



# MIDC

No/EE/SPA/KBI/ I/25675/2023,  
Office of the Executive Engineer,  
MIDC., Division Dombivli.  
Contact No.: - 0251-2471316  
E-Mail ID : - eedombivli@midcindia.org  
Date: **07/11/2023.**

To,

M/S. Asmeeta Infratech Ltd.  
Plot No. 1, MIDC,  
Addl. Kalyan-Bhiwandi Indl. Area  
Village Kon, Bhiwandi, Dist:- Thane.

**Sub:- Additional Kalyan-Bhiwandi Industrial Area...,Plot No.1,**

Revised Additional Plan Approval for Ground + 1<sup>st</sup> Floor sub division of previously approved Industrial Gala Building No. B-2 into Building No. B-2/1 & B-2/2 on Plot No.1 in MIDC, Additional Kalyan-Bhiwandi Industrial Area of M/S. Asmeeta Infratech Ltd.

- Ref :-**
- 1) Revised Additional Master Layout approved by this office vide No. D-06011, Dt. 16/07/2021.
  - 2) Permission for offline Plan Approval granted by Hon'CEO vide No. A 35088, dt. 09/02/2022.
  - 3) Provisional Fire NOC issued vide No. MIDC/Fire/ FIR-17011/3/2023-CFO; dt. 14/09/2022.
  - 4) Your letter No. NIL; Dtd. 18/10/2023.
  - 5) Additional FSI granted by Hon'ble CEO,MIDC/E-1526;Dtd.17/05/2023.
  - 6) This office letter No. I/22030, Dt. 09/11/2023.

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**Dear Sir,**

You have submitted application for revised additional approval 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....

- 1. Scrutiny fees, amounting to Rs. 22,302/- (including GST- @ 18%) paid vide Receipt No. DV005180Q005905; Dtd. 18/10/2023.**

1. The set of Revised Additional to building Plans received from you vide your letter cited above, is hereby approved subject to condition, that you will comply the following points. One set is returned to you for your reference and record.

**SHANKAR  
PARAJI  
AVHAD**

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2. You had submitted the plans and drawings for proposed plinth area of **1150.78 Sq.M.** and total plinth area **77664.445 Sq.M.** in the plot area of **242814.00 Sq.M.** At present, this office has Revised Additional Plan Approval for proposed Industrial Building No. **B-2/1 BUA-1159.74 Sq.M. & B-2/2 BUA-1201.24 Sq.M.** total BUA **2360.98 Sq.m** & total revised BUA **270299.585 Sq.M** This office has approved only **4 No.** of drawings (sheets) details of which are attached in the accompanying statement.

- A.** In case of approval to the modified plans, the earlier approval to the building plans by this office granted vide letter No. **5343, Dt. 27/07/2011** by this office is **Treated As Cancelled**. The drawings approved now supercede previously approved drawings. You are requested to return the cancelled plans at this office for cancellation and record.

**B.** The drawings submitted now includes existing structures/proposed structures, which were not approved previously. Present approval along with the previously approved plans vide letter No. **B-78870, Dt. 10/06/2013; C-46973, Dt. 14/08/2013; B-57281, Dt. 27/05/2015; B-64070, Dt. 31/05/2016, E-09795, Dt. 09/12/2016; E-33498, Dt. 27/12/2018; C-61474 Dt. 15/10/202; E64001,Dt. 03/12/2021; E-89760, Dt. 24/12/2021; B-21851, Dt. 07/04/2022 & C-88171; Dt. 26/08/2022, B-04879, Dt. 25/03/2023, I/1389, Dt. 02/06/2023, I/1441, Dt. 02/06/2023, I/23962, Dt. 26/10/2023 & I/24010, Dt. 26/10/2023** from the office of the Executive Engineer, MIDC, Division, Dombivli is to be **Treated As Combined Approval**.

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

  - i) Factory Inspector's Department of Govt. of Maharashtra.
  - ii) Department of Explosive of Govt. of Maharashtra if applicable.
  - iii) You have to obtain prior Environment Clearance Certificate before Commencement of any construction activities, as per the notification issued by MoFF. Govt. of India vide Notification issued by MoFF. New Delhi dtd. 14/09/2006 and its subsequent amendments.

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) this Area.

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 Executive Engineer before any work is started OR within three months from the date of this letter whichever is earlier.
    - 4(a) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per w.c. or Urinal.
  5. For necessary approach road to the plot from the edges of MIDC. road, 600mm dia CD Works or a slab drain as may be approved by the Executive Engineer, shall be provided.

6. Temporary structures shall not be allowed except during construction period (after obtaining prior approval from Executive 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 the same. Separate approval for effluent/water supply connection is to be obtained from the Executive 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 location approval to the structure with reference the plot.
13. In case any power line is passing through the plot, the plot holder should approach MSEB 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 15m. away from the corner of junction or roads.
15. The waste effluent from the treatment work shall be soaked in a soak pit, if sever lines are not available in the area. In case sewerage system of MIDC is functioning, effluent shall be connected to the drainage manhole after getting the drainage plans approved from competent authority. 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. The Plot holder shall construct ETP as per consent to MPCB & treat & dispose effluent as per MPCB Consent to establish & operate.

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17. Plot holders shall make his own arrangement for 24 hours storage of water, as uninterrupted water supply cannot be guaranteed.
18. 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 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 the office and no filling of plot and diversion of nalla should be undertaken unless a written permission for the work proposed, is taken from the Executive Engineer.
19. This permission stands cancelled, if no construction work is started within 12 (Twelve) months from the date of issued 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 as per the lease agreement.
20. The breach of any rules stipulated will render the plot-holder liable for action as provide in MIDC., Act, 1961 (II of 1962 and regulations made there under also terms lease agreement and schedule of penalties prescribed by the corporation for this purpose).
21. Department has got powers to add, amend, vary or rescind any provisions of regulations from time to time as it may deem fit, and the plot holder has to be abide by these rules and regulations.
22. As soon as the building work is completed, the plot holder shall approach the Executive Engineer, MIDC, Division Dombivli to get the work verified and building shall not be occupied unless building completion certificate is obtained from this office.
23. This approval is subject to permission of competent authority under Urban Land (Ceiling & Regulations) Act. 1976.
24. 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 are along the plot area along the periphery of the plot. In addition, he should also plant one tree per 15m. 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.
25. The basement if provided is to be used only for storage purpose. No manufacturing activities are allowed, provision of toilet is not allowed at the basement.

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26. The Name and plot number shall be displayed at main entrance of Plot.
27. The plot holder shall inform the Executive Engineer/Deputy Engineer to check up the layout of the building when the plinth level of building is completed, or plot holder should ensure the marginal space provided during construction.
28. "The Plot holders shall obtain prior Environment Clearance Certificate before commencement of any construction activities, if applicable to their project as per notification issued by MOEF, Govt. of India vide Notification issued by MOEF, New Delhi Dt. 14/09/2006 and its subsequent amendments, if applicable.
29. 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.
30. MIDC issues permission for development of plots which are situated on river banks. Adhering to the contents of the River Policy dt. 13<sup>th</sup> 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.
31. No Tanker water shall be used for production or any other related activity within for plot.
32. Since you have consumed more than 20% of FSI as per the approved plan, you are requested to utilized remaining FSI as per agreement to lease, if applicable.
33. The commencement permission is granted subject to the fulfillment of the provision in the rules, circulars & orders issued by the Labour Department (Central/State Government) for Labour Employment, Services, Safety, Health & Welfare.
34. The plot Boundaries shall be got confirmed from the surveyor of Regional Office, Thane prior to any construction on your plot.

## **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 licensed plumber registered at local authority or of Environment Engineering Department, or Govt. of Maharashtra.

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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 waste water 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 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 100mm dia sewer trap, inspection chamber with 80mm dia vent pipe shall be provided.
7. All vent pipes shall be minimum 80mm dia size.
8. All rain water down take pipes shall be minimum 100mm dia and should be provided at the rate of 1 Nos. Per 254Sq.M. of roof area.
9. All S.W. pipes shall be minimum 150mm 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 measurements 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 & 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, MIDC and your representative who has designed and executed work, without which drainage completion certificate will not be issued.

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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 carefully through the conditions of this letter and take necessary actions accordingly.

Please acknowledge the receipt of this letter.

Thanking you,

Yours faithfully,

SHANKAR  
PARAJI  
AVHAD

**(S.P. Avhad)  
Executive Engineer &,  
Special Planning Authority,  
MIDC, Division Dombivli.**

- D.A.:-**

  1. One Statement showing details of drawings & built up area approved.
  2. Copy of approved drawings/plans.
  3. Approved drainage plans (Internal)

➤ Copy f.w.c.s. to the Regional Officer Thane- 2, MIDC Wagle Estate, Thane for information please.

➤ Copy to Deputy Engineer, MIDC., Sub-Dn. , PA.(IV), Dombivli for information please.

➤ Copy to f.w.c.s to Architect Shri Joy Dinanath Haldankar, Hubtown Solaries, 601, 6<sup>th</sup> Floor Prof. N. S. Phadake marg, Andheri East Mumbai-400069 for information.

➤ Copy to quard file.

**PLAN APPROVAL**

No. EE/SPA/KBI/ **I/25675** /of 2023, dated **07/11/2023** issued by the Office of the Executive Engineer, Dombivli.

Name of Industrial Area :- Addl. Kalyan-Bhiwandi Industrial Area.

Addressed to :- M/S. Asmeeta Infratech Ltd., Plot No. 1, Addl. Kalyan-Bhiwandi Industrial Area, Bhiwandi.

Sr. No	Drg No.	Name of Architect	Particulars of Plan Approval	Built Up Area				Total area as per approved plans in Sq.M.	Total Proposed area for revised plan approval Sq.M.	Total BUA in Sq.M.
				Ground Floor in Sq.M.	Mezzanine in Sq.M.	1 <sup>st</sup> Floor in Sq.M.	2 <sup>nd</sup> Floor in Sq.M.			
1	04	<b>Mrs. Prajakata Kamblu M/s. Magus Consulting Pvt. Ltd.</b> Lic No. CA/2005/ 36236. Add:- 501, Neelyog square next to railway station, Ghatkopar (E), Mumbai, 400 077.	Previous approval vide no.5343, Dt.27/07/2011  Previous approval vide no.B-78870, Dt.10/06/2013  Previous approval vide no.C-46973, Dt.14/08/2013  TOTAL	58512.77	--	61521.94	20011.07	20011.07	--	--
				56705.97	--	59599.14	18675.91	18675.91	--	--
<b>(Treated as Cancelled)</b>										
2				5310.75	--	5143.45	3564.73	--	--	49756.75
3				8096.46	378.35	8377.81	12300.99	--	--	45734.20
4			1 <sup>st</sup> BCC issued vide no. A-27376, Dt. 24/01/2014 2 <sup>nd</sup> BCC issued vide no. 57288, Dt. 27/05/2015	20281.22	--	21235.57	3082.72	3082.72	--	--
5				13995.11	--	14761.61	5174.61	5174.61	--	--
										<b>SHANKAR</b>

**Note:- From above all plan approvals following Built Up Area of BCC issued structures (Built Up Area) is retained & remaining structures BUA is revised & consider as proposed BUA.**

**PARAJI AVHAD**

Sr. No	Drg No.	Name of Architect	Particulars of Plan Approval	Ground Floor in Sq.M.	Mezzanine in Sq.M.	1 <sup>st</sup> Floor in Sq.M.	2 <sup>nd</sup> Floor in Sq.M.	3 <sup>rd</sup> Floor in Sq.M.	4 <sup>th</sup> Floor in Sq.M.	5 <sup>th</sup> , 6 <sup>th</sup> & 7 <sup>th</sup> Floor in Sq. M.	8 <sup>th</sup> , 9 <sup>th</sup> , 10 <sup>th</sup> , 11 <sup>th</sup> , 12 <sup>th</sup> , 13 <sup>th</sup> & 14 <sup>th</sup> Floor in Sq.M.	Total area as per approved plans in Sq.M.	Total proposed area for revised plan approval Sq.M.	Total BUA in Sq.M.	
6			3 <sup>rd</sup> BCC issued vide no. 64073, Dt. 31/05/2016	11826.79	--	12344.45	5351.90	5351.90	--	--	--	--	--	--	34874.94
7			4 <sup>th</sup> BCC issued vide no. C-76962, Dt. 28/07/2017	11074.04	--	11149.85	6402.02	6402.02	--	--	--	--	--	--	35027.93
8			<b>Total BCC/O.C. issue of BUA</b>	<b>57177.16</b>	--	<b>59491.48</b>	<b>20011.25</b>	<b>20011.25</b>	--	--	--	--	--	--	<b>156691.14</b>
9			Previous approval vide no. E-33498, Dt. 27/12/2018	15838.65	1224.63	16829.67	22353.81	5508.16	--	--	--	--	--	--	61754.92
10			Total Previous approved BUA	<b>73015.81</b>	<b>1224.63</b>	<b>76321.15</b>	<b>42365.06</b>	<b>25519.41</b>	--	--	--	--	--	--	<b>218446.06</b>
11			Deduct BUA of Bldg No:E3A-E3B,E4,E6A-E6B,E7AE7B,E8 &F1.	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	44915.02
12			Previous approval vide no. C-61474, Dt. 15/10/2020.	6756.12	6679.93	7155.50	7155.50	4026.41	4026.41	--	--	--	--	--	35805.18
13			Previously Approved BUA Aera	<b>65105.30</b>	<b>7904.56</b>	<b>67853.07</b>	<b>40290.04</b>	<b>24151.53</b>	<b>4026.41</b>	--	--	--	--	--	<b>209336.23</b>
14	06	Shri Joy Dinanath Haldankar (Regi. No. A/92/14818)	Previously vide No. D 06016, dat. 16/07/2021	1093.18	--	1030.00	1030.00	1030.00	1030.00	1030.00	1030.00	3090.00 (1030.00 Sq. M. Each Floor)	--	--	8304.18
15	10		Applied to obtain "Provisional Fire NOC" to Second Floor of Building A-2, A-6, A-7, B-10 & B-11 No Changes in BUA of these Floors than previously approved BUA. (Treated as Combined Approval)	Previous approval vide no.E-64001, Dt. 03/12/2021.											SHANKAR PARAJ AVHAD

Sr. No	Drg No.	Name of Architect	Particulars of Plan Approval	Ground Floor in Sq.M.	Mezzanine in Sq.M.	1 <sup>st</sup> Floor in Sq.M.	2 <sup>nd</sup> Floor in Sq.M.	3 <sup>rd</sup> Floor in Sq.M.	4 <sup>th</sup> Floor in Sq.M.	5th, 6th & 7th Floor in Sq. M.	8 <sup>th</sup> , 9 <sup>th</sup> , 10 <sup>th</sup> , 11 <sup>th</sup> , 12 <sup>th</sup> , 13 <sup>th</sup> & 14 <sup>th</sup> Floor in Sq.M.	Total area as per approved plans in Sq.M.	Total Proposed area for revised plan approval Sq.M.	Total BUA in Sq.M.	
16	14	Shri Joy Dinanath Haldankar (Regi. No. A/92/14818)	Previous approval vide no.E-89760, Dt.24/12/21.												
<b>TOTAL BUA upto date Previously Approval</b>				<b>66198.48</b>	<b>7904.56</b>	<b>68883.07</b>	<b>41320.04</b>	<b>25181.53</b>	<b>5056.41</b>	<b>30900.00 (1030.00 Sq. M. Each Floor)</b>				<b>217640.41</b>	
17			Deduct BUA of Bldg No:E3A-E3B,E4, Approved on Dt.15/10/2020 due to cancellation	(-) 3634.40	(-) 2056.38	(-) 3935.10	(-) 3935.11	(-) 806.01	(-) 806.01					<b>(-) 15178.32</b>	
18		Shri Joy Dinanath Haldankar (Regi. No. A/92/14818)	Previous Approval vide No. B-21851; Dt. 07/04/2022	2.832	--	915.407	915.407	915.407	915.407	915.407+91.5.407+857.440 = <b>2688.254</b> (free of FSI Refuge Area of 7 <sup>th</sup> Floor=57.96 7) $= 57.967$ )	<b>915.407 X 6 Floors &amp; 857.440 = <b>6349.882</b> (free of FSI Refuge Floor on 13<sup>th</sup> Floor =57.967)</b>				<b>12702.597</b>
<b>TOTAL BUA upto date Previously Approval</b>				<b>62566.91</b>	<b>5848.18</b>	<b>65863.377</b>	<b>38300.337</b>	<b>25290.927</b>	<b>5165.807</b>	<b>5778.254 (free of FSI Refuge Area of 7<sup>th</sup> Floor=57.96 7) <math>= 57.967</math>)</b>	<b>6349.882 (free of FSI Refuge Floor on 13<sup>th</sup> Floor =57.967)</b>			<b>215163.674</b>	
19	08		Previous Approved vide No. C-88171; Dt. 26/08/2022 for 2 <sup>nd</sup> Floor Building No. B-6, B-7 & B-14/1	--	--	--	--	--	--	2933.37	2933.37			<b>2933.37</b>	
<b>TOTAL BUA upto date Previously Approved</b>				<b>62566.91</b>	<b>5848.18</b>	<b>65863.377</b>	<b>41233.707</b>	<b>25290.927</b>	<b>5165.807</b>	<b>5778.254 (free of FSI Refuge Area of 7<sup>th</sup> Floor=57.96 7) <math>= 57.967</math>)</b>	<b>6349.882 (free of FSI Refuge Floor on 13<sup>th</sup> Floor =57.967)</b>			<b>218097.044</b>	

SHANKAR  
PARAJI AV

Sr. No	Drg No.	Name of Architect	Particulars of Plan Approval	Ground Floor in Sq.M.	Mezzanine in Sq.M.	1 <sup>st</sup> Floor in Sq.M.	2 <sup>nd</sup> Floor in Sq.M.	3 <sup>rd</sup> Floor in Sq.M.	4 <sup>th</sup> Floor in Sq.M.	5th, 6th & 7th Floor in Sq. M.	8 <sup>th</sup> , 9 <sup>th</sup> , 10 <sup>th</sup> , 11 <sup>th</sup> , 12 <sup>th</sup> , 13 <sup>th</sup> & 14 <sup>th</sup> Floor in Sq.M.	Total area as per approved plans in Sq.M.	Total Proposed area for revised plan approval Sq.M.	Total BUA in Sq.M.
20	08		Deduct previously approved BUA of CFC-2 Building	(-) 1093.18	--	(-) 1030.00	(-) 1030.00	(-) 1030.00	(-) 1030.00	(-) 3090.00 (1030.00 each)	--	--	--	(-) 8303.18
21			Present Approval for Building E6A - E6B	644.85	1782.27 (All Floors)	707.48	707.48	707.48	515.38	3568.37 (Only 5 <sup>th</sup> Floor)	--	--	--	8633.31
22	01		Demolition Permission Vide No. B-03431; dttd. 24/03/2023	(-) 29.847	--	(-) 34.401	(-) 34.401	--	--	--	--	--	--	(-) 98.649
23			Cancellation of approved of balance A-2 Building	(-) 1120.943	--	(-) 1175.789	(-) 1179.549	--	--	--	--	--	--	(-) 3476.281
24			Net approved retained BUA	60967.79	7630.45	64330.60	39697.237	24968.407	4651.187	6256.624	6349.882	--	--	214852.177
25			Previously Approved vide no. B -04879, dt.25/03/2023 Approved A-2/2 Building	533.143	--	566.828	568.807	--	--	--	--	--	--	1668.778
26		Shri Joy Dinanath Haldankar (Regi. No. A/92/14818)	Previously Approved vide no. B -04879, dt.25/03/2023 Approved A-2/2 Building	601.842	--	610.742	610.659	--	--	--	--	--	--	1823.243
27			Previously Approved vide No.I/1389 dt.02/06/2023 Approved ESQ - 3	78.300	--	845.879	845.879	845.879	2537.637	3383.516	--	--	--	9382.950
28			Previously Approved vide No. I/1398, dt.02/06/2023 Approved E-4	963.07	--	983.94	983.94	983.94	983.94	SHANKAR	--	--	--	5882.75

Digitally signed by SHAN  
Date: 2021-11-15 16:20:13  
DN: SHAHPARA\_AVHAD  
Email: shahparavahad@gmail.com  
SHA-256: 27E9B8D9A85C93534ECD7F0ECC  
25.7.20 - 61.149461177970591652436A1847  
1414648512764815175913G735AC0074EC  
Digitally signed by SHAN  
Date: 2021-11-15 16:20:13  
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Email: shahparavahad@gmail.com  
SHA-256: 27E9B8D9A85C93534ECD7F0ECC  
25.7.20 - 61.149461177970591652436A1847  
1414648512764815175913G735AC0074EC

SHANK  
PARAJI  
AVHAD



Sr. No	Drg No.	Name of Architect	Particulars of Plan Approval	Ground Floor in Sq.M.	Mezzanine in Sq.M.	1 <sup>st</sup> Floor in Sq.M.	2 <sup>nd</sup> Floor in Sq.M.	3 <sup>rd</sup> Floor in Sq.M.	4 <sup>th</sup> Floor in Sq.M.	5th, 6th & 7th Floor in Sq. M.	8 <sup>th</sup> , 9 <sup>th</sup> , 10 <sup>th</sup> , 11 <sup>th</sup> , 12 <sup>th</sup> , 13 <sup>th</sup> & 14 <sup>th</sup> Floor in Sq.M.	Total area as per approved plans in Sq.M.	Total Proposed area for revised plan approval Sq.M.	Total BUA in Sq.M.
37			Previously approved vide No. I/24010, dt. 26/10/2023 for C4-C5-C7	--	--	76.12	76.34	--	--	--	--	--	--	152.46
38			Previously approved vide No. I/24010, dt. 26/10/2023 for B-4/2	--	--		577.92	--	--	--	--	--	--	577.92
<b>TOTAL BUA upto date Previously Approved</b>				<b>66883.826</b>	<b>10554.796</b>	<b>71161.978</b>	<b>53118.997</b>	<b>30615.231</b>	<b>10239.286</b>	<b>17992.135</b>	<b>9733.398</b>	<b>-</b>	<b>-</b>	<b>270299.585</b>
39			Cancellation of Previous approved of balance B-2 Building	(-) 1150.79	--	(-) 1210.19	--	--	--	--	--	--	--	(-)2360.98
			Net approved retained BUA	65733.036	10554.796	69951.728	53118.997	30615.231	10239.286	17992.135	9733.398	--	--	267938.607
<b>(Total BUA - 2360.98 Sq.M. is retained &amp; proposed in additional &amp; alteration of B-2 Building plan approval)</b>														
			Proposed B-2/1Building	565.34	--	594.40	--	--	--	--	--	--	--	1159.74
			Proposed B-2/2Building	585.44	--	615.80	--	--	--	--	--	--	--	1201.24
			<b>TOTAL BUA</b>	<b>66883.816</b>	<b>10554.796</b>	<b>71161.928</b>	<b>53118.997</b>	<b>30615.231</b>	<b>10239.286</b>	<b>17992.135</b>	<b>9733.398</b>	<b>--</b>	<b>--</b>	<b>270299.585</b>

**REMARKS:-**

- Plot Area :- 242814.00 Sq.M.
- 10% Open Space :- 24281.40
- Explosive Area :- NIL
- Plot Area (Net) :- 218532.60 Sq.M.
- Up to date ground coverage in m<sup>2</sup> :- 85047.925 Sq.M.
- Permissible Additional FSI (0.5) :- 109266.30 Sq.M.
- Total Permissible FSI (1.5) :- 327798.90 Sq.M.
- F.S.I. in Ground coverage :- 0.332
- Total Built up area in m<sup>2</sup> :- 270299.585 Sq.M.
- Total F.S.I. consumed :- 1.113 < 1.50 OK

Digitally signed by SHANKAR PARAJI AVHAD  
Date: 2023.11.07 13:31:45  
Reference ID: 41546d6a1772b44f1123414aa19471  
41546d6a17594e48011795112578a07c  
pin: C:\Users\paraji\Downloads\41546d6a1772b44f1123414aa19471  
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FileHash: 19402-36227f5a4646477efcf3993f8e...  
on: 5 SHANKAR PARAJI AVHAD  
Date: 2023.11.07 13:31:45

(S. P. Avhad)

Executive Engineer &  
Special Planning Authority,  
MIDC, Division Dombivli  
(Page: 6 of 6)

**DETAILS OF BUILT UP AREA OF BCC ISSUED STRUCTURES.**

<b>Sr. No</b>	<b>Building No.</b>	<b>GR. Floor</b>	<b>1st floor</b>	<b>2nd floor</b>	<b>3rd floor</b>	<b>4th floor</b>	<b>5th, 6th 7th floor</b>	<b>Approved Mezzanine</b>	<b>Total BUA</b>
1	A1	1150.79	1210.19	--	--	--	--	--	2360.98
2	A2	1150.79	1210.19	1213.95	--	--	--	--	3574.93
3	A3	1150.79	1210.19	--	--	--	--	--	2360.98
4	A5	1150.79	1210.19	--	--	--	--	--	2360.98
5	A6	1150.79	1210.19	1214.52	--	--	--	--	3575.50
6	A7	1150.79	1210.19	1214.51	--	--	--	--	3575.49
7	A8	1150.79	1210.19	--	--	--	--	--	2360.98
8	A9	1150.79	1210.19	--	--	--	--	--	2360.98
9	A10/1	568.64	582.42	--	--	--	--	--	1151.06
10	A10/2	568.64	582.42	--	--	--	--	--	1151.06
11	A11	1134.77	1162.07	--	--	--	--	--	2296.84
12	B1	1150.79	1210.19	--	--	--	--	--	2360.98
13	B2	1150.79	1210.19	--	--	--	--	--	2360.98
14	B3	1057.91	1065.40	--	--	--	--	--	2123.31
15	B4	1136.21	1163.79	591.83	--	--	--	--	2891.83
16	B5	1150.79	1210.19	--	--	--	--	--	2360.98
17	B6	1150.79	1210.19	1184.82	--	--	--	--	3545.90
18	B7	1150.79	1210.19	1184.82	--	--	--	--	3545.90
19	B8	955.47	986.95	998.46	--	--	--	--	2940.88
20	B9	1150.79	1210.19	1214.63	--	--	--	--	3575.61
21	B10	1150.79	1210.19	1214.52	--	--	--	--	3575.50
22	B11	1150.79	1210.19	1214.51	--	--	--	--	3575.49
23	B12	1150.79	1210.19	1214.64	--	--	--	--	3575.62
24	B13	1150.79	1210.19	1208.33	--	--	--	--	3569.31
25	B14	1150.79	1210.19	1172.56	--	--	--	--	3533.54
26	B15	1150.79	1210.19	--	--	--	--	--	2360.98
27	B16	1150.79	1210.19	--	--	--	--	--	2360.98
28	C4	1150.79	1210.19	--	--	--	--	--	2360.98
29	C5	1150.79	1210.19	--	--	--	--	--	2360.98
30	C6	1150.79	1210.19	--	--	--	--	--	2360.98
31	C7	1150.79	1210.19	--	--	--	--	--	2360.98
32	TAP	3913.36	3698.16	--	--	--	--	--	7611.52
33	D1	1086.91	1156.48	1156.48	1156.48	--	--	--	4556.35
34	D2A	939.39	1022.02	1022.02	1022.02	--	--	--	4005.45
35	D2B	1265.84	1307.06	1307.06	1307.06	--	--	--	5187.02
36	D3A	1931.92	2118.78	2118.78	2118.78	--	--	--	8288.26
37	D3B	1932.46	1926.24	1926.24	1926.24	--	--	--	7711.18
38	E1A	1932.47	2022.42	2022.42	2022.42	--	--	--	7999.73
39	E1B	1932.47	2022.42	2022.42	2022.42	--	--	--	7999.73
40	E2A	1932.47	2022.42	2022.42	2022.42	--	--	--	7999.73
41	E2B	1932.47	2022.42	2022.42	2022.42	--	--	--	7999.73
42	E5A-E5B	2887.47	3055.83	3055.83	3055.83	--	--	--	12054.96
43	CFC1	243.89	244.51	260.24	260.24	--	--	--	1008.88
44	CFC3	778.55	778.55	778.55	778.55	--	--	--	3114.20
45	CFC5	276.00	296.37	296.37	296.37	--	--	--	1165.11
46	A4	1172.02	1206.09	--	--	--	--	--	2378.11
47	Demolition permission A-2 bldg.	(-) 29.847	(-) 34.401	(-) 34.401	--	--	--	--	(-) 98.649
48	Cancellation of BUA of A-2	(-) 1120.943	(-) 1175.789	(-) 1179.549	--	--	--	SHANKAR PARAJI	(-) 3476.281
49	Cancellation of BUA of B-2	(-) 1150.79	(-) 1210.19	--	--	--	AVHAD	(-) 2360.98	
<b>TOTAL</b>		<b>56047.60</b>	<b>58277.19</b>	<b>33639.40</b>	<b>20011.25</b>	<b>--</b>	<b>--</b>		<b>167975.44</b>

### **DETAILS OF BUILT UP AREA OF STRUCTURES FOR PLAN APPROVAL**

Sr. No	Building No.	GR. Floor	Proposed Floors & Buildings Area as per New GR						TOTAL
			1st floor	2nd floor	3rd floor / LMR.	4th floor	5th, 6th & 7th Floor in Sq. M.	8th, 9th, 10th, 11th, 12th, 13th & 14th Floor in Sq.M.	
1	A2/1	533.143	566.528	568.807	--	--	--	--	1668.778
2	A2/2	601.842	610.742	610.569	--	--	--	--	1823.243
3	A4	--	--	1214.56	--	--	--	--	1214.56
4	A6	--	--	1214.52	22.77	--	--	--	1237.29
5	A7	--	--	1214.51	22.78	--	--	--	1237.29
6	B4	--	--	591.83	--	--	--	--	591.83
7	B3	--	--	--	--	--	--	307.98	307.98
8	B8	--	--	998.46	--	--	--	--	998.46
9	B9	--	--	1214.63	--	--	--	--	1214.63
10	B10	--	--	1214.52	22.77	--	--	--	1237.29
11	B11	--	--	1214.51	22.78	--	--	--	1237.29
12	B12	--	--	1214.64	--	--	--	--	1214.64
13	B13	--	--	1208.33	--	--	--	--	1208.33
14	B14	--	--	608.83	--	--	--	--	608.83
15	D1	--	--	--	--	--	--	178.58	178.58
16	D2B	--	--	--	--	--	--	42.09	42.09
17	D3A	--	--	--	--	--	--	305.11	305.11
18	E1A	--	--	--	--	--	--	42.09	42.09
19	E2A	--	--	--	--	--	--	42.09	42.09
20	E3A-E3B	2815.52	3129.09	3129.09	--	--	--	855.23	9928.93
21	E4	847.19	860.53	860.53	860.53	--	--	--	3428.78
22	E5A-E5B	--	--	--	--	--	--	306.69	306.69
23	E6A-E6B	3300.62	3836.23	3836.23	--	--	--	--	10973.08
24	E7A - E7B	5083.51	4766.06	--	--	--	--	--	9849.57
25	E8	847.19	860.53	860.53	860.53	--	--	--	3428.78
26	F1	1427.26	1627.00	--	--	--	--	--	3054.26
27	ESQ-2	2.832	915.407	915.407	915.407	2688.254	6349.882	--	12702.60
28	ESQ-3	78.300	845.879	845.879	845.879	2537.637	3383.516	--	9382.950
29	E-4	963.07	983.94	983.94	983.94	983.94	983.94	--	5882.75
30	E-8	1653.324	1618.113	1618.113	1618.113	1559.388	1618.113	--	12253.98
31	CFC-2	2032.007	2100.101	2198.892	2198.892	6595.821	--	--	17324.605
32	A-3	--	--	1151.82	--	--	--	--	1151.82
33	A-5	--	--	1216.39	--	--	--	--	1216.39
34	C-4	22.68	9.89	1191	--	--	--	205.71	1429.28
35	C-5	15.61	9.895	1191	--	--	--	101.91	1318.415
36	C-7	16.06	9.78	1191	--	--	--	47.91	1264.75
	C4-C5-C7 (Bridge)	--	76.12	76.34	--	--	--	--	152.46
37	B-4/2	--	--	577.92	--	--	--	--	577.92

(Page : 2 of 6)

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Sr. No	Building No.	GR. Floor	1st floor	2nd floor	3rd floor / LMR.	4th floor	5th, 6th & 7th Floor in Sq. M.	8th, 9th, 10th, 11th, 12th, 13th & 14th Floor in Sq.M.	Proposed Mezzanine	TOTAL
	Deduct BUA of Bldg No:E3A-E3B,E4,E6A-E6B,E7A E7B,E8 & F 1.	(-) 14666.63	(-) 15623.58	(-) 9230.52	(-) 5394.29	---	---	---	---	(-) 44915.02
<b>Approved Vide No. C-61474, Dt. 15/10/2020</b>										
Total BUA of approval No. C-61474 Dt. 15/10/2020	6756.12	7155.50	7155.50	4026.41	4026.41	---	---	6679.93	35805.18	
Previous Approval	<b>65105. 30</b>	<b>53542. 07</b>	<b>40290. 04</b>	<b>24151.53</b>	<b>4026. 41</b>	---	---	<b>7904.56</b>	<b>209336.23</b>	
Previously Approved vide No. D-06016; Dt. 16/07/2021										
CFC-2	1093.18	1030.00	1030.00	1030.00	1030.00	3090.00 (1030.00 Sq. M. Each Floor)	3090.00 (1030.00 Sq. M. Each Floor)	---	---	8304.18
Total Upto Date Approved BUA	66198.48	68883.07	41320.04	25181.53	5056.41	3090.00 (1030.00 Sq. M. Each Floor)	3090.00 (1030.00 Sq. M. Each Floor)	---	7904.56	217640.41
Deduct BUA No. E3A-E3B, E4	(-) 3634.40	(-) 3935.10	(-) 3935.11	(-) 806.01	(-) 806.01	---	---	---	(-) 2056.38	(-) 15178.32
ESQ 2	2.832	915.407	915.407	915.407	915.407	2688.254	6349.882	---	---	12702.60
Total Upto Date Approved BUA	<b>62566.91</b>	<b>65863.377</b>	<b>38300.337</b>	<b>25290.927</b>	<b>5165.807</b>	<b>5778.254</b>	<b>6349.882</b>	<b>5848.18</b>	<b>215163.674</b>	
2nd Floor of Building No. B-6, B-7 & B-14/1	---	---	2933.37	---	---	---	---	---	---	2933.37
Total Upto Date Approved BUA	<b>62566.91</b>	<b>65863.377</b>	<b>41233.707</b>	<b>25290.927</b>	<b>5165.807</b>	<b>5778.254</b>	<b>6349.882</b>	<b>5848.18</b>	<b>218097.044</b>	
Deduct previous approved BUA of Building No. CFC-2 due to cancellation	(-) 1093.18	(-) 1030.00	(-) 1030.00	(-) 1030.00	(-) 1030.00	(-) 3090.00 (1030.00 Sq. M. Each Floor)	(-) 3090.00 (1030.00 Sq. M. Each Floor)	(-) 3090.00 (1030.00 Sq. M. Each Floor)	SHANKA R PARAJI	(-) 8303.18
									AVHAD	

Sr. No	Building No.	GR. Floor	1st floor	2nd floor	3rd floor / LMR.	4th floor	5th, 6th & 7th Floor in Sq. M.	8 <sup>th</sup> , 9 <sup>th</sup> , 10 <sup>th</sup> , 11 <sup>th</sup> , 12 <sup>th</sup> , 13 <sup>th</sup> & 14 <sup>th</sup> Floor in Sq.M.	Proposed Mezzanine	TOTAL
E6A – E6B	<b>644.85</b>	<b>707.48</b>	<b>707.48</b>	<b>707.48</b>	<b>515.38</b>	<b>3568.37</b>	---	---	1782.27 (All Floors)	<b>8633.31</b>
Total Upto Date Approved BUA	<b>62118.58</b>	<b>65540.87</b>	<b>40911.187</b>	<b>24968.407</b>	<b>4651.187</b>	<b>6256.624</b>	<b>6349.882</b>	<b>7630.45</b>	<b>218427.174</b>	
Demolition Permission Vide No. B-03431; dtd. 24/03/2023	<b>(-) 29.847</b>	<b>(-) 34.401</b>	<b>(-) 34.401</b>	---	---	---	---	---	---	<b>(-) 98.649</b>
Cancellation of approved of balance A-2 Building	<b>(-) 1120.943</b>	<b>(-) 1175.789</b>	<b>(-) 1175.549</b>	---	---	---	---	---	---	<b>(-) 3476.281</b>
Net approved retained BUA	<b>60967.79</b>	<b>64330.60</b>	<b>39697.237</b>	<b>24968.407</b>	<b>4651.187</b>	<b>6256.624</b>	<b>6349.882</b>	<b>7630.45</b>	<b>214852.177</b>	
Previously Approved A-2/1 Building	<b>533.143</b>	<b>566.828</b>	<b>568.807</b>	---	---	---	---	---	---	<b>1668.778</b>
Previously Approved A-2/2 Building	<b>601.842</b>	<b>610.742</b>	<b>610.569</b>	---	---	---	---	---	---	<b>1823.243</b>
Previously Approved ESQ - 3	<b>78.300</b>	<b>845.879</b>	<b>845.879</b>	<b>845.879</b>	<b>845.879</b>	<b>2537.637</b>	<b>3383.516</b>	<b>--</b>	<b>9382.950</b>	
Previously Approved E-4	<b>963.07</b>	<b>983.94</b>	<b>983.94</b>	<b>983.94</b>	<b>983.94</b>	<b>983.94</b>	<b>983.94</b>	<b>--</b>	<b>5882.75</b>	
Previously approved Club House (Free of FSI) (Free of FSI)	<b>568.56</b>	<b>569.83</b>	<b>(Free of FSI)</b>	---	---	---	---	---	---	<b>1138.39 (Free of FSI)</b>
<b>TOTAL BUA upto date Previously Approved</b>	<b>63144.145</b>	<b>67338.019</b>	<b>42706.522</b>	<b>26798.226</b>	<b>6481.006</b>	<b>9778.201</b>	<b>9733.398</b>	<b>7630.45</b>	<b>233609.965</b>	
Previously approved - E8	<b>1653.324</b>	<b>1618.113</b>	<b>1618.113</b>	<b>1618.113</b>	<b>559.388</b>	<b>1618.113</b>	<b>1618.113</b>	<b>2568.816</b>	<b>12253.98</b>	
Previously approved CFC – 2	<b>2032.007</b>	<b>2100.101</b>	<b>2198.892</b>	<b>2198.892</b>	<b>2198.892</b>	<b>6595.821</b>	<b>-</b>	<b>-</b>	<b>17324.605</b>	
<b>TOTAL BUA upto date Previously Approved</b>	<b>66799.476</b>	<b>71056.233</b>	<b>46523.527</b>	<b>30615.231</b>	<b>10239.286</b>	<b>17992.135</b>	<b>9733.398</b>	<b>10199.266</b>	<b>263188.55</b>	
									<b>SHANKAR</b>	
									PARAJI AVHAD	



Sr. No	Building No.	GR. Floor	1st floor	2nd floor	3rd floor / LMR	4th floor	5th, 6th & 7th Floor in Sq. M.	8 <sup>th</sup> , 9 <sup>th</sup> , 10 <sup>th</sup> , 11 <sup>th</sup> , 12 <sup>th</sup> , 13 <sup>th</sup> & 14 <sup>th</sup> Floor in Sq.M.	Proposed Mezzanine	TOTAL
	Net approved retained BUA	65733.036	69951.728	53118.997	30615.231	10239.286	17992.135	9733.398	10554.796	267938.607
<b>(Total BUA - 2360.98 Sq.M. is retained &amp; proposed in additional &amp; alteration of B-2 Building plan approval)</b>										
<b>NOTE--Plan approval vide No. EE/SPA/DMB/5343/2011; Dtd. 27/07/2011</b>										
Proposed B-2/1Building	565.34	594.40	--	--	--	--	--	--	--	1159.74
Proposed B-2/2Building	585.44	615.80	--	--	--	--	--	--	--	1201.24
	<b>66883.816</b>	<b>71161.928</b>	<b>53118.997</b>	<b>30615.231</b>	<b>10239.286</b>	<b>17992.135</b>	<b>9733.398</b>	<b>10554.796</b>	<b>270299.585</b>	

PLOT AREA	<b>242814.00 Sq M</b>
10% OPEN SPACE	<b>24281.40 Sq M</b>
NET PLOT AREA	<b>218532.60 Sq M</b>
PERMISSIBLE BUA (FSI- 1.0)	<b>218532.60 Sq M</b>
Permissible add (FSI – 0.5)	<b>109266.30 Sq M</b>
Total Permissible (FSI)	<b>327798.90 Sq M</b>
Pervious Approved BUA	<b>263188.55 Sq M</b>
Now Proposed BUA of B-2/1 & B-2/2	<b>2360.98 Sq M</b>
Total Approved BUA	<b>270299.585 Sq M</b>
CONSUMED FSI	<b>1.113</b>

Digitally signed by SHANKAR PARAJI  
AVHAD  
DN: e-mail: s.p@spdnal.  
pseudonym=SPDNAL  
01.07.2010  
2.5.1.20.0.61.54906a17792b6d9105243d8a318  
47114-e463288fe68516175931d253ac0a07e  
c. postalCode=410210, st=Maharashtra,  
serialNumber=033-94d14-e49797da4d40fb1f93  
67db89d0019690a3e2225a65d64777f399  
3154. crn=SHANKAR PARAJI AVHAD  
Date: 2023-11-07 15:33:43 +05'30'

**(S. P. Avhad)**  
**Executive Engineer &**  
**Special Planning Authority,**  
**MIDC, Division Dombivili.**

## **Sanction of Building Permit & Commencement Certificate**

**To,**  
M/S. Asmeeta Infratech Ltd.  
Plot No. 1, MIDC,  
Addl. Kalyan-Bhiwandi Indl. Area  
Village Kon, Bhiwandi, Dist:- Thane.

**Sir,**

With reference to your Application No. Dtd. 18/10/2023 for grant to sanction of commencement certificate to carry /out development work and Building Permit under Section 45 of MR & TP Act, 1966 to erect / construct building on Plot No. 1, in MIDC, Addl. Kalyan-Bhiwandi Industrial Area, the commencement / Building Permit is granted subject to the following conditions:-

- 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 used or permitted to be used by any person until occupancy permission has been granted.
- 3) The Commencement Certificate / Building Permit shall remain valid for a 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) The plot holder shall plant at least one tree per 100 Sq.M. of plot area along the periphery of the plot. In addition, he should also plant one tree per 15m on the frontage of road or part thereof inside the plot and maintain the trees so planted in good condition.

**Yours faithfully,**

**SHANKAR  
PARAJI  
AVHAD**

Digitally signed by SHANKAR PARAJI AVHAD  
DIN: c=IN, o=PERSONAL,  
pseudonym=64f815e62154a5ebeef97d760a1b  
7c  
2.5.4.20-61549d5a17792b9df1652f3308a18471a  
14-46b32ff6d455117591d1d2318fb9077eC  
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b9d0019690c36222fa8de6d477cf31993f58,  
cn=SHANKAR PARAJI AVHAD  
Date: 2023.11.07 15:34:22 +05'30'

**(S. P. Avhad)  
Executive Engineer &  
Special Planning Authority,  
MIDC, Division Dombivli.**

No. /EE/SPA/DOM/Plot No. 1/ **I/25675** /2023  
Office of the Executive Engineer,  
M.I.D.C. Division Dombivli.  
Date : **07/11/2023**.