

(6)

UBI Capital market cell. M. J. Margdar
Kind Attn. Shri. ...
2008 / 27574297

OCCUPANCY CERTIFICATE



No. EE/SPA/Dom/C - 26/ 221 /of'2008

Office of the Executive Engineer,

MIDC., Division Dombivli.

Date:- 22/01/2008

To,
M/s Hiremath Chemicals Pvt. Ltd.
Plot No. C - 26, Phase I,
MIDC Dombivli Industrial Area,
Dombivli.(E) 421 203

Sub: Dombivli Indl. Area Plot No. C -26.

Sir,

This is to certify that the development work of factory building on Plot No. C - 26 in Dombivli Industrial Area (Phase I) having built up area.

01. Previous approved vide 703.390 m2

02. Present approval ... 461.300 m2

03. Total up to date approved area ..1164.690 m2

completed under the supervision of Licensed Architect Shri Ulhas K.Kshirsagar, having Licence No. Reg.No.CA/95/18547 and is permitted to be occupied as following conditions are fulfilled and certificate are issued as follows :

1. Tree Plantation Certificate.
2. Building Completion Certificate.

One set of completion plan duly certified is returned herewith.

Thanking you.

Yours faithfully.

- Encl:1. Tree Plantation Certificate.
2. Building Completion Certificate.

[Signature]

Executive Engineer,
MIDC., Division Dombivli
Dombivli

1. Copy to the Regional Officer, MIDC Wagle Estate, Thane for information.
2. Copy f.w.cs. to Shri Ulhas K.Kshirsagar Architects, Shop No 1, Uma Shankar CHS Ltd, Opp Plasma Blood Bank, SVP Road, Dombivli (E) - 421 201 formation.
3. Copy to D.E. & PA-(I) for information.
4. Copy to Guard file.

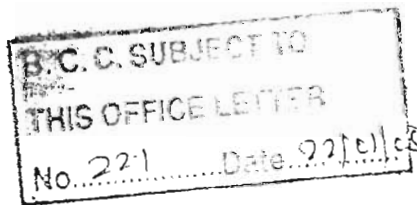


TREE PLANATATION CERTIFICATE

This is to certify that the Plot No. C - 26 is admeasuring 9660.000 sq.m. allotted to M/s Hiremath Chemicals Pvt. Ltd.in Dombivli Indl. Area, phase I was visited by undersigned on 22/01/2008 to find out the number of trees planted and surviving on the date of issue of this certificate. The details of trees planted and survived are as under: -

1. Area of Plot : 9660.000 m²
2. Trees reqd.to be planted as per conditions mentioned in the Agreement to issue.
(Note:- 1 Tree per 100 sq.m. & 1 Tree at a distance of 15 m. on frontage of Road or part thereof) : 104 Nos.
3. No. of Trees actually planted and surviving. : 115 Nos.
4. The Trees at Sr.No.3 have planted within the marginal distance along the periphery of the plot reqd. to be kept open & not in the land which is reqd. for expansion. : Yes

Amal
Executive Engineer,
MIDC., Division Dombivli.
Dombivli





BUILDING COMPLETION CERTIFICATE

This is to certify that M/s Hiremath Chemicals Pvt. Ltd., allottee of Plot No. C - 26 in Phase I of MIDC in Dombivli Indl. Area has completed the construction work of factory building on the above said plot in accordance with the building plans approved vide this office letter No. EE/SPA/DMB/ C-26/C - 26 /of 2008 dated 22/01/2008 under the supervision of the licensed Architect Shri Ulhas K.Kshirsagar, Regd. No. CA/95/18547 and permitted to be occupied on the following ground:

Details of units constructed are as given below :

1. Name of allottee : M/s Hiremath Chemicals Pvt. Ltd.
2. Plot No : C - 26
3. Plot area in sq.m : 9660.00 m²
4. Date of possession : 07/05/1975.

5. Approval of plans

	<u>Built up area in sqm</u>	
	<u>G.F.</u>	<u>U.FI.</u>
Ist approval No.EE/SPA/104/02 of dt. 09/01/2002 :	703.390 m ²	
2 nd Approval	346.130 m ²	

Total:- 1164.690 m²

6. Position of construction

- on the site as on 21/01/2008 :
- a) Built up area completed in all respect (in sqm):- : 1164.690 m²
 - b) Area under construction :- : NIL
(in sq.m)
 - c) Open area (in sq.m) : 8610.480 m²

(II) REMARKS

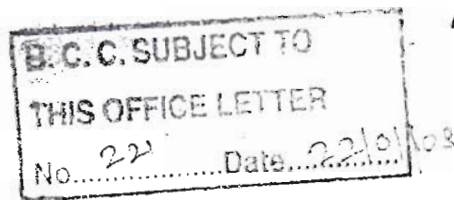
1. Trees provided in plot premises as per requirements
2. C.D. work provided as per approval.
3. 6 Nos. photographs of bldg. submitted.
4. Final NOC for Fire from CFO, MIDC submitted
7. Remarks of Executive Engineer : Construction is done as per
regarding observation of DC rules approved drawing No. 217 of
2008 dt. 22/01/2008

(Executive Engineer may indicate as to
Whether the construction has been in



accordance with the approved plan and give any other observation which he considers necessary to give)

8. Area that could be considered built up area (in sq.m) : 1164.690 m²
9. Actual utilisation of plot in view of the existing construction in the form of utilisation of FSI.. : 12 %
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, subject to Fulment of all other documents as per allotment order



Anand
Executive Engineer,
MIDC. Division Dombivli.
Dombivli



No. EE/SPA/DMB/C -26 / 217 /2008,
Office of the Executive Engineer,
MIDC., Division Dombivali.
Date :- 12/01/08

To,

M/s Hiremath Chemicals Pvt. Ltd.

Plot No. C - 26, Phase I,
MIDC, Dombivali Indl. Area,
Dombivali.(E): 421201.

Sub :- MIDC, Dombivli Indl. Area, Plot No. RL-49.
Approval to Factory Building plans in addition to
existing building.

Ref :- 1. Yours letter No. Nil of Dated 18/12/2007.
2. Payment receipt received on 18/01/2007.

Dear Sir,

1. The set of plans in addition to previous approved 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.
2. You had submitted the plans and drawings for 1049.520 sq.m. of plinth area in the plot area of 9660.000 sq.m. At present, this office has approved the plans for 1164.690 sq. m. of built up area. This office approved only 2 (Two) No. 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 ----- from the office of the ----- is treated as cancelled. The drawings approved now supercede 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 along with the previously approved plans BCC plan vide this office letter No. EE/SPA/DMB/C - 26/104/02 of dt. 09/01/2002 issued by Ececutive Engineer, MIDC, Dombivali Division 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.
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, 900mm Dai 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 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 or 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 Competent Authority. The effluent shall be treated conforming to the standard by Maharashtra Pollution Control Board of Govt. of Maharashtra , after obtaining their consent under section 23 of the MPWA Act if applicable.
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 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

18. 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, within 3 (Three) years from the date of 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 thereunder and also terms of 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 Dombivali 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 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 should 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 .

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.

26. 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 of **BUILDING COMPLETION CERTIFICATE**.

27. The plot holder has paid ;

1. Development charges, amounting to Rs 26240/- vide DR. bearing No. 088963 of dated : 28/03/2001.



2. Fire Protection Funds of Rs. 30000/- paid vide DR. bearing No. 0783585 of dated : 05/04/2007. At HQ Office, MIDC, Andheri.

3. Scrutiny fees amounting to Rs 1000/- + Rs 1000/- vide DR bearing 088963 of dated : 28/03/2001 and 0814373 of dt. 18/01/2007.

27. The list of requirements to be complied which will facilitate issue of Building Completion Certificate, is available in this office.

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

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: 1. One Statement showing
of drawing approved.

2. Copy of approved drawings = 2 no.

Anand

Executive Engineer,
MIDC, Division Dombivali.
Dombivali.

1. Copy to the Regional Officer, MIDC, Wagle Estate, Thane for information.
2. Copy to DE & PA (I) , MIDC, Dombivali for information and necessary action.
3. Copy f.w.cs. to Shri Ulhas-K.Kshirsagar Architects, Shop No 1, Uma Shankar CHS Ltd, Opp Plasma Blood Bank, SVP Road, Dombivali (E) - 421 201 formation
4. Copy to guard file.

OCCUPATION TO EE/SPA/DOM/ C - 26 / 217 / OF'2008 dr 22/10/08
OFFICE OF THE EXECUTIVE ENGINEER, MIDC., DIVISION DOMBIVLI INDUSTRIAL AREA



NAME OF INDL. AREA :- DOMBIVLI INDUSTRIAL AREA.

Address to. M/s Hiremath Chemicals Pvt. Ltd., Plot No. C - 26 , Phase I , MIDC, Dombivli (E)

Sr.No	Drg. No.	Name of Architect	Description	Ground floor	Mezzanine in m2	1 st floor in m2	2 nd floor in m2	3 rd floor in m2	Service platform	Service platform	Service platform	TOTAL M2
(1)	1 & 2.	Shri Ulhas K.Kshirsagar Architects, Shop No 1, Uma Shankar CHS Ltd, Opp Plasma Blood Bank, SVP Road, Dombivli (E) - 421 201	Existing Factory Building	703.390 m2	--	Additional 50% for more ht.	--	-	--	--	-	703.390 m2
			Proposed Extension	346.130 m2	--	115.170 m2	----	--	--	--	--	-
		TOTAL		1049.520 m2	-	115.170 m2	--	-	-	-	-	1164.690 m2

REMARKS

1. Area under demolition = NIL
2. Plot area 9660.000 in m2
3. Up-to date ground coverage in M2 = 1049.520 M2
4. Total built up area 1164.690 M2
5. Total FSI consumed..... $\frac{1164.690}{9660.000} = 0.12 < 0.80$

Anand
Executive Engineer
MIDC, Division Dombivli
Dombivli

Ramesh was agitated.