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MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION  
( A Government of Maharashtra Undertaking )

824



No. EE/SPA, DMB/Ph-I/A-143/33/99  
Office of the Executive Engr.,  
MIDC Division Dombivali

Date :- 26/2/99

To,

M/s Prabhat Trading & Mfg Co Pvt.Ltd

SL 'Avasar ' 77/81

Kazi Sayed Street

MUMBAI-3



Sub :- MIDC Dombivali

Indl. Area

Ph-I/Residential/Commercial Zone (Modified plans)

Approval to building plans for proposed  
factory/~~Residential/Commercial~~ Building  
on Plot No A-143 for

M/s Prabhat Trading and Mfg Co.Pvt.Ltd

- Ref :- 1) Your letter No \_\_\_\_\_ dt.  
 2) Architect's letter No. \_\_\_\_\_  
 Dt. \_\_\_\_\_

Dear Sir,

1. The set of plans/Modified plans/ ~~plans in addition to~~  
~~previous approved plans~~ received from you vide 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.

2. You had submitted the plans and drawings for 466.95 Sqm.  
of plinth area in the plot area of 1000=00 Sq.m. At present  
this office, has approved the plans for 466.95 Sq.m. of  
built-up area. This office has approved only One (1) Nos.  
of drawings, details of which are attached in the accompanying  
statement.

A) In case of approval to the modified plans, the original  
approval to the drawings granted vide letter No. DB/DM/35/173/1465  
\_\_\_\_\_ dt. 10.5.79 from the  
office of the Executive Engineer, MIDC Division IX, Ambarnath/ is  
treated as cancelled. The drawings approved now supercede

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previously approved drawings. You are requested to return the cancelled drawings to the office for cancellation and record.

B) The drawings submitted now are for new structure which were not approved previously. Present approval alongwith the previously approved plans vide letter No \_\_\_\_\_ dt. \_\_\_\_\_ from the office of the Executive Engineer, MIDC Division \_\_\_\_\_ KMC is to be treated as combined approval.

- 3. The building plans need to be got approved from.
  - i) Factory Inspector's Department of Government 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 Executive Engineer before any work is started of within three months from the date of this letter which ever is earlier.

4 (A) for the sanitary block, overhead water storage tank shall be provided at the rate of 500 ltrs per W.C. or Urinal.

5. For necessary approach road to the plot from the edges of MIDC road 900 mm dia C.D. 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 Exe. Engr.) 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 materials be stacked 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, borewell 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 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 R.C.C. members, foundations etc. It is only locational 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 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 of roads.
- 15. The waste effluent from the treatment work shall be soaked in a soak pit, if sewer 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 MIDC. sewerage system. The effluent shall be pretreated to conform to the standards by Maharashtra Pollution Control Board of Govt. of Maharashtra, after obtaining their consent under section 23 of the M.P.W.A. Act.
- 16. Plot holders shall make his own arrangement for 24 hours storage of water, as uninterrupted water supply can not be guaranteed

17. 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 of roads.

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17) In case a water stream is flowing through the plot allotted, the plot holder has to be sure 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 outflow of the original stream. The points of entry and exit of stream in the plot shall be as shown in the plan attached herewith. The points of entry and exit of stream shall be as shown in the plan attached herewith. The points of entry and exit of stream shall be as shown in the plan attached herewith. The points of entry and exit of stream shall be as shown in the plan attached herewith.

18) The plot holder has to obtain written permission for the work proposed to be taken from the Executive Engineer. This permission is cancelled if no construction work is started within 12 months from the date of issue of this letter or the date given in the agreement to lease to start construction work which ever 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, within three years from the date of 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 has got powers to add, to amend, vary or rescind any provisions of regulations from time to time as it may deem fit and the plot holder has to abide by these rules and Regulations.

21) 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.

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- 22) This approval is subject to permission of competent authority under Urban Land ( Ceiling & Regulations) Act-1076
- 23) The plot holder within a period of one year from the date of agreement to lease shall plant atleast one tree per 100 Sqm. In addition he shall also plant one tree per 15 M on the frontage of road or part there of inside the plot and maintain the trees so planted in good condition through out the period of agreement to lease and lease agreement.
- 24) 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. This is an obligatory condition to be done at the initial stage only at the time of getting BUILDING COMPLETION CERTIFICATE.
- 25) The plot holder has paid 1) Development charges amounting to Rs. 9340/- vide D.R. bearing No 057311 dt. 22.2.99
- 2) Scrutary fees amounting to Rs. 470/- vide D.R. bearing No 057312 dt. 22.2.99 total amounting to Rs. 9810/-
- 26) The list of requirements to be complied which will facilitate issue of BUILDING COMPLETION CERTIFICATE is enclosed herewith for information.
- 27)

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

DA : one set of approved Drawing

Deputy Engineer  
Special planning Authority SubDn  
MIDC Division Dombivali.

*MAK*  
26/2/99

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\* Copy submitted to the Executive Engineer MIDC Ambernath (Civil) Dn. for favour of information.

\* Copy fwc's to the Deputy Engineer PA-III MIDC Dombivali for information

\* Copy fwcs to D.E. MIDC Sub-Dn Murbad for information

\* Copy submitted to Collector office Thane for favour of information

\* Copy fwcs Tax Officer, K.D.M.C. Dombivali

\* Copy submitted to the Regional Officer, MIDC Regional office Thane for favour of information.

ACQUISITION TO EE/SPA/DMB/Ph-I/A/423/99 DATED / /99 ISSUED BY THE  
 OFFICE OF THE EXECUTIVE ENGINEER MIDC DOMBIVALI DIVISION DOMBIVALI MIDC INDL.AREA  
 NAME OF INDL.AREA **Dombivali**  
 ADDRESS TO

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SR. No.	DRG No Date	Name of Architect	Description	Ground fl. in M2	Stilt fl. in m2	Ist Ser vice	IIInd Ser vice	IIIrd Ser vice fl. in M2	ser vice fl.	ser vice plat form	ser vice plat form	ser vice plat form	TOTAL Area in M2
	Set of 1 Nos of Drwgs	Shri.R.M. Sawant Architect Dombivali (E)	Previous permission granted vide letter No. <del>EE/SPA/XXXX/</del> DB/DM/35/173/1465 dt. 10.5.79 is treated as cancelled Factory Existing	466.95	-	-	-	-	-	-	-	-	466.95

\* B.C.C. issued vide lett. No.

- REMARKS :
- 1) Area mark as \_\_\_\_\_ is under demolistion
  - 2) Plot area 1000.00 in m2
  - 3) Upto date ground coverage in M2 = 466.95
  - 4) Total built up area in M2 = 466.95
  - 5) Total F.S.I. consumed  $\frac{466.95}{1000.00} = 0.47/D-80$



Deputy Engineer  
 Special planning Authority  
 Sub-Dn MIDC Dn. Dombivali.  
 26/2/99

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**BUILDING COMPLETION CERTIFICATE**  
**( TO WHOM SOEVER IT MAY CONCERN )**

This is to certify that M/s Prabhat Trading and Mfg. Co.,Pvt.,Ltd allottee of Plot No A-143, Phase-I in MIDC Dombiveli Industrial Area have completed the development work of factory building on the above said plot in accordance with the building plans approved vide this office letter No RE/SPA/DMB/PH-I/A-143/824 dated 26.2.99 under the supervision of the licensed Architect Shri.Ramakant H.Sewant, Dombiveli Regd CA.No. 85/9422. And permitted to be occupied on the following ground :

Details of units constructed are as given below :

- |                       |   |   |
|-----------------------|---|---|
| 1. Name of allottee   | : | M/s Prabhat Trading & Mfg. Co.,Pvt.,Ltd |
| 2. Plot No            | : | A-143                                   |
| 3. Plot area in sq.m  | : | 1000=00                                 |
| 4. Date of possession | : | 25.8.1978                               |
| 5. Approval of plans  | : |   |

Built up area in sqm

1st approval No.DE/DM/35/173/1465

dt. 30.8.79 is treated as cancelled

2nd approval No.RE/SPA/DMB/PH-I/A-143/824

dt. 26.2.99

<u>G.F.</u>	<u>U.F.</u>
466.95	N11

**Total : 466.95**

6) Position of construction on the site as on 29.1.99 & 15.2.99

- |   |        |
|---|--------|
| a) Built up area completed in all respect (in sq.m) | 466.95 |
| b) Area under construction (in sq.m)                | N11    |
| c) Open area (in sq.m)                              | 533.05 |

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Received  
Tara Cusi  
J. N. Sharma

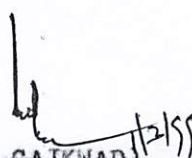
of



(II) REMARKS :

1. Compound wall constructed
  2. C.D. Work Provided
  3. Factory is in Production and carrying business of Trading only
- 
- |  |   |
|--|---|
| 7) Remarks of Deputy Engineer regarding observation of D.C. Rules (Deputy Engineer may indicate as to whether the construction has been in accordance with the approved plan and give any other ne observation which he considers necessary to give) | Construction is as per approved plan                            |
| 8) Area that could be considered as built up area (in sq.m)  | 1000=00   |
| 9) Actual utilisation of plot in view of the existing construction in the form of utilisation of F.S.I.  | $\frac{466.95}{1000.00} = 0.47 / 0.80$                          |
| 10) Do you recommend grant of final lease of the entire plot having regard to the area of the plot & construction carried out so far ?   | Yes, if it is within MIDC's allotment rules and FSI consumption |



  
 (U.M. GAIKWAD)  
 Deputy Engineer  
 Special planning Authority Sub-Dn  
 MIDC Division Dombivali

No. EE/SPA/DMB/Ph-I/A-143/<sup>837</sup> /99  
 Office of the Executive Engineer  
 MIDC Division Dombivali

Date :- 1/3/99

- \* Copy fwc's to M/s Prabhat Trading & Mfg. Co. Pvt. Ltd, 5L Avasar, ~~228~~ 77/81, Kazi Sayed Street, Mumbai-3
- \* Copy fwc's to Shri. Ramakant M. Sawant, Architect, Shree Bungalow, Devendra Co-op. Hsg Society, Plot No A-4 unit No 7 V.P. Road, Dombivali (E)-421201
- \* Copy submitted to the Regional Officer, MIDC wagle Indl Area Thane for information
- \* Copy fwc's to Deputy Engineer & PA-I MIDC Division Dombivali for information
- \* Copy fwc's to Deputy Engineer & PA-III MIDC Dn Dombivali for information.