



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

No.EE(P)/TB/CHK/PH-II / **A80704** /of **2019**,
Office of the Executive Engineer, MIDC,
Project Division, Chinchwad,
Pune-411019.
Date: - **01/03/2019**

To,
M/s. KSH Infra Pvt. Ltd.,
Plot No. **P-5**,
MIDC Chakan Industrial Area (**Ph- II**),
Taluka: Khed,
Dist : Pune.

Sub :- 1] Building Plan Approval (Expansion)
2] Provisional Fire NOC

Ref :-1] Online application vide SWC/237/521/20181129/591060
dt. 29/01/2018.
2] Adjustment payment challan dtd. 13/02/2019.
3] Adjustment payment paid dtd. 28/02/2019.

Dear Sir,

You have submitted application for approval to 1] Building Plan
2] Provisional Fire NOC

Above application are examined and following approvals are hereby granted...

A] Building Plan Approval

Since you have paid following

I) Development charges, amounting to **Rs. 3,47,298/-** vide D.R. No. **MCH/1206/2019**
Dtd. 28/02/2019.

II) Scrutiny fees, amounting to **Rs. 25967/-** vide **MCH/1206/2019**
Dtd. 28/02/2019.

- 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 **3245.77 Sqm** of plinth area for the plot area of **1,52,000.00 Sqm**, at present this office has approved plans for total upto date **3245.77 Sqm**. of built up area. This office has approved **6 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.-----**Dtd.**-----, by this office is treated as cancelled. The drawings approved now supercede 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, (Project division)** 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) Department of Explosives of Govt. of Maharashtra.

ii) Factory Inspection, Govt. of Maharashtra.

iii) Maharashtra Pollution Control Board.

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, minimum 2 Nos.- 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 got 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 or any other authority and obtain their NOC 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 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 **0.79** of FSI as per the approved plan, you are requested to utilize remaining FSI as per agreement to lease.
- 29) It is requested to prepare & submit proposal for gardening, plantation adjacent to your plot boundary and in front of your plot in central verge of road. MIDC will issue formal approval to said proposal. This activity will help in avoiding encroachments of misc.vendors such as tea stall/hutments taparies etc., which will avoid nuisance to your plot.
- 30) It is also requested to provide and maintain CCTV cameras at prime locations along the boundary of your plot. The cameras shall cover adjacent area of your plot. This will help in avoiding thefts dumping of waste material and other miscreant activities by anti social elements etc.
- 31) The number & name of plot holder, name of Industrial Area with its phase number etc. shall be displayed at entrance gate of plot.

B] Water Supply Connection (Not Applied for)

C] Provisional Fire NOC (From Fire Deptt.)

Thanking you,

ATUL
ANANDRAO
DHORE

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Yours faithfully,

Special Planning Authority
and Executive Engineer,
M.I.D.C., Project Division,
Chinchwad, Pune 19.

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

Copy f.w.c.s to.....

1. Regional Officer, MIDC, Pune-1, Jog Centre, Wakadewadi, Pune-41103 for information.
2. Divisional Fire Officer, MIDC, **Hinjewadi** Fire Station Chakan Area.
3. Architect- Mr. Nandkumar K. Yadwad, 313, Siddhatha Towers, 12/3B, Kothrud, Pune-411038.

Copy to.....

- 1) Deputy Engineer, MIDC, Chakan Sub Division (I), for information.
- 2) Guard file.

PLAN APPROVAL (Expansion)

No. EE(P)/CHK/PH-II/ A80704 / of 2019 dated:- 01/03/2019. issued by the Office of the Executive Engineer, MIDC, **Project Division**

Name of Industrial Area. :- **Chakan Indl. Area (Ph- II).**

Addressed to :- **M/s. KSH Infra Pvt. Ltd. Plot No. P-5.**

Sr. No.	Drg No.	Name of Architect	Particulars		Built up area				
			BCC	Plan Approval	Ground floor	Extra height in sq.m	Mezzanine	1 st Floor in Sq.m	Total area in Sq.m
1.		Mr. Nandkumar Yadwad Reg. Lic. No. PMC/178/2018	Present Approval		3245.77	-	-	-	3245.77
			Total		3245.77	-	-	-	3245.77

- REMARKS:-**
1. Area under demolition. :- **Nil** m₂
 2. Plot Area . :- **152000.00** m₂ .
 3. 10% Open space :- (-) **15200.00** m₂
 4. Explosive Area :- (-) **Nil** m₂.
 5. Plot Area . (Net) :- **136800.00** m₂.
 6. Proposed ground coverage in m₂ :- **3245.77** m₂.
 7. Total proposed Built up area in m₂ :- **3245.77** m₂.
 8. Existing built up area :- **105395.64** m₂
 9. Total upto date built up area (7+8) = **108641.41** m₂
 - 10.Total F.S.I consumed. :- **0.79**

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ANANDRAO
DHORE

Special Planning Authority
and Executive Engineer,
M.I.D.C., Project Division,
Chinchwad, Pune 19.

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