

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



**MIDC**

OUTWARD/MIDC/PATA1/E&MD  
SDPTLGNGCIV/A67074/2021  
Office of the Deputy Engineer  
MIDC Civil Sub - Div Patalganga  
Patalganga-410220.  
Date :- 24/02/2021

To  
Shri Kore Suhas Shankar,  
Plot No. F-9/1, M.I.D.C.,  
Additional Patalganga Industrial Area.  
PATALGANGA- 410 207.

**Sub.:- Additional Patalganga Industrial Area...**

Application for Revise Plan Approval for proposed Factory Shed  
on Plot No. F-9/1, in Additional Patalganga Industrial Area....

**Ref.:- 1. Tracking Id: SWC/16/21/20190708/644090**

Dear Sir,

You have submitted application for Revised Approval to Building Plan  
for proposed structure. Above applications are examined and following approvals  
are hereby granted...

**A] Building Plan Approval**

Since you have paid following .....

- I) Development charges amounting to Rs. 72,059.40/- vide Receipt No. GL21604181, dated 24/02/2021.
- II) Labour Cess , amounting to Rs. 1,74,820.80/- vide Receipt No. GL21604181, dated 24/02/2021.
- III) Compound Wall Charges amounting to Rs. 500/- vide Receipt No. GL21604181, dated 24/02/2021.
- IV) Scrutiny fees, amounting to Rs. 14,448/- vide Receipt No. GL20178380 dated 08/07/2019 & GL21604181, dated 24/02/2021.

The set of plans, received from you vide your letter cited above, is hereby  
approved subject to acceptance and follow up of following conditions by you.

1. You had submitted plans and drawings for 1204.00 m<sup>2</sup>. of plinth area for the  
plot area of 3000.00 m<sup>2</sup>.,at present this office has approved plans for total up  
to date 1806.00 m<sup>2</sup>. of built up area. This office has approved 02 No. of  
drawing details of which are mentioned on the accompanying statement.

A. In case of approval to the modified plans, the earlier approval to the building

plans granted vide letter **No.B05542dt.20/03/2019** by this office is treated as **Cancelled**. The drawing approved now supersede previously approved drawings. You are requested to return the cancellation and record.

2. In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-

The building plans needs to be got approved from :

- i) Directorate of Industrial Safety & Health.
- ii) Any other Govt. authorities which may be mandatory.

Certificate copies of plans along with a letter for approval from the above authorities in triplicate shall be submitted/to the DE & SPA ,before starting the work.

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) for this Area.

3. You will obtain Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per the notification issued by MoEF, Govt. of India vide Notification issued by MoEF, New Delhi dtd.14. 09. 2006 and its subsequent amendments'.
4. You are requested to submit certified copies of above approvals from the concerned authorities to this office, in triplicate before any work is started OR within three months from the date of issue of this letter whichever is earlier.
5. For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.
6. For necessary approach road to the plot from the edges of MIDC. Road, 900 mm dia CD works or a slab drain of required span and size shall be provided.
7. Temporary structures shall not be allowed except to during construction period (after obtaining prior approval from Executive Engineer.) and the same shall be demolished immediately after building work is completed.
8. During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacked along MIDC, road land width/open plot area.
9. The marks demarcating boundary of the plot shall be preserved properly and kept in good condition and shown to department staff as and when required.
10. No tube well, bore well or open well shall be dug.
11. Plans for any future additions, alterations or extensions will have to be get approved from this office, as well as from concerned competent authority.
12. The present approval to the plans does not pertain to approval to the structural design, RCC members, foundations etc. It is only locational approval to the layout of various structures & floors with reference to the plot, in accordance to MIDC DCR.
13. In case any power line is passing through the plot, the plot holder should approach MSEDCL and obtain their letter specifying the vertical and horizontal clearance to be left and plan his structures accordingly.
14. The compound wall 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. Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.

16. In case, water stream/ nallah is flowing through the allotted plot, the plot holder has to ensure that the maximum quantity of rain water that flows 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 this office and no filling of plot and diversion of nalla is allowed unless a written permission is obtained from the Executive Engineer/SPA.
17. This permission stands cancelled, if no construction work is started within twelve months from the date of issue 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 within the given stipulated time limit as per the lease agreement.
18. 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. 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 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 to the concerned Deputy Engineer/Executive Engineer, to get the work verified and building shall not be occupied unless building completion certificate and occupancy certificate is obtained from this office.
22. 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 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.
23. The basement if provided is to be used only for storage purpose. No. manufacturing activates are allowed, similarly toilet is not allowed at the basements.
24. The Name and plot number shall be displayed at main entrance of plot.
25. The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate.
26. 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.
27. MIDC issues permission for development of plots which are situated on river banks, adhering to the contents of the River Policy dt. 13th 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.

28. Since you have consumed **0.60 %** of FSI as per the approved plan, you are requested to utilize remaining FSI as per agreement to lease.

## **C] 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 a 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 / or Local Council 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 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 Liters 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 100 mm dia sewer trap, inspection chamber with 80 mm dia vent pipe shall be provided.

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

8) 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.

9) All S.W. pipes shall be minimum of 150 mm 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 measurement 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 and 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, of MIDC and your representative who has designed and executed work, without which drainage completion certificate will not be issued.

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 out letted 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.~~

#### D] Provisional Fire N.O.C.

- V) 1. Since you have paid following .... “Fire Protection Fund Fees” of Rs. 20,000/- (Rs. Twenty thousand Only) vide Receipt No. GL21604181, dated 24/02/2021.

i)

Sr. No	Description	Charges in Rs
01.	Fire Protection Fund	Rs. 20,000.00
	<b>Total :</b>	<b>Rs. 20,000.0</b>
		<b>Rs. Twenty thousand only</b>

This has reference to your application under reference this office has **NO OBJECTION (PROVISIONAL)** for your proposed/extension of factory building on Plot No. F-9/1.in MIDC, Addln.Patalganga Industrial Area, The details of the plant/factory building are as under.

Sr. No.	Particulars of Drawing	Area in m <sup>2</sup>	Drawing No / Date
03.	Plan showing Block Plan, ground floor, Elevation; Area diagram and Area Statement.	Total Plot Area = 3000.00 m <sup>2</sup> Proposed (Total) Built up area = 1806.00 m <sup>2</sup>	dt. 24/10/2019.

During Scrutiny following are the observations.

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

2. In addition to domestic water supply, the water reservoir of 10,000.00 liters capacity exclusively for firefighting 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 Brigade, Responsible person of the company, Hospital and Doctors should be displayed in security cabin.
- (D) Staff should be well conversant with handling 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", "EXTINGUISHER" 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 fire 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 be seen in darkness.

## FIRE EXTINGUISHER SHOULD BE PROVIDED AS UNDER.

Sr. No	Particulars	Quantity
01.	ABC type DCP extinguishers 5 kg capacity	2 Nos. on Ground floor.
02.	CO2 type extinguishers 4.5 kg capacity	1 each on each floor.
03.	Mechanical Foam Extinguishers having capacity of 9 liters.	1 on each 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.

For getting water supply connection, you are requested to approach office of The Deputy Engineer, E&M), MIDC, Sub Division, Patalganga, for necessary action.

**Thanking you,**

**Yours faithfully,**

**Special Planning Authority,  
M.I.D.C. Sub-Division,  
Patalganga.**

**DA:- 1. One Statement showing details of drawings and built up area approved.**

**A. Copy of approved drawings/plans.**

**Copy submitted to**

- Executive Engineer, MIDC, Division Alibaug for favour of information please.
- Executive Engineer, MIDC, (E&M) Division Ambarnath for favour of information please.

**Copy to.....**

- Deputy Engineer (E&M), MIDC, Sub Division, Patalganga for information.
- Architect Shri Prashant Agrawal, Vashi, Navi Mumbai-4007033., for information please.
- Gram Sevek, Chavne.
- Guard File.

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

**Area statement for Plan Approval**

**No. A67074/2021, dated :-24/02/2021** issued by the Office of the Deputy Engineer, MIDC, Patalganga Subdivision, Patalganga.

**Name of Industrial Area:-** Adl. Patalganga Industrial Area, Addressed to **Shri Kore Suhas Shankar,Plot No. F-9/1.**

**Area of Plot :- 3000.00 m<sup>2</sup> ALLOTTEE'S NAME :- Shri Kore Suhas Shankar,Plot No. F-9/1.**

Sr. No	Drawing No. Date.	Name of Architect	Particulars	Built Up Area in m <sup>2</sup>								
				Basement Area in m <sup>2</sup>	Gr. Floor Area in m <sup>2</sup>	Add 50% extra height Area in m <sup>2</sup>	1st Floor	2nd Floor	3rd Floor	4th Floor	Total Area in m <sup>2</sup>	
			<b>Plan Approval</b>									
<b>1</b>	<b>2 Nos. Drawings,</b>	Name of Architect/ Consultant :- Shri Prashant Agrawal, Vashi, Navi Mumbai-4007033. having Licence No. CA/97/21815, dt.07/08/1997, valid up to 31/12/2030.		0.00	602.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
				0.00	602.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		<b>Previously Approved vide letter No.B05542 dt.20/03/2019 by this office is treated as <i>Cancelled</i>.</b>										



		Present Approval							
Sr. No	Drawing No. Date.	Name of Architect	Particulars	Built Up Area in m <sup>2</sup>					
2	2 Nos. Drawings,	Name of Architect/ Consultant :- Shri Prashant Agrawal, Vashi, Navi Mumbai-4007033. having Licence No. CA/97/21815, dt.07/08/1997, valid up to 31/12/2030.	Revised Plan Approval	Basement Area in m <sup>2</sup>	Gr. Floor Area in m <sup>2</sup> (Stilt)	Add 50% extra height Area in m <sup>2</sup>	1st Floor	2nd Floor	Total Area in m <sup>2</sup>
				0.00	1204.00	602.00	0.00	0.00	1806.00
		<b>Total built up Area now proposed for Approval.</b>		0.00	1204.00	602.00	0.00	0.00	1806.00

**Remarks:-**

1. Area under demolition:- 0.00 m<sup>2</sup>
2. Plot Area :- 3000.00 m<sup>2</sup>
3. Explosive Area :- (-) 0.00 m<sup>2</sup>
4. 10% Open space :- (-) 0.00 m<sup>2</sup>
5. Plot Area . (Net) :- 3000.00.00 m<sup>2</sup>
6. Upto date ground coverage in m<sup>2</sup>:- 1204.00
7. F.S.I. in Ground coverage :- 0.40 < 0.50
8. Total Built up area in m<sup>2</sup> -: 1806.00
9. Total F.S.I consumed. :- 0.60 < 1.00

**Special Planning Authority  
M.I.D.C. Sub-Division,  
Patalganga**