

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

Phone: 27781602



No.DE/SPA/ 43/ C-52195/2014,
Office of the Deputy Engineer &
Special Planning Authority,
MIDC Sub-Dn.1(Civil),Mahape.
Date:- 27/08/14

To,
M/s. Neogen Chemicals Ltd.,
Plot No. 43, Mahape,
TTC Indl Area,
Navi Mumbai.

Sub: COMMENCEMENT CERTIFICATE

Sir,

With reference to your application letter No. Nil dtd. Nil received on 22/11/2013 & complied on 25/08/2014 for grant to sanction of commencement certificate to carry out development work and Building Permit under section 45 of MR&T.P. Act, 1966 to erect building on Plot No. 43, in T.T.C. Indl.Area, the commencement/ Building permit is granted subject to the following condition & for total B.U.A. as per the approval to the plans attached.

1. The land vacated in consequence of the enforcement of the set-back rule part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or use or permitted to be used by any person until occupancy permission has been granted.
3. The commencement certificate/building permit shall remain valid period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. Minimum two trees in plots of 200.00 sqm. & such No. of trees at the rate of one tree per 100.00 sqm. for plots more than 200.00 sqm. in area shall be planted & protected.
6. In case of group housing, minimum two trees per tenement shall be planted and protected.
7. The party should inform the commencement of work as per the approval issued by this office.
8. After completion of building upto plinth level, the same shall be intimated for inspection & issue of plinth completion certificate.
9. The construction water rate will be 1.5 times the normal water rates towards construction of additional B.U.A.

Your's faithfully,



(S.P. Avhad)
Deputy Engineer &

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

Phone: 27781602



No.DE/SPA/ Plot No. 43/ C-5215/2014,
Office of the Deputy Engineer &
Special Planning Authority,
MIDC Sub-Dn.1(Civil),Mahape.
Date:- 27/08/14.

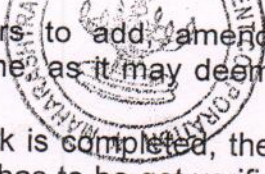
To,
M/s. Neogen Chemicals Ltd.,
Plot No. 43, Mahape,
TTC Indl Area,
Navi Mumbai.

Sub : Approval to Revised building Plans for
factory building on Plot No.43, Mahape,
Architect M/s. Pramod Kamble

Ref : Your letter No. Nil dated 22/11/2013 received on
22/11/2013 & complied on 25/08/2014.

Dear Sir,

- 1) One set of revised plans received from you, vide letter cited above is hereby approved & returned to you subject to following conditions.
- 2.1) You had submitted plans & drawings for plinth area of 573.927Sqm. over the plot area 1842.00 Sqm. & at present this office has approved plans for upto - date plinth area of 915.837Sqm. & upto date built up area of 1547.792 Sqm submitted by you. This office has approved only 4(Four) Nos. of drawing, details of which are attached in the accompanying statement.
- 2.2) In case of approval to the modified plans, the original approval. granted vide letter No. 4712 dt. 28/08/2000 from the office of the Deputy Engineer, MIDC, Sub Division No. I, Mahape is treated as cancelled as the drawings approved now supercedes the previously approved drawings. You are requested to return the above cancelled drawings to this office for record & cancellation.
- 2.3) As the drawings submitted are for new structures, which were not approved previously, present approval alongwith previously BCC issue vide letter no _____ from the Deputy Engineer, MIDC Sun-I, Mahape, is to be treated as combined approval for buildings.
- 3) a) The building plans needs to be got approved from :
 - 1) Factory Inspector, Development of State Government.
 - 2) Department of explosives, Govt of Maharashtra.Certified copies of plans along with a letter of approval from the above authorities in triplicate shall be submitted/sent to this office, before starting the work.
- b) Certificate of approval from Foods & Drugs Department need to be submitted before applying for BCC & DCC if applicable.
- 4) Overhead water storage tank having minimum capacity of 450 litres per W.C & Urinal shall be provided & is a must. You have to make a provision of an U.G water tank of minimum capacity to meet requirement of 24 hrs water supply requirements.
- 5) Necessary approach road to the plot from the edge of MIDC road shall be

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- 20) Department has got powers to add, amend, vary or rescind the provisions of Regulations from time to time as it may deem fit & the plot holder has to abide by these rules & regulations.
 - 21) As soon as the building work is completed, the plot holder has to inform the Deputy Engineer & SPA. The work has to be get verified & the completion certificate is to be obtained from the Deputy Engineer & SPA.
 - 22) The allottees are requested to inform the Deputy Engineer, concerned for checking up the layout of the building when the plinth of the building is completed & this is the must.
 - 23) The basement if provided is to be used only for storage purpose. No Manufacturing activities are allowed. Provision of toilet is not allowed at the basement
 - 24) The allottee within a period of one year from the date of approval of the plans, has to plant trees in open marginal space at the periphery of the plot at his own cost. The plantation shall be one tree for 100Sqm. Of plot area & one tree at a distance of 15.00m. on front edge of road or part thereof & when the trees so planted, shall be maintained in good condition through the term.

It is hereby requested to go carefully through the above conditions of this letter & followed it scrupulously. The entire built up area approved shall be user for Information Technology purpose.

Thanking You,

Yours faithfully,

DA : One statement showing
details of drawings approved



(S.P. Avhad)
Deputy Engineer &
Special Planning Authority
MIDC Sub-Dn I (Civil),
Mahape.

Copy submitted to

1. The Collector, District thane, Thane for information.
2. The Dy. Assessor & Collector, NMMC, Turbhe for information.
3. The Chief Fire Officer, MIDC, Andheri, Mumbai.
4. The Executive Engineer, MIDC, Dn. II, Thane for information.

Copy f.w.c.'s to

1. The Regional Officer, MIDC, Mahape, for information.
2. Architect, M/s. Ashok H. Shah, Bolivali, Mumbai- 400 092.
3. Copy for Bill clerk.
4. Copy to Guard file.

(A Government of Maharashtra Undertaking)

Id., Plot No. EL-34, in TTC Industrial Area.

Name :- M/s. Neogen Chemicals Ltd.

(Treated as cancelled)

e Plot = 1842.00 m2.

a Proposed = 915.837 m2.

Average = 915.837/1842.00

$$A. = 1547.792 \text{ m}^2.$$

assumed = 1547.792

1842.00
0.04
 / 1.00 0.K.



(S.P. Avhad)
Deputy Engineer &
Special Planning Authority,
MIDC Sub Dn I (Civil), Mahape