area in m ²	Remarks
1	01 No.	Architect, Chinmay P. Lokhande. Sai Om Prasad Co. Op. premises So.Ltd.,Plot No.X2/1 ,Sudharshan Nagar,MIDC Resi.Zone, Dombivali East 421203.	Plan Approval	519.20	259.60	00.00	778.80	
			Net Area	519.20	259.60	00.00	778.80	

- | | | | |
|---|---------|----------------|--|
| 1. Plot Area in m ² | 1050.00 | M ² | |
| 2. Upto date ground coverage in m ² | 519.20 | M ² | |
| 3. Add. Extra Height in M ² | 259.60 | M ² | |
| 4. First Floor in M ² | 00.00 | M ² | |
| 5. Total up to date built up area in m ² | 778.80 | M ² | |
| 6. Total F.S.I. consumed | - | | $\frac{778.80}{1050.00} = 0.74 < 1$ OK |

Santosh Digitally signed
H by Santosh H
Kalaskar Kalaskar
Date: 2019.05.06
16:42:21 +05'30'