

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



No. IFMS/ C-09696 /of 2021,
Office of the Deputy Engineer,
MIDC, Water Supply & SPA Sub Dn.
Taloja, Dist: Raigad
Date: - 16/04/2021

To,
M/s. Apcotex Industries Ltd.
Plot No. 3/1
MIDC Taloja Indl. Area
Dist: Raigad

Sub.:- MIDC Taloja Industrial Area...

Approval to Additions to Factory shed /Building
Plans on Plot No. 3/1
MIDC, Taloja Industrial Area...

Ref :- 1] Online application vide No. SWC/13/521/20201219/730794
2] Final Compliance made on 12.04.2021

Dear Sir,

You have submitted application for approval to A] Building Plans, B] Internal Drainage. 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. 717461.80 vide BPAMS Receipt No. MCH/2379/2021 Dt. 12.04.2021 & MCH/0829/2019 Dt. 01.02.2021
- II) Scrutiny fees, amounting to Rs.15393.00 vide BPAMS Receipt No. MCH/0829/2019 Dt. 01.02.2021 & MCH/0829/2019 Dt. 01.02.2021
- III) Compounding fees Rs.1519632.00 vide BPAMS Receipt No. MCH/2379/2021 Dt. 12.04.2021
- IV) Compound Wall Rs.500/- vide vide BPAMS Receipt No. MCH/2379/2021 Dt. 12.04.2021 & MCH/0829/2019 Dt. 01.02.2021
- V) Fire protection & safety fees amounting to Rs. 370336.75 vide BPAMS Receipt No. vide BPAMS Receipt No. MCH/2379/2021 Dt. 12.04.2021 & MCH/0829/2019 Dt. 01.02.2021
- VI) Labor Cess amounting to Rs.144259.10 vide BPAMS Receipt No. MCH/2379/2021 Dt. 12.04.2021 & MCH/0829/2019 Dt. 01.02.2021

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 3072.94 Sqm of plinth area & Built up area 3261.19 for the plot area of 75890.00 Sqm, at present this office has approved plans for total up to date 21825.02 Sqm. of built up area. This office has approved Eight Nos. of drawing details of which are mentioned on the accompanying statement.

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BALAJI
BELGAMWAR

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A. In case of approval to the modified plans, the earlier approval to the building plans granted vide letter No. ----- by this office are 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 Building completion certificate issued vide letter No. Building Completion Certificate / Occupancy certificate issued vide SPA/TLJ/3/1/D-59389 dt. 27.10.2016 & Approval No. B20519 dt. 02.01.2019 is 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.

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, 900 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.

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- 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/ nalla 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 up to 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.

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23) 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.

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) Tree cutting permission shall be obtained from competent Authority.

29) Since you have consumed 34.80 % of FSI as per the approved plan, you are requested to utilize remaining FSI as per agreement to lease.

B] 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 (if MIDC's effluent collection network is available) 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 Litters per W.C. / Urinal
Provided

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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.

C: Provisional Fire NOC issued by Fire Dept. of MIDC vide No. MIDC/Fire/C-00404 dated 31.03.2021.

Thanking you,

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Yours faithfully,

Special Planning Authority
MIDC Water Supply & SPA
Sub Division Taloja.

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

Copy submitted to

1. Executive Engineer, MIDC, Division Dombivli for favour of information please.
2. Copy to Area Manager, MIDC Regional Office, Mahape for information.
3. Copy fwc's to Architect - Shri M.R. Kashelkar Architect of M/s. M R, Kahelkar, Dombivli (E) for information please.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
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Area statement for Plan Approval

This statement is accompanied to letter No. SDTLJ-WS / C-09696, 2021, dated 16.04.2021, issued by the Deputy Engineer, MIDC, Water Supply & SPA Sub Division, Talaja addressed to M/s. Apcotex Industries Ltd..., for the Plot No. 3/1 in Talaja Industrial Area. **ALLOTTEE'S NAME:-** M/s. Apcotex Industries Ltd..for the Plot No. 3/1 in Talaja Industrial Area.

| Drawing No. Date. | Description | Basement Area | Gr. Floor Area in sqm. | Mezz. Area in sqm. | Canopy Area | Extra Height | 1st Floor Area in sqm. | 2nd Floor Area in sqm | 3rd Floor Area in sqm | Total Area in sqm. |
|--|-----------------------|---------------|------------------------|--------------------|-------------|--------------|------------------------|-----------------------|-----------------------|--------------------|
| Building Completion Certificate / Occupancy certificate issued vide SPA/TLJ/3/1/D-59389 dt. 27.10.2016 & No. B20519 dt. 13.02.2020 is treated as combined approval. | | | | | | | | | | |
| Existing Built Up Area | | 0.00 | 15172.76 | 215.56 | 0.00 | 00.00 | 2399.49 | 887.04 | 60.75 | 18735.60 |
| Architect: Shri M.R. Kashelkar | | | | | | | | | | |
| Architect of M/s. M R. Kahelkar & Co. Lic. No. CA/80/5824 | | 00.00 | 3072.94 | 0.00 | 0.00 | 00.00 | 188.25 | 00.00 | 0.00 | 3261.19 |
| Now Proposed BUA (8 Nos. Drawings) | Area under Demolition | | -171.77 | 0.00 | 0.00 | 00.00 | 00.00 | 00.00 | 0.00 | -171.77 |
| Total Up to date Area | | 0.00 | 18073.93 | 215.56 | 0.00 | 00.00 | 2587.74 | 887.04 | 60.75 | 21825.02 |

Plot Area

75890.00 Sqm

Net Plot Area: (75890 -6230 Explosive Area - 6966.00 RG)

62694.00 Sqm

F.S.I..... : 0.348 < 1.00 hence O.K.

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Deputy Engineer
MIDC SPA & Water Supply
Sub Dn. Talaja

FROM 2**SITE INSPECTION FORMAT FOR APPROVAL OF BUILDING PLANS****Medium Risk Buildings (To be certified by the Architect/Engineer/L.F.A)**

Name of Industrial Area : Talaja MIDC
 SPA Division Office : Talaja
 Plot Number : 3/1
 Name of Architect/Engineer : M.R. Kashelkar
 Actual Date of Inspection on Site : 25/01/2021

| Sr. No. | Items | Details to be filled by the Architect/Engineer | Remarks |
|---------|--|--|--|
| 1 | Name of allottee | M/s Apcotex Industries Ltd. | |
| 2 | Zone/Land Use (Industrial, Commercial, Open Space, Biotech, Floriculture etc) | Industrial | |
| 3 | Plot number | 3/1 | |
| 4 | Plot area in sq. m. | 75,890 | |
| 5 | Date of possession | 26/02/1992 | |
| 6 | Whether plot boundary is as per demarcation done by RO | Yes. | |
| 7 | Property Type (Shed, Gala, Plot etc) | Plot. | |
| 8 | Type of Industrial Use *(Warehouse Godown & Industrial activities listed in B-1 & B-2 of attached schedule - 1 IT, BT & NT) | Rubber goods Manufacturing. | * Please refer Schedule -1 of MIDC's Circular No. MIDC/CP/C01690/2016 dated 29/06/2016 |
| 9 | Encroachment on site (Yes/No) If yes then provide details of the same. | No | |
| 10 | Is there any Neighbourhood hazard/ Nuisance present onsite? | No. | *Please refer Annexure-A Table-D of MIDC's Circular No. MIDC/CP/C01690/2016 dated 29/06/2016 |
| 11 | Approach Road Width in Meter | | |
| | Approach Road 1 | 10.00 mt. | |
| | Approach Road 2 | 10.00 mt. | |
| 12 | Road width charges applicable (Yes/No) | | |
| 13 | Whether the plot is levelled or contoured | levelled. | |

| Earlier approval details in case of extension to the existing building | | | |
|---|--|-----------------------------|--|
| 14 | Previous building plan approval date | 02/04/2019 | |
| 15 | Existing Land Use | Industrial | |
| 16 | Existing type of production/use (IT, Pharma, Textile, School, Institute etc) | Rubber goods Manufacturing. | |
| 17 | Existing BUA in sq.m. | 18735.60. | |

| | | | |
|----|---|------------|------------|
| 18 | Existing FSI Consumed | 0.307. | |
| 19 | Number of existing basements | No | |
| 20 | Use of existing basements | — | |
| 21 | Approved building height in Meter | 3.80mt. | |
| 22 | Floors up to which building plans are approved | Ground fl. | |
| 23 | Floors up to which BCC /OC issued. | Ground fl. | 12/01/2015 |
| 24 | Open Spaces Adequacy | | |
| | Front open spaces as per standards (Yes/No) | Yes. | |
| | Side open spaces as per standards (Yes/No) | Yes | |
| 25 | Fire NOC obtained (Yes/No) | Yes | |
| 26 | Tree NOC obtained (Yes/No) | NA. | |
| 27 | List of Structures in marginal open space | NO. | |
| 28 | MPCB Clearance (Yes/No) Consumer No. | Yes. | |
| 29 | Water Connection (Yes/No) Consumer No. | Yes. | |
| 30 | Sewage Connection (Yes/No) Consumer No. | Yes. | |
| 31 | ETP Member (Yes/No) | Yes. | |
| 32 | Whether Septic tank /soak pit drainage line is provided as per approved plan? | Yes. | |

| Other Details | | |
|---------------|---|-----------------------------------|
| 33 | Details of 10% Open space if applicable? | Yes and details are shown on plan |
| 34 | Details of 5% Amenity area if applicable? | NA. |
| 35 | Number of Tree cutting | — |
| 36 | Number of Tree plantation | — |
| 37 | Whether RCC pipe is provided below the approach road? | Yes. |
| 38 | Whether NOC of water charges is obtained? | — |
| 39 | Details of compound wall | Up to 2.00 mt. ht. Wall |
| 40 | Whether there is construction done without approval? | 722.56 SQ. Mt |
| 41 | If the layout lies in the hill area, CRZ, etc. area – Specific remarks? | — |
| 42 | Whether there is Nalla or physical features on the site? | NO |
| 43 | Whether HT line is passing through the plot? If yes adequate margin is left or not? | No. |

| | | | |
|----|--|-----|--|
| 44 | Whether there is any reservation on plot? | NO. | |
| 45 | Whether the plot located within CRZ? | NO | |
| 46 | Whether the plot is located within Heritage Structure/Heritage precinct? | NO. | |
| 47 | Whether the plot is located within prohibited/ restricted/ buffer zones? | NO. | |

Remarks:

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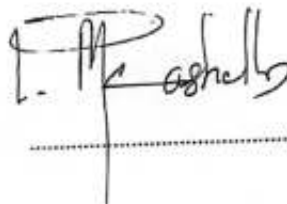
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Declaration:

I hereby declare that the information for Plot no
in.....Industrial Area as mentioned above is true.

Date:

Place:



Signature

Registration No of Architect/Structural Engineer/Licensed Fire Agencies

Name of the Architect/Structural Engineer/Licensed Fire Agencies