



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Commencement Certificate

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No./MIDC/EE/DB/STP/ P68394 / 2023
Office of the Executive Engineer,
Udyog Bhavan 2nd floor, MIDC Division,
Nashik - 422 007
Date: - 23/08/2023

To,
M/s. Hotel Curry Leaves.,
Plot No. C - 4/3, MIDC,
Satpur Indl. Area, MIDC,
Nashik.

Sub :- 1] Building Plan Approval.
2] Provisional Fire NOC.

Ref :- Your application Submitted vide SWC/35/521/20230504/904258
dated 04/05/2023.

Dear Sir,

With reference to your application No. SWC/35/521/20230504/904258 dated 04/05/2023 for grant to sanction of commencement certificate to carry our development work and building permit under section 45 of MR & TP Act 1966 to erect building on Plot No. C - 4/3 in Maharashtra Zone situated at Satpur Indl. Area, Nashik the commencement / Building permit is granted subject to following conditions mentioned below.

1] Building Plan Approval and Commencement Certificate:-

Since you have paid following...

- I. Development charges amounting to Rs. 2,00,584.08/-.
- II. Scrutiny fees amounting to Rs. 6625.08/-.
- III. Labour cess amounting to Rs. 4,37,309.43/-.

- 1) 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.
- 2) You had submitted plans and drawings for **0.80 Sq. M.** of basement area for the plot area of **2035.00 Sq. M.** at present this office has approved plans for total upto date **701.81 Sq. M.** of built up area. This office has approved **1 No.** of drawings 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. dt. by this office is treated as cancelled. The drawings approved now supersede previously approved drawings. You are requested to return the cancelled plans to 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. dt. from the office of the Executive Engineer, MIDC Division Nashik is to be treated as combined approval.

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

i) Factory inspector department of state govt. (if applicable)

ii) Director of industries. (if applicable)

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.

- 4) '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'.
- 5) 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.
- 6) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.
- 7) For necessary approach road to the plot from the edges of MIDC. Road, **450** mm dia CD works or a slab drain of required span and size shall be provided.
- 8) 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.
- 9) 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.
- 10) 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.
- 11) No tube well, bore well or open well shall be dug.
- 12) Plans for any future additions, alterations or extensions will have to be get approved from this office, as well as from concerned competent authority.
- 13) 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.
- 14) 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.
- 15) 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.
- 16) Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.
- 17) 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 uninterruptedly 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.

- 18) 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.
- 19) 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 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 activities area 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) The waste effluent from the treatment work should be stacked in a soak pit if 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 drawing approved. Storm water flow from rain water pipes is not to be connected to MIDC sewerage system shall be pretreated to conform to standards laid down by Maharashtra Pollution Control Board after obtaining their consent under section 28 of Act.
- 29) The commencement permission is granted subject to the fulfillment of the provisions in the rules circulars & orders issued by the Labour Department (Central/State Government) for labour Employment Services, Safety, health & welfare.
- 30) The plot holders shall obtain prior 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 dt. 14/09/2006 and its subsequent amendments.
- 31) Since you have consumed **34 %** of FSI as per the approved plan, you are requested to utilized remaining FSI as per agreement to lease.

2] Provisional Fire NOC:-

I. Since you have paid following you have paid “Fire Protection Fund Fees” of **Rs. 55,470/- (Rs. Fifty Five Thousand Four Hundred Seventy Only)** vide CH. No MCH/5306/2023 dt. 09/06/2023.

Sr. No.	Description	Charges in Rs.
1.	Fire Protection Fund	Rs. 55,470/-
	Total :	Rs. 55,470/-
	(Rs. Fifty Five Thousand Four Hundred Seventy Only)	

This has reference to your application under reference this office has **NO OBJECTION (PROVISIONAL)** for your extension / **proposed** of factory building on Plot No. C - 4/3 in MIDC, Satpur Indl. Area, Nashik The details of the plant/factory building are as under.

Sr. No	Particulars of Drawing	Area in Sq.M.	Drawing No. / Date
1.	Plan showing Block Plan, ground floor, Elevation; Area diagram and Area Statement.	Total Plot Area = 2035.00 Sq.M. Proposed (Total) Built up area = 701.81 Sq.M.	Drawing Submitted by Ar. Aniket Khade CA/2003/30630

During Scrutiny following are the observations.

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

1. In addition to domestic water supply, the water reservoir of 20000 liters capacity exclusively for fire fighting should be provided.
2. 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 conforming 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 Bridge, Responsible person of the company, Hospital and Doctors should be displaced in security cabin.
- (D) Staff should be well conversant with handing 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**”, “**EXTINUISHER**” 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 fir 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 seen in darkness.

FIRE EXTINGUISHER SHOULD BE PROVIDED AS UNDER

Sr. No.	Particulars	Quantity
01.	ABC type DCP extinguishers 5 kg capacity	7 Nos.
02.	CO2 type extinguishers 4.5 kg capacity	2 Nos.
03.	Mechanical Foam Extinguishers having capacity of 9 liters	2 Nos.
04.	Water tank on toilet	5000 Lit. Capacity
05.	Fire Buckets	7 Nos.

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. If any change in activity or subletting observed during inspection, company should apply for NOC from this office.

The plot holder has to comply the conditions incorporated in circular issued by Jt. CEO (Admin), MIDC, Mumbai vide letter No. C05579 dt. 21/06/2019, if applicable.

You have already submitted proposal for permission of tree cutting which is under process. During actual work no any tree cutting shall be done till permission from MIDC Tree Authority is issued.

You are hereby requested to go through above approvals carefully with the above conditions and take necessary actions accordingly.

Thanking you.

- D.A.:-** 1. One Statement showing details of drawings and built up area approved.
2. Copy of approved drawings/plans.

Yours faithfully,

**JAYAWANT
CHINTAMA
N BORSE**

Digitally signed by JAYAWANT CHINTAMAN
BORSE
DN: c=IN, postalCode=422013,
ou=MAHARASHTRA, o=NASHIK, ou=Personal,
serialNumber=8519478b6c2f26e09658895873
0507801329f5670c2a22e6d9ba0c73c911,
pseudonym=7f6ed6748a43182826019585
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2.5.4.20=12653ae204329005ab46609b4a11
ba72a368376f13c432c3b499be2c6538,
email=SANJAY.ZANKAR@GMAIL.COM,
cn=JAYAWANT CHINTAMAN BORSE

(J. C. Borse)
Executive Engineer & SPA,
MIDC, Nashik Division,
Nashik.

Copy f.w.c.s to

1. The Regional Officer, MIDC Satpur, Nashik for favour of information please.
2. Ar. Aniket Khade, Nashik.

PLAN APPROVAL

IFMS No. **P68394** of 2023 dated **23/08/2023** issued by the Executive Engineer, MIDC, Division Nashik.

Name of Industrial Area - **Satpur Indl. Area, Nashik.**

Address To - **M/s. Hotel Curry Leaves., Plot No. C - 4/3**

Sr. No.	Drg No.	Name of the Architect	Particulars		Built-up Area				Total Area in Sq.M.
			BCC	Plan Approval	Basement Floor in Sq.M.	Ground Floor in Sq.M.	1 st Floor in Sq.M.	Extra height in Sq.M.	
1.									
					Sub division vide letter no. D66607 dt. 08/11/2022				
		Ar. Aniket Khade CA/2003/30630		Present Approval	0.80	701.01	---	---	701.81
					Total built up				701.81
					Note- FSI free built up area				128.59

Remarks -

1. Plot Area	=	2035.00		Sq.M.
2. Proposed B/up Area Approved	=	701.81		Sq.M.
3. Upto date B/up Area Approved	=	701.81		Sq.M.
4. Total FSI consumed	=	<u>701.81</u> 2035.00	=	0.345 < 1.00

Digitally signed by JAYAWANT CHINTAMAN BORSE
DN: c=N, postalCode=422013, o=MANAGASHTAL, ou=NASHIK, ou=Personal, serialNumber=633947866f727a9a5589e6873030246f12395677063226e6e99aee073c911, pseudonym=e7f6cd4b748644338282c0195851f93, 2.5.4.20=12653ee20432a900dab4464609b-6431ba72a9837f13c432cb4f99eb2e0538, email=JAYAWANT.CHINTAMAN@GMAIL.COM, cn=JAYAWANT CHINTAMAN BORSE

**Executive Engineer & SPA,
MIDC, Nashik Division,
Nashik - 422 007.**