

## Maharashtra Industrial Township Limited(Formerly known as Aurangabad Industrial Township Limited)

(A Government Undertaking)

### REVISED BUILDING AND DRAINAGE PLAN APPROVAL CERTIFICATE

No. AITL/SHEN/BPA/11072023/00209

Date: 11-Jul-2023

To,  
M/s. Oric Organic Chemicals Pvt. Ltd.  
Sector-1, Plot No-9  
AURIC Shendra Industrial Area

Subject: 1] Revised building plan approval  
2] Revised drainage plan approval

Reference: 1] Online application vide AITL/SHEN/BP/NEW/28122020/001 dated 08 Jul 2021  
2] Resubmission application vide AITL/SHEN/RBP/23022022/00125 dated 23 Feb 2022  
3] Resubmission application vide AITL/SHEN/RBP/23032022/00125 dated 23 Mar 2022  
4] Online revised application vide AITL/SHEN/BP/REV/13052023/001 dated 28 Jun 2023

Dear sir,

With reference to application cited above, the special planning authority of AITL has approved your application for building and drainage plan approval.

Details of the payments made by you towards this application are summarized below-

Sr.	Particulars	Amount (in INR)
1	Scrutiny fees	98,492.07
2	Development charges	26,159.52
3	Worker welfare cess	0.00
4	Security deposit*	3,814.93
5	Payment towards Hardship	7,136.64

(\*For ensuring faithful compliance with the sanctioned plan and other terms and conditions mentioned below, a security fee is being charged by AITL. The same shall be returned to you after the issue of the full occupancy certificate to the building without any interest)

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**You had submitted the plans and drawings for-**

<b>Particulars</b>	<b>Area (Sq.M.)</b>
Plot Area	<b>20562.00</b>
Net Built-up Area	<b>8273.43</b>

The details of area statement of the sanctioned plans are attached herewith this approval.

In case of approval to the modified plans, the earlier approval to the building plans granted vide letter no. **AITL/BP/5860/1494/00125** dated **23-Mar-2022**, **AITL/BP/5860/1494/00209** dated **28-Jun-2023** by this office is treated as cancelled. The drawings approved now supersede previously approved drawings.

The special planning authority, AITL is approving the set of plans received with your application cited above, subject to following conditions-

**A. Building plan approval**

1. 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 you have to abide by these rules and regulations.
2. This building plan approval is based on planning standards and in accordance to integrated industrial area development control regulations (IIA DCR), since AURIC is an integrated industrial area. However, the sections that are not included or elaborated in the IIA DCR, whereas it is mentioned in the MIDC DCR, then later shall prevail.
3. In addition to this approval, the plot holder shall obtain requisite approvals for plans from other authorities as applicable.
4. You will obtain environment clearance certificate before commencement of any construction activities, if applicable to your project as per the notification issued by MoEF, Government of India vide notification issued by MoEF, New Delhi dated 14.09.2006 and its subsequent amendments.
5. The present approval is only locational approval for the layout of various structures & floors with reference to the plot, in accordance with IIA DCR. It does not pertain to the structural design, RCC members, foundation etc.
6. Plans for any future additions, alterations or extensions must be approved from this office, as well as from concerned competent authority.
7. The marks demarcating the boundary of the plot shall be preserved properly and kept in good conditions and shown to AITL staff as and when required.
8. Temporary structures shall not be allowed except during the construction period (after obtaining prior approval from SPA, AITL) and the same shall be demolished immediately after building work is completed.
9. During the period of construction, you can stack the construction materials only in the area of plot allotted to you. You will not stack it along AITL roads or other open plot areas under any circumstances.
10. The compound wall gate should open inside the plot and in case of corner plot, the provision of the boundary wall shall be applicable as per IIA DCR.
11. The basement, if provided, is to be used only for storage purpose. No manufacturing activities are allowed in the basement. Toilet is also not allowed in the basements.

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12. The name and plot number shall be displayed at main entrance of plot.
13. You will 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 you will be solely responsible to ensure this condition.
14. No tube well, bore well or open well shall be dug.
15. You will plant minimum two trees in plots of area less than 200 sqm and such no. of trees with criteria of one tree per 100 sqm for plots more than 200 sqm along the periphery of the plot within a period of one year from the date of issue of this certificate. In case of group housing, minimum two trees per tenement shall be planted & protected, if applicable.
16. As per the conditions of sub lease deed, it is mandatory to commence construction on the plot within a period of 18 (eighteen) months (for SMEs) or 2 (two) years (for others) from the date of receiving possession of plot or execution of sub lease deed whichever is earlier.
17. This permission stands cancelled, if no construction work is started in accordance with the condition mentioned above. The date of commencement, plinth level completion and total completion of construction work shall be informed to the SPA, AITL immediately as per the progress of construction work. The construction shall be completed within the stipulated time limit as mentioned in sub lease deed.
18. You will update the status of construction quarterly in the manner as may be prescribed by AITL on its portal. You must ensure the timely completion of construction within the timelines stipulated in the sub-lease deed, irrespective of the status of construction uploaded on the system on quarterly basis as mentioned in the above provision. Quarterly update will not be construed as an approval/ justification for extension of time limit for construction on the part of AITL.
19. As soon as the construction work is completed, you will approach SPA, AITL to get the work verified. You will not occupy the building unless occupancy certificate is obtained from this office.
20. You have consumed **0.4 FSI** as per the approved plan. You are requested to utilize the remaining FSI, if applicable, as per sub lease deed.
21. Breach of any rules stipulated will render you liable for action as provided in applicable DCR, terms of sub lease deed and schedule of penalties prescribed by the AITL for this purpose from time to time.

## **B. Drainage plan approval**

1. The work of internal water supply, sanitary fittings, etc. for the above building shall be carried out through licensed plumber registered with local authority or Government of Maharashtra.
2. The work should be carried out as per specifications confirming to I.S.S. If they are not covered under I.S.S., then standard practice allowed by municipal corporation or local council shall be followed.
3. The present approval to the plans does not pertain to the design of septic tank, effluent treatment plant etc. It is only a locational approval to these structures with reference to the plot.
4. The waste water from water closets and urinals will be shall be passed through a septic tank of standard design, if required, connected to the external sewer lines already established by AITL.
5. You will be allowed to connect your effluent to AITL's common effluent collection system only after obtaining necessary N.O.C. from Maharashtra Pollution Control Board (MPCB), Government of Maharashtra in accordance with Water Act, 1974, Air Act, 1981 and Hazardous Waste Rules, 2008 and their subsequent amendments and actual commissioning of pre-treatment activity, as per standards stipulated by MPCB.

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6. Overhead water storage tank should have the requisite capacity per water closet or toilet in accordance with the regulations of applicable DCR. You will ensure this provision to fulfil the requirement of 24 hours supply of water.
7. All vent pipes shall be of adequate diameter size in accordance with the provisions of applicable DCR.
8. All rain water drain pipes shall be provided in accordance with the provisions of applicable DCR.
9. All sewerage water pipes shall be of adequate diameter in accordance with the provisions of the applicable DCR.
10. You must ensure that water overflowing from the soak pit, if any, or any process waste does not enter the adjoining property or road.
11. Rain water pipes must not be connected to the 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. If you violate any of the terms mentioned above, you are liable for disconnection of water supply and action as per the provisions of sub lease deed.
13. The completion of work, as per above requirements, shall be jointly inspected by the concerned engineer of AITL and your representative who has designed and executed work. The occupancy certificate will not be issued without site inspection.

Thank you

Documents attached-

- 1) Sanctioned revised building plan
- 2) Approved revised area statement

Yours faithfully,

Town Planner,  
Special Planning Authority,  
AITL

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