MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government Of Maharashtra Undertaking)

No./SPA/DE/JLG/**P-52044**/2023,
Office Of the Deputy Engineer,
MIDC, Sub-Division, Jalgaon.
Ph. (0257) 2210866
Date: - **27/07/2023.**

To,
M/S. ASHTAVINAYAK ENTERPRISES.,
Plot No. D-5,
Addl. Jalgaon Industrial Area,
Jalgaon.

Sub: - Addl. Jalgaon Industrial Area ….
Fresh Approval of building plans for **Commercial** Building on plot No. **D-5, in D** block.

Ref: - Your application submitted vide **SWC/45/521/867738** dated **09/11/2022.**

Dear Sir,

With reference to Architect / your application No. **SWC/45/521/867738** Dated **09/11/2022** 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 a building on **commercial** plot No. **D-5 of M/S. ASTHAVINAYAK ENTERPRISES.,** of **D** block in **Addl. Jalgaon** Industrial Area. The commencement building permission is granted subject to the following conditions.

BUILDING PLAN APPROVAL AND COMMENCEMENT CERTIFICATE :

Since you have paid following charges….

i.	Scrutiny fees	Rs. 56,905.94
ii.	Development Charges	Rs. 5,59,503.00
iii.	Compound wall fees	Rs. 590.00
iv.	Labour Cess	Rs. 15,81,792.26
v.	Initial Fire Protection Fee	Rs. 30,565.81
vi.	Delay payment charges	Rs. NIL
	Total charges	Rs. 22,29,357.21
	Say total charges	Rs. 22,29,358.00

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 there of 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 **6,889.34 sqm**. over the plot area of **12,093.00 sqm**. At present this office has approved building plans for **3,274.08** sqm. on ground floor & **3,615.26 Sqm (1,994.31 Sq.m. Basement + 1,620.95 sq.m. Extra Height)** builtup area on other floors. This office has approved only **04** Nos. of drawings, details of which are attached in the accompanied statement with digitally signed set of drawing.

8) In case of approval to the revised plans the original approval to the drawings granted vides this office letter No. **Nil** Dated **Nil** from the office of the Deputy Engineer, MIDC, Sub-Division Jalgaon is treated as a 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.

9) 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 /SPA/JLG/plan/ **Nil** dated **Nil** by the office of the Deputy Engineer, MIDC, Sub Division, Jalgaon 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 Sub-Division Jalgaon. The surface water from plot should not enter on MIDC's road.

13) Temporary structures shall not be allowed except during construction period (after obtaining prior approved from the SPA/Deputy Engineer In-Charge, 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 SPA/Deputy Engineer In-Charge.

15) The boundary marks demarcating the boundary of plot shall be properly pre-served 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 compe-tent 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 location approval to the structures with reference to the plot boundaries. 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 are 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 confirm 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 point of entry and exit of the natural

stream must not be changed. The detailed plans, sections & designs for allowing maximum 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) This 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 SPA/Deputy Engineer, in charge immediately.

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 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 SPA/Deputy Engineer MIDC Sub-Division, Jalgaon & 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 SPA/Deputy Engineer, MIDC Sub-Division, Jalgaon, to inspect & 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 dated 14/09/2006 and its subsequent amendments.

31) As per MIDC's circular of Chief Fire Officer & Fire Advisor MIDC, Mumbai 93 A-04499 Dated 05/01/2015. You should provide following accessories
Provisional Fire No Objection Certificate is issued by Chief Fire Officer & Fire Advisor, MIDC, Mumbai-93 vide letter No. **B63687 dated 14/05/2023.**

32) No. objection certificate/consent to establish/consent to operate shall be obtained by the plot holder from MPCB authority & shall be produced to this office within a period of one month, otherwise this permission will be stand cancelled. In this connection, you are requested please contact with the Maharashtra Pollution Control Board on the address given below.

The Sub-Regional Officer, M.P.C.B., old B. J. Market, Jalgaon.

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.

34) The plot shall be used only for the purpose for which it is allotted. If any misuse of plot or change in utilization of plot/constructed area will found, then plan approval and BCC if given will stand cancelled, which please be noted.

D.A.: One approved copy of Building plan.

Sudhakar Sanduji Gandhile

Digitally signed by Sudhakar Sanduji Gandhile
Date: 2023.07.28 13:52:49 +05'30'

Deputy Engineer & Special Planning Authority MIDC Sub- Division Jalgaon.

Copy FWC's. to Regional Officer, MIDC Dhule, for favour of information please.

Copy to the Area Manager, MIDC, Jalgaon.

Copy to guard file.

Accompaniment to letter No.**P-52044 , Dated 27/07/2023** issued by the Deputy Engineer, MIDC Sub-Division, Jalgaon Addressed to **M/S. ASHTAVINAYAK ENTERPRISES, Plot No. D-5** of **D Block of Addl. Jalgaon Industrial Area.**

Sr. No.	No. of Drawi-ngs	Name & Address of Architect or Licensed Surveyor	Name of unit & Reference	Floor	Built up area Approved floor wise and Total of all such Area approved
1	2	3	4	5	6
1	**04**	Shri. Hitendra S. Rathi License Engineer,	M/s. Ashtavinayak Enterprises., Plot No.D-5, MIDC, Addl. Jalgaon Industrial Area , Jalgaon.		
		Shop No. 150, Ground Floor, Old B.J. Market, Jalgaon.	Work shops, Toilets etc. 36 Nos. etc.	G.F.	3,274.08 Sqm.
		Lic. No. JMC/0062/2023.	Stores, Toilets 14 Nos. etc.	B.F.	1,994.31 Sqm.
			For Extra height more than 5.50 m..	---.	1,620.95 Sqm.
				Total	---------- 6,889.34 Sqm.

ABSTRACT:

1) Total Plot Area **: 12,093.00 Sqm.**
2) Deduct Recreation Ground Area **: 1,209.30 Sqm.**
3) Nett Balance Plot Area **: 10,883.70 Sqm.**
4) Existing Built/up area approved on all floor. **: Nil Sqm.**
5) Area to be demolished. **: Nil Sqm.**
6) Existing Built/up area to be retained. **: Nil Sqm.**
7) Total Built/up area approved now on all floors… **: 6,889.34 Sqm.**
8) Total up to date Built/up area approved on the floors. **: 6,889.34 Sqm.**
9) Total up to date FSI consumed. **For All Floors : 0.633.**

Sudhakar Sanduji Gandhile

Digitally signed by Sudhakar Sanduji Gandhile
Date: 2023.07.28 13:53:39 +05'30'

Deputy Engineer & Special Planning Authority MIDC Sub- Division Jalgaon.