



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government Of Maharashtra Undertaking)

No./ DE /ANR/Civil/ A-73511 / 2023,
 Office Of the Deputy Engineer,
 MIDC, Civil Sub-Division,
 Ahmednagar. Ph. (0241) 2777970
 Date: - **25/04/2023.**

To,
M/s. UKB Electronics Pvt. Ltd.,
Plot No. A-1/6 AND A-1/7,
MIDC Industrial Area, Supa-Parner.

Sub: - Supa-Parner Industrial Area....
Revised Approval of building plans for Industrial Building on
plot no. A-1/6 AND A-1/7 of 'A' block.
Ref: - 1)Your letter No. SWC/55/521/884874 dated 28/01/2023.

Dear Sir,

With reference to Architect / your application No. **SWC/55/521/884874** Date **28/01/2023** for grant of sanction of commencement certificate to carry out development work on the building permit under section A 45 of MR & TP Act, 1966 to erect **Industrial** building for **M/s. UKB Electronics Pvt. Ltd.**, of **'A'** block in **Supa-Parner Industrial Park**. The commencement building permission is granted subject to the following conditions.

- 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 for used or permitted to be used by the person until occupancy permission has been granted.
- 3) The commencement certificate / building permit shall remain valid for 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 having area of 200 sqm. And such number of trees at the rate of one tree per 100 sqm. For plot more than 200 sqm in area shall be planted and protected.
- 6) In case of group housing/minimum two trees per tenement shall be planted and protected.
- 7) You have submitted building plans and drawings for **21009.61 sqm**. With ground coverage over plot area of **34944.00 sqm** and at present this office has approved building plans for **14003.43 Sqm** ground coverage submitted by you. This office has approved building plans for **21009.61 Sqm**. of built up area on all floors. This office has approved only **02** No. of drawings, details of which are attached in the accompanied statement.

In case of approval to the revised plans the original approval to the drawings granted vide this office letter no. NIL Dated NIL from the office of the Deputy Engineer, MIDC, Sub-Dn (C) Ahmednagar is treated as cancelled & the drawing approved now superseded to the previously approved drawings. You are requested to return the above cancelled drawings to this office for records and cancellation.

- 8) As the drawings submitted are for the new structures which were not approved previously, present approval along with the previously plans vide letter No. DE /ANR / C / plan / Nil dated Nil by the office of the Deputy Engineer, MIDC, Civil Sub Division, Ahmednagar to be treated as combined approval for building.

- 10) The building plans need to be got approved from following authorities:

- i) Department of Explosives of Government of Maharashtra.
- ii) Factory Inspector Department of State Government.

You should submit the certified copies of the letter of approval in triplicate from the above authorities to the Deputy Engineer-In-Charge before any work is started.

- 11) For the sanitary block overhead water storage tank shall be provided for at Least 900 Liters per WC and 180 Liters Per urinals.
- 12) Necessary approach road to the plot from the edge of MIDC road shall be provided with a cross drainage work of RCC pipes in minimum of 600 mm. dia or slab drain as may be approved by the Deputy Engineer, MIDC (C), Sub-Dn. Ahmednagar. The surface water from plot should not enter on MIDC road.
- 13) Temporary structures shall not be allowed except during construction period (after obtaining prior approved from the Deputy Engineer, MIDC (C), Sub-Dn. Ahmednagar) and the same shall be demolished immediately after the completion of construction as per approved plan.
- 14) During the period of construction, stacking of the material shall be done only in the area of plot allotted. In no case materials be stacked along MIDC's land, road, open space without approval from the Deputy Engineer, MIDC (C), Sub-Dn. Ahmednagar.
- 15) The boundary marks demarcating the boundary of plot shall be properly preserved and kept in good conditions and shown to the Departmental staff as and when required.
- 16) No tube well, bore well or the plot holders shall construct open dug well without prior written permission from the competent authority.
- 17) The building plans for any future additional, alterations & extensions will have to be got approved from this office as well as the department competent to do so.

- 18) The present approval to the building plans does not pertain to the approval to the structural designs & RCC members, foundations, etc. It is only locational approval to the structures with reference to the plot for chemical & pharmaceutical units separate approval to drainage plans shall be obtained from this office as well as the department competent to do.
- 19) In case any power lines are passing through the plot, the plot holder should approach to the M.S.E.B. & obtain a letter specifying the vertical & horizontal clearances to be left & should plan the proposed structures accordingly.
- 20) Wherever a compound wall or fencing & gate is constructed the gate should open inside the plot. If the plot is facing on two roads then the gate shall be located, at least 9.0 mtr from the corner of junction of roads or as specified by D.C. rules.
- 21) The waste effluent from the treatment work should be soaked in a soak pit if sewer lines are not available in the area. In case if sewage system of MIDC is functioning, effluent should be connected to drainage manhole after gating the drawing approved. Storm water flow from rain water pipe is not to be connected to MIDC sewerage system.

Further any waste effluent to be let out in MIDC's sewerage system shall be pre-treated to conform to standards laid by Maharashtra Pollution Control Board of Maharashtra Government after obtaining their consent under section 25/26 of the Act.
- 22) Plot holder should make his own arrangements for 24 hours storage of water by Constructing underground water storage tank of required capacity as uninterrupted Water supply cannot be guaranteed by the department.
- 23) In case, if water streams are blowing through the plot allotted, the plot holder has to ensure that the maximum quantity of rain water that flow at the point of entry of stream be allowed to flow uninterrupted through the plot and the point of out flow of the original stream. The detailed plans, sections & designs for allowing minimum expected discharge of rain water through the plot has to be furnished to this office & no work of filling of plot & diversions of Nalla should be under taken.
- 24) Permission stands cancelled if no construction work is started within 12 months from the date of issue of this letter. The date of starting construction work & date of completion should be informed to Deputy Engineer, MIDC (C) Sub-Dn. Ahmednagar.
- 25) The breach of any of these stipulations shall tender the plot holder liable for action as provided in MIDC act. 1961 (III) of 1962 & Regulations made there under & also terms of these & schedule of penalties prescribed for by the corporation for the purpose.
- 26) Department has got power to add amend or rescind any provision or regulations from to time as it may deem fit & plot holder has to abide by the rules & regulations.

- 27) As soon as the building work is completed the plot holder should approach the Deputy Engineer, MIDC (C), Sub-Dn. Ahmednagar & got the work verified & building should not be occupied unless completion certificate is obtained from this office
- 28) This approval is subject to permission of competent authority under Urban Land (Ceiling & Regulations) Act. (c) 1956.
- 29) On completion up to plinth level, party should invariably approach the concerned Deputy Engineer, MIDC (C), Sub-Dn. Ahmednagar to check & issue plinth-checking certificate. Any construction processed without plinth checking will be illegal & will have to be removed.
- 30) The plot holders 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.
- 31) If applicable subject to condition that The Hon. High Court, Aurangabad order in respect of PIL No. 68/2013 filed in the subject matter will be binding to the Licensees of the said plot and Licensees will have to abide by the final decision of Ho. High Court, Aurangabad in this matter.
- 32) As per MIDC's circular of Chief Fire Officer & Fire Advisor MIDC, Mumbai 93 A-04499 Dated 05/01/2015. You should provide one DCP Fire Extinguisher (ABC Type) of minimum 5 kg capacity for 100 Sqmt of built up area .
- 33) As per MIDC Circular **C-05579 Dated 21.06.2019** plot holder should consume minimum FSI of 40% at the time of BCC. In this regards MIDC has issued Circular wide no. **D-86653 dated 27.11.2019** if plot holder had obtained Occupancy Certificate prior 21.06.2019 and gone into production then above circular is not applicable.

D.A.: One copies of
Building plan.

GANESH
LAXMAN
WAGH

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**Deputy Engineer & Special
Planning Authority MIDC Civil
Sub- Division Ahmednagar.**

- Copy submitted to Regional Officer, MIDC Udyog Bhavan, Satpur, Nashik for favour of information please.
- Copy to FWC's to the Deputy Engineer, MIDC Maintenance Sub-Division, Ahmednagar.
- Copy to FWC's to the Area Manager, MIDC, Ahmednagar.

Accompaniment to letter No. **A73511 Dated – 25/04/2023** issued by
The Deputy Engineer, MIDC, Civil Sub Division, Ahmednagar Addressed to
**M/s. UKB Electronics Pvt. Ltd., Plot No. A-1/6 AND A-1/7 of 'A' Block of Supa-
Parner Industrial Park.**

Sr. No.	No. of Drawings	Name & Address of Architect or Licensed Surveyor	Name of unit & Reference	Floor	Built up area Approved floor wise & Total of all such Area approved
1	2	3	4	5	6
1	02	Shri. Amol Hase.	M/s. UKB Electronics Pvt. Ltd. Work Shed, Office and Toilet Block	GF	14003.43 Sqm.
		501, H-4, Surya Soc. Laxminagar, Parvati, Pune		FF	456.67 Sqm.
		Lic. No. CA/2006/38510		Extra Height	6549.51 Sqm
				Total	----- 21009.61 Sqm.

ABSTRACT:

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|---|----------------------|
| 1) Existing Built/up area approved on all floor. | NIL |
| 2) Area to be demolished. | NIL |
| 3) Existing Built/up area to be retained. | NIL |
| 4) Total Built/up area approved now on all floors... | 21009.61 Sqm. |
| 5) Total up to date Built/up area approved on the floors. | 21009.61 Sqm. |
| 6) Total up to date FSI consumed. All Floors | 0.668 |

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LAXMAN WAGH
Deputy Engineer & Special
Planning Authority MIDC Civil
Sub- Division Ahmednagar.

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