



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

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MIDC/IFMS/TALO/E&MD/SDTLJ-WS/2020/A61342

Date: 13.02.2020

OCCUPANCY CERTIFICATE

Sub:- Issue of **Occupancy certificate** for Factory Building/Shed on
Plot No.3/1,Taloja Industrial Area

- Ref:** 1.On Line application vide **SWC/13/19/20200203/683046**
2.Building Completion Certificate by Architect/Engineer
dt.03.01.2020
3.Final Fire N.O.C. issued vide letter No. **MIDC/Fire/A-57943**
dt.11.02.2020
4.Plans approval vide letter No. **IFMS/ B20519** dated **02.04.2019**
5. Site Inspection Report submitted by inspector.

This is certify that, **M/s. Apcotex Industries Ltd** allottee of Plot No. **3/1** MIDC, Taloja Industrial Area, Taluka Panvel Dist. Raigad, have completed the development work of shed /Factory building having total built up area- 18735.60 sq.m. on Plot No. 3/1, situated at MIDC, Taloja Industrial Area, Taluka Panvel Dist. Raigad, is completed as per details mentioned below under the supervision of Architect Engineer - Shri – Suchit Gadkari, 2nd Floor, Shree Ganesh, LBS Marg, Kolbad Naka,Utalsar, Thane (W) 400601, having Licence No. CA/2002/29908

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|----|------------------------|--|
| 1. | Name of the Plotholder | : M/s. Apcotex Industries Ltd. |
| 2. | Address | : Plot No. 3/1 MIDC, Taloja Industrial Area,
Taluka Panvel Dist. Raigad |
| 3. | Plot area | : 75890.00 Sqm |
| 4. | Approval of Plans | : IFMS/B20519 dated 02.04.2019. |
| 5. | Built-up Area Approved | : 81.94 sq.m. |
| 6. | Previous OC issued : | The Building plans/BCC issued vide letter No.
Previous B.C.C. vide letter No. SPA/TLJ/3/1/D-59389
dt. 27.10.2016 |

**Rajendra B
Belgamwar**

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Rajendra B
Belgamwar
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7. Status of construction on site as per site Inspection report : Completed as per approved plans.
- a) Built up area completed in : **18735.60 sqm**
all respect
- b) FSI Details : FSI Consumed = **0.307 (i.e. 30.7%)**
8. Remarks as per Site : Building is completed as per approved plans & as per MIDC DCR-2009.
9. Total Area that could be considered as built up area (Sq.m.) : **18735.60sq.m.**
10. Details of Building Constructed and Built up Area approved :

Sr. No.	Building No.	Built up Area (in sq.m.)	Approved Extra height area with premium
1	Earlier B.C.C Area, SPA/TLJ/3/1/D-59389 dt. 27.10.2016	18888.95	00.00
2	Demolition permission granted vide No. A96700 dt. 14.03.2019	-235.29	
3	Area approved vide No. B20519 dated 02.04.2019		
	Approved Area	81.94	
	Total BUA	18735.60	00.00

As requested vide ref. no. 1 & as per site inspection report vide ref no. 5 , you are permitted to occupy this building having total built up area **18735.60 sq.m.(FSI- 0.307)**.

If any discrepancies observed on site in future with respect to site inspection report submitted vide ref no. 5, then legal action as per MR&TP Act 1966 as deemed fit shall be taken please note.

**Rajendra B
Belgamwar**

**Deputy Engineer
MIDC SPA & WS Sub Division
Taloja**

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Rajendra B Belgamwar
Date: 2020.02.13
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Copy to :

- Copy submitted to the Executive Engineer, MIDC Dombivli Division, Dombivli for information please.
- Copy fwc's to M/s. Apcotex Industries Ltd., Plot No. 3/1, MIDC Indl. Area, Taloja for information.
- Copy fwc's to the Regional Officer, MIDC, Mahape for information.
- Copy to Copy to the Architect Shri Suchit Gadkari, 2nd Floor, Shree Ganesh, LBS Marg, Kolbad Naka, Utalsar, Thane (W) 400601 for information please.
- Copy to Guard file

MIDC/IFMS/TALO/E&MD/SDTLJ-WS/2020/A61342

This letter is accompaniment to letter No. SDPTLGNGCIV/ _____ /2020 Dated :-13/02/2020

DRAINAGE COMPLETION CERTIFICATE (INTERNAL)

This is to certify that, M/s. Apcotex Industries Ltd., Plot No. 3/1, situated at Taloja industrial area allottee of Plot No. 3/1, in Taloja Industrial Area, have completed their internal drainage works with septic tank & soak pit for their factory building, as per this office plans approval letter No. IFMS/ B20519 dated 02.04.2019 through Licensed Plumber.

**Rajendra B
Belgamwar**

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Deputy Engineer &
Special Planning Authority
MIDC Sub-Dn Taloja

33	Whether septic tank /soak pit drainage line is provided as per approved plan? (Yes/No)	YES	-
34	Whether water storage tank is provided as per approved plans? (Yes/No)	YES	-
35	Whether rain water harvesting system is installed? (Yes/No)	-	-
36	Whether hazardous storage required and provided (If any)	-	-

Other Details			
37	Details of 10% Open space if applicable?	YES	RECREATION GRND. AREA - 7353-003
38	Details of 5% Amenity area if applicable?	-	EXPLOSIVE AREA 7350-00 21/16
39	Number of Tree plantation	750 HRS.	-
40	Whether Cross Drainage is provided below the approach road (entrance to the plot)	YES	-
41	Whether NOC of water charges is obtained	-	-
42	Details of compound wall	UCR / BRICK WALL WITH CONCRETE GRILLS ETC.	

Remarks:.....

Declaration:

I hereby declare that the information for Plot no. 3/1 in TALWA SAOC Industrial Area as mentioned above is true.

Recommendations: We may issue BCC Yes ☒ No ☐

Date: Site inspected with Deputy Engineer & SPA Sub Dn. Talaja on 13/02/2020

Place:

13/02/2020
 Signature
R. L. Doudchanwar
 Name & Designation of Asst. Eng.

For Precise Information

Sundep Kachem

FORM 3

Site Inspection Format for Building Completion Certificate / Occupancy Certificate High Risk Buildings (to be submitted by designated inspector of MIDC)

Name of Industrial Area **TALOJA INDUSTRIAL AREA, TALOJA.**
 SPA Division Office **TALOJA.**
 Plot Number **3/1.**
 Name of Site Inspector
 Assigned Date of Inspection
 Actual Date of Inspection on Site

Sr. No	Items	Details to be filled by the assigned Site Inspector	Remarks
1	Name of allottee	APCO TEX INDUSTRIES LTD.	—
2	Plot number	3/1.	—
3	Plot area in sq.m.	75890.00 sqm.	
4	Date of Possession	—	
5	Whether plot boundary is as per demarcation done by RO Office?	YES	—
6	Property Type (Shed, Gala, Plot etc)	PLOT.	—
7	Type of Industrial Use (Warehouse Godown & Industrial activities listed in B-1 & B-2 of attached schedule -1 IT, BT & NT)	INDUSTRIAL USE.	*Please refer Schedule -1 of MIDC's Circular No. MIDC/CP/C01690/2016 dated 29/06/2016
8	Approach Road Width in Meter		
	Approach Road 1	13.00 M WIDE.	
	Approach Road 2	—	

Earlier approval details in case of extension to the existing building			
9	Earlier BEE/Approval letter no. & date	IFMS/B20513 02.09.2013.	—
10	BUA as per earlier BEE/Approval (in sq.m.)	81.94. sqm.	—
11	FSI Consumed as per earlier BEE/Approval	0.307 < 1.000	—
12	Existing type of production/use (IT, Pharma, Textile, School, Institute etc)	SYNTHETIC RUBBER & SYNTHETIC LATEX (DRS)	—
13	Whether the construction is completed as per the approved plan? (Yes/No)	YES.	—
14	Any unauthorised construction done in marginal open space? (Yes/No) If yes then provide details of the	NO	—

15	Any construction demolished? Plan approval is taken but not constructed or demolished at the time of BCC? (Yes/No)	NO	-
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Construction Details			
16	Architects/Owners letter no. & date of application for BCC/OC	NIL - 03-01-2020	-
17	Structural Engineers Completion Certificate	Completion certificate 30-12-2015	-
18	Plumbing Completion Certificate	Letter - Dt 30.12.2015	-
19	Approved building height in Meter	SHED 3.00 MT & 3.80 MT	-
20	Number of existing basements	NA	-
21	Use of existing basements	-	-
22	Area of Construction in		
	sq.m. Building 1	TOTAL PROPOSED	-
	Building 2	BUILTUP AREA	-
	Building 3	31-34 sqmt.	-
	Total Extra Height Area (If any)	-	-
	Excess Balcony Area (If any)	-	-
23	Total BUA in sq.m. (Total construction area completed as on date)	13735-60 sqmt.	TOTAL BUILTUP AREA
24	Total FSI Consumed as on date	0.307 < 1.00	
25	Open Spaces Adequacy		
	Front open spaces as per standards (Yes/No)	YES.	-
	Side open spaces as per standards (Yes/No)	YES.	-
26	Parking adequacy		
	Number of 4 wheeler parking	TOTAL PARKING AREA	-
	Number of 2 wheeler parking	7707-40 sqmt.	-
27	Fire NOC obtained (Yes/No)		-
28	List of Structures in marginal open space & Built up Area	NA	-
29	MPCB Consent to Operate? (Yes/No) Consumer No. (if applicable)	YES BO/CAC-011/BIC NMS453-14/7th CAC-1704000520	-
30	Water Connection (Yes/No) Consumer No.	YES DV/005/100.TW/5056	(Dt 12-02-2017)
31	Sewage Connection (Yes/No) Consumer No. (if applicable)		-
32	ETP Member (Yes/No) (if applicable)	YES	-