



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

“Combined Approval”

No. **EE/AMB/ F-4/1&F-4/2 / E34988** /of 19,
Office of the Executive Engineer,
MIDC, (Civil) Division Ambernath.
Date: - 30.12.2019

To,
M/s. Roshni Enterprises ,
Plot No. **F-4/1&F-4/2**, Kansai
MIDC Industrial Area,
Ambernath.

Sub :- 1] Revised Building Plan Approval
(Flatted Indl. Galas & Commercial Building)
2] Drainage Plan Approval

Ref :- 1] Your application Vide SWC/6/523/20191221/675220
2] Provisional Fire NOC issued by Fire Deptt. , Andheri vide D-19417
dt. 25/09/2019
3] Letter issued by Fire Deptt. , Andheri vide E-30640
dt. 26/12/2019

Dear Sir,

You have submitted application for Revised approval to 1] Building Plan
2] Drainage Plan Above application are examined and following approvals are hereby
granted...

A] Revised Building Plan Approval

Since you have paid Scrutiny fees, amounting to **Rs. 4,27,525.80/-** vide Receipt No.
GL20495834 dt. **27/12/2019**

- 1) The set of Revised plans, received vide reference no 1 above, is hereby approved subject to acceptance and follow up of following conditions by you.
 - 2) You had submitted plans and drawings for **15628.92 Sqm** of plinth area for the plot area of **38655 Sqm**, at present this office has approved plans for total up to date **45288.79 Sqm**. of built up area. This office has approved **10 Nos.** 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. B-88188** dt. **31.05.2018** 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 - from the office of the Executive Engineer is to be treated as combined approval.

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

i) Industrial Safety and Health Department, Govt of Maharashtra.

ii) Explosive Department, Govt. of India.

iii) Food & Drugs Department, Govt. of Maharashtra.

4) The plot holder 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 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, 900 mm dia CD works or a slab drain, as may be approved by the Executive Engineer, 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 12 (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 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) This approval is subject to permission of competent authority under Urban Land (Ceiling & Regulations) Act. 1976.
- 23) 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.

- 24) The basement if provided is to be used only for storage purpose. No. manufacturing activities are allowed, similarly toilet is not allowed at the basements.
- 25) The Name and plot number shall be displayed at main entrance of plot.
- 26) The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate, if applicable with prior approval of MIDC SPA.
- 27) 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.
- 28) 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.
- 29) The plot holder shall abide and follow the conditions mentioned in Annexure of circular dated 3/07/2012 (in Marathi) issued by CEO , MIDC 93 .
- 30) The allottee shall obtain Occupancy Certificate within three years from the date of demolition permission issued by this office i.e. from 9 / 03 /2017.

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 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 of Greater Bombay shall be followed.
- 2) The wastewater from water closets and urinals shall be passed through a septic tank of standard design.
- 3) The outlet of septic tank will ultimately have to connect to MIDC's sewerage system when provided, as per approved plans.

- 4) The present approval to the plans does not pertain to the design of septic tank, effluent treatment plant etc. It is only location approval to these structures with reference to the plot.
- 5) 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.
- 6) Overhead water tank shall be provided at the rate of 500 Liters per W.C./ Urinal provided.
- 7) 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.
- 8) All vent pipes shall be minimum 80 mm dia size.
- 9) 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.
- 10) All S.W. pipes shall be minimum of 150 mm dia size.
- 11) It should be seen that no overflow of water from the soak pit or any process waste enters in to adjoining property or road.
- 12) 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.
- 13) 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.
- 14) 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.
 - .. 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.

PLAN APPROVAL
EE/AMB / F-4/1 & F-4/2 / E34988 / of 2019, dated:- 30.12.2019 issued by the Office of the Executive Engineer,
 MIDC, (Civil) Division, Ambarnath, (W)
 Name of Industrial Area. :- **Ambarnath Indl. Area.**
 Addressed to :- **M/s. Roshni Enterprises ., Plot No. F-4/1 & F-4/2 , Ambarnath .**

Sr. No.	Drg No.	Name of Architect	Particulars		Built up Area								
			BGC	Plan Approval.	Ground Coverage in Sqm.	Basement Floor Area in Sqm	Lower Ground Floor Area in Sqm	Ground Floor Area in Sqm	First Floor Area in Sqm	Second Floor Area in Sqm	Excess area counted in FSI	Total Built Up area in Sqm	
1.	8	Architect Deyanti Khadilkar of M/s. Creation Mulund License No. CA/90/13 184		Previous Approval for Industrial and Commercial Bldg. issued vide letter No. B-88188 dt 31.05.2019 is treated as cancelled.	13984.96	7752.00 (FSI Free)	9949.02	11863.23	11453.07	11746.29	258.32	45289.93	
2.	10			Present Approval Commercial Building (Phase 1)	4803.33	7752.00 (FSI Free)	---	4144.78	3632.07	3815.78	---	---	11592.63
			Present Approval Industrial Building - 1 (Zone 1-Phase 5)	2620.81	---	2205.34	1723.16	1721.05	1572.80				7222.35
			Present Approval Industrial Building - 2 (Zone 2-Phase 4)	2620.81	---	2205.34	1723.16	1721.05	1572.80				7222.35
			Present Approval Industrial Building - 3 (Zone 3-Phase 3)	2620.81	---	2205.34	1723.16	1721.05	1572.80		1317.68		7222.35
			Present Approval Industrial Building - 4 (Zone 4-Phase 2)	2563.13	---	2147.68	2446.31	2442.92	2438.72				9475.63

		Present Commercial Bldg. Basement service area in Industrial FSI (Phase 1)	---	453.15	---	---	---	---	---	453.15
		Present Commercial Bldg. 2nd floor part area in Industrial FSI (Phase 1)	---	---	---	---	---	---	382.63	382.63
		Present Approval Public Toilet & STP area	400.03	---	400.03	---	---	---	---	400.03
		Total Of Commercial Buildings	4803.33	7752.00 (FSI)	---	4144.78	3632.07	3815.78	---	11592.63
		Total Of Industrial Buildings	10825.59	453.15	9163.73	7615.79	7606.07	7539.75	1317.68	33696.16
		Total Up to date built up area	15628.92	453.15	9163.73	11760.57	11238.14	11355.53	1317.68	45288.79

1	PLOT AREA	38655.00 SQM	COMMERCIAL 20%	INDUSTRIAL 80%
2	PERMISSIBLE COMMERCIAL & INDUSTRIAL USE (20 : 80) OF 1	38655 X 20% 7731 SQM	38655 X 80% 30924 SQM	
3	PERMISSIBLE FSI	1.50	1.50	
4	PERMISSIBLE BUILT UP AREA (2X3)	11596.50 SQM	46386.00 SQM	
5	PROPOSED BUILT UP AREA	11592.63	33696.16	
6	FSI CONSUMED	1.50	1.08	
7	FSI BALANCE	0.00	0.4104	

**Rajaram
G Rathod**

Executive Engineer &
Special Planning Authority
M.I.D.C., Civil Division
Ambemath.

Dr. Rajaram G. Rathod
Executive Engineer &
Special Planning Authority
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Ambemath.
Date: 2019.12.19 (2:11 P.M.)