

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No./DE/TLJ/1917 /OF'94,
Office of the Deputy Engineer,
M.I.D.C. Sub-Division, Talaja. 48

Date :- 19.10.94

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TO,
M/s. Sagar Enterprises,
B-21, 1/2 Sector 1,
Vashi, New Bombay,
Pin - 400 703.

Sub :- Talaja Industrial Area, Plot No. A-96
Approval to building plans for proposed
factory building.

Ref :- Your letter No. nil dt. 24.2.94 dt.
received in this office on 18.10.94

Dear Sir,

1. One set of plan/~~modified plans/additions to previous~~ plans received from you vide letter cited above is hereby approved and returned to you, subject to, following conditions :-
2. You had submitted plans and drawings for 339.03 sq.m. built up area over the plot area 600.00 sq.m. and at present this office has approved plans for 339.03 sq.m. submitted by you. This office has approved only one Nos. of drawings details of which area attached in accompanied statement.
- a. In case of approval to the modified plans/the original approval to the drawings granted vide letter No. dt. from this office is treated as CANCELLED as the drawings approved now supersede the previously approved drawings. You are requested to return the above cancelled drawings to this office for record and cancellation.
- b. As the above drawings submitted are for new structures which were not approved previously, present approval alongwith the previously approved plans vide letter No. dt. from this office, is to be treated as combined approval for the building.

3. The building plans need to be got approved from :-
 - I. Factory Inspector of Govt. of Maharashtra.
 - II. Dept. of Explosive ; of Govt. of India.
 - III. Food & Drugs Administration, Govt. of Maharashtra.You should submit the certified copies of the letter alongwith plan of approval in triplicate from the above authorities to the Executive Engineer before any works started.
4. For the sanitary block, overhead water storage tank shall be provided for 450 litres per W.C. of Urinal.
5. Necessary approach road to the plot from the edges of MIDC. road shall be provided with a cross drainage of pipe in a min. dia. of 900 mm. or a slab drain as may be approved by the undersigned.
6. Temporary structures shall not be allowed except during construction period (after obtaining prior approval from the undersigned) and the same shall be demolished immediately within one month from the completion of approved construction.

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7. During the period of construction, stacking of materials shall be done only in the case of plot allotted. In no case materials be stacked along MIDC. land, road, open plot area without prior approval from the undersigned.
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 without prior written permission.
10. Work of water supply and drainage shall be carried out through licensed plumbers only and as per water supply Regulations of the Department. Separate approval for drainage/water supply connection plan is to be obtained from the undersigned prior to construction.
11. Plans for any future additions and alterations and ~~expenses~~ expenditure will have to be got approved from this office as well as Department competent to do so.
12. The present approval to the plans does not pertain to approval to the structural and RCC members, foundations, etc. It is only locational approval to the structure with reference to the plot.
13. In case, any power lines are passing through the plot, the plot holder should approach MSEB and obtain a letter specifying the vertical and horizontal clearances to be left and plan structures accordingly.
14. Whenever a compound wall and gate is constructed, the gate should open inside the plot and if the plot is facing in two or more sides of the road, then gate shall be located at least 15 m. from the corner of junction of roads.
15. The water effluent from the treatment work shall be soaked in a soak pit, of sewer lines are not available in the area. In case sewerage system of MIDC. is functioning, effluent should be connected to drainage manhole after getting the drawings approved. Storm water flow rain water pipes is not connected to MIDC. sewerage system, shall be pretreated to confirm standard laid by M.P.C.B. Govt. of Maharashtra after obtaining their consent and N.O.C. under section-28 of the Act.
16. Plot holder should make his own arrangements for 24 hours storage of water as uninterrupted water supply cannot be guaranteed by the Department.
17. In case of a water stream is flowing through a plot allotted 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 outflow stream must not be changed. The detailed plans, section and designs for allowing maximum ~~expend~~ expended discharge of rain water through the plot ~~and~~ has to be furnished to this office and no work of filling the plot and diversions of ~~an~~ nallah should be undertaken, unless a written permission for the work proposed is undertaken from the undersigned.
18. The breach of any of these stipulations shall render the plot holder liable for ~~action~~ action as provided in MIDC. Act, 1961 (III of 1962) and Regulations made there under and also terms of lease and schedule of penalties prescribed by the Corporation for this purpose.

Department the got powers to add, amend, very or rescind any provision of Regulations from time to time as it may deem fit and the plot-holder has to abide these rules and regulations.

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20. As soon as building work completed upto plinth level, you should approach this office for verifying the same.

21. After completion of your building work as per approved plan, you should inform and send the following documents for building completion certificates.

a.. True copies of approval issued by the Factory Inspector/ Explosives Dept./Food & Drugs Administration alongwith the original letter. The original letters will be returned after verification.

b. Valid consent letter for water air "No Objection Certificates" from the M.P.C.B.

c. Copy of letter from the Regional Officer/Dy.Chief Executive Officer/Jt.Chief Executive Officer, MIDC, in respect of extension of time limit for completion of building, if necessary.

d. True copy of valid Licence of the Architect.

e. Original certificate of Licensed Architect stating that the work is carried out and completed satisfactorily under his supervision.

f. Original Certificates from the qualified structural Engineer alongwith copy of Licence as structural Engineer, regarding soundness of the structure, quality of materials used on the work and stating structure is constructed as per approved design.

g. Get the drainage plans, approved, if not done previously, through Licensed Plumber.

h. Send the Building detailed plans in triplicate, signed by you and licensed plumber, showing arrangement of your internal drainage lines with location of Septic tank and soak pit to a scale of 1:100. Also submit detailed plan and cross section of Septic Tank and soak pit to a scale of 1:25 in triplicate for completion Certificate.

1. Original certificates from the Licensed Plumber, stating that the internal/external drainage works are carried out as per Rules and approved drawings, alongwith true copy of his valid licence.

j. Temporary structure, if any, within the plot, be demolished before approaching for BCC and Certificate in form 'B' to that effect from Architect is required.

k. Compound wall and approach road should be constructed as per approved plans and cross drainage work having NP-2 class pipe of required size, but not less than 900 mmØ should be provided on the approach road.

1. Certificate of the owner stating provision for 24 hours storage of water is made.

22. These plans approved subject to the condition that you will furnish the detailed drawing of Effluent Treatment Plant as approved by M.F.C.B. for early approval of this office.

23. These plans approved subject to the condition that you will provide unflow filter after septic tank. Effluent from the filter shall be joined to M.I.D.C.system.

Accompaniment to letter No.DE/TLJ/ 1917/'94
Taloja addressed to M/s. Sagar Enterprises.

dt. 19.10.94 issued by the Deputy Engineer, MIDC.
plot No. A-96 sub-Dn. in Taloja Indl. Area.

Sr. No.	Drawing No. and Date	Name of Architect for firm	Description	Name of unit and reference to floor vis. ground floor sqm.	Mezzanine floor sqm.	1st floor sqm.	2nd floor sqm.	3rd floor sqm.	Total of No.5 to 9 sqm.
1.	2.	3.	4.	5.	6.	7.	8.	9.	10.

1. Previous plans approved by this office vide letter No.DE/TLJ/ may be treated as cancelled as the party has submitted revised drawings for approval.
2. Previous permission granted by this office vide letter No.DE/TLJ/ are measuring to area measuring to
3. Plans now proposed for approval as per details given below :-

0151 28.1.94	Mr. C.M. Samant.	Factory building...	247.41	--	85.57	--	--	--	332.98
		Watchman cabin.	6.05	--	--	--	--	--	6.05
			253.46		85.57				339.03

Total built up area approved = 339.03 sqm.
 Permissible built up area = 600.00 sqm.
 Permissible plinth area = 300.00 sqm.
 Balance plinth area = 46.54 sqm.

F.S.I. consumed = 0.565
 5. Approved built up area 339.03
 8. Approved plinth area 253.46

Hence O.K.
 1. Bal. built up area 260.97 sqm.

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24. These plans are approved subject to the condition that allottee shall at its own expense, within a period of 0000062 one year from the date of hereby, plant trees in the open space on the periphery of the said land (1 tree per 200 sqm. and 1 tree at a distance of 15 m. on the frontage of road or part thereof) and shall maintain the trees so planted in good condition throughout the terms hereby agreed to be created under the Agreement.

25. You are requested to go through the condition of this letter and take necessary action accordingly. Please acknowledge the receipt of this letter.

Your's faithfully,
 D.A.:- 1 set of approved plans.
 Deputy Engineer,
 MIDC, Sub-Division, Talaja.

1. Copy submitted to the Executive Engineer, MIDC. Alibag Division Alibag for favour of information please.
2. Copy submitted to the Regional Officer, MIDC. Thane for favour of information please.

N/-288.