

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)
Office of the Executive Engineer, MIDC, Division No. I,
Plot No. X-50, Hingna Road, Nagpur.
e-mail: eenagpur1@midcindia.org Tel.No.0712/236769



No.EE-I/Pl.App/AutoDCR/ A-15952 /of'2017 Dated: 11/01/2018

To,
M/s.Badjate Real Estate Pvt.Ltd.
Plot No.X-102/2
MIDC Butibori Industrial Area,
NAGPUR

Sub:- Nagpur (Butibori) Indl. Area....

Addl. & Alternation Building Plan Approval to Plot No. X-102/2
through **Auto-DCR**.

Ref : 1. SWC application No.SWC/199/521/20170413/473745
2. Scrutiny demand issued on 18/09/2017 & paid on 25/09/2017
3. Objection raised on 19.8.17, 19.9.17 & 25.9.17
4. Fire NOC received on 9/11/2017
5. LC/DC demand issued on 22/11/2017 & paid on 6/01/18

Dear Sir,

You have submitted application approval to...

1) Addl. Building Plan Approval.

Since you have paid following

- 1) Scr.Fee Rs.33924/- (1073/CH/5454/2017 dtd.25.9.17)
- 2) Dev.ch. Rs.14,43,733/- 2) Compound wall Rs.-- 3) Labour Cess--Rs.13,31,021 4) Compounding Charges Rs.--

Above payment of Rs.27,74,795/- paid vide receipt No. 1073/CH/7216/2017 dtd.6.1.18.

- 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 6.12 Sqm of plinth area and 3632.71 Sq.M. b/u area for the plot area of 6144.00 Sqm. Now, the total up-to-date plinth area is worked out at 537.20 Sq.M. and built up is worked out at 5815.02 Sq.M. This office has approved 04 Nos. of drawing details of which are mentioned on the accompanying statement.
- A) ~~In case of approval to the modified plans, the earlier approval to the building plans granted vide letter No.-- dtd.-- by this office is 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 drawings submitted now includes existing structures/proposed structures, which were not approved previously. Present approval along with the previously approved plans & **BCC** Issued vide letter No. **B-06080 Dated 23.3.2017** from the office of the Executive Engineer, MIDC Nagpur is to be 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, such as from :-

- a) Office of the Factory Inspector Govt. of Maharashtra .
- b) Department of Explosive.
- c) Department of food and drugs , Govt. of Maharashtra.
- d) Civil Aviation Department.
- e) Maharashtra Pollution Control Board.
- f) Fire NOC from Divisional Fire Office Nagpur.

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.

- 1) 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'.
- 4) 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.
- 5) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) 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.
- 10) No tube well, bore well or open well shall be dug.
- 11) Plans for any future additions, alterations or extensions will have to be get approved from this office, as well as from concerned competent authority.
- 12) 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 Structure
- 13) 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.
- 14) The minimum width of compound wall gate shall be 4.5 m. and 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.
- 15) Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.
- 16) In case, water stream / nallah 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 upto 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.

17) This permission stands cancelled, if no construction work is started within **12 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.

18) 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.

19) 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 abide by these rules and regulations.

20) 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.

21) 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. s & floors with reference to the plot, in accordance to MIDC DCR.

22) 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.

23) The Name and plot number shall be displayed at main entrance of plot.

24) The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate.

25) 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.

26) 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.

27) Since you have consumed Plinth area **08%** & Built up area **94%** of FSI as per the approved plan, you are requested to utilize remaining FSI as per agreement to lease.

You are hereby requested to go carefully through of this letter and to take necessary action accordingly.

Please acknowledge the receipt of this letter.

DA :- 1) One statement – Annexure-I
2) Approved drawing – Annexure-II

**MODHAVE
NILESH
SUDHAKAR**

**SPA & EXECUTIVE ENGINEER
M.I.D.C. DIVISION, NO.1 NAGPUR**

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1. Copy fw.cs to the Regional Officer, MIDC Nagpur for favour of information please.
2. Copy to the Deputy Engineer, MIDC Sub-Dn. Butibori-III for information.
3. Copy to guard file.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

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Office of the Executive Engineer, MIDC, Division No. I,

Plot No. X-50, Hingna Road, Nagpur.

E-mail: eenagpur1@midcindia.org

Tel. No. 236769 Fax No. 236763.

**MIDC****Annexure-I****Addl. BUILDING PLAN APPROVAL**

No.DB / A-15952 / of 2017, dated: 11/01/2018 issued by the Office of the Executive Engineer, MIDC, Divn. No.I, Nagpur.

Name of Industrial Area. :- Butibori Industrial Area

Plot No. :- X-102/2 (Comm.)

Total Plot Area :- 6144.00 Sq.M.

Addressed to :- M/s.Badjate Real Estate Pvt.Ltd.

Sr. No	Description	Built-up area				FSI Consumed
		Basement area in Sq.M.	Gr. Floor area in Sq.M.	1 st floor area in Sq.M.	Total area in Sqm.	
A	Existing BCC issued vide this office letter No.B-06080 dtd.23.03.2017	531.08	1651.23	--	2182.31	
	Total Area of(A)	531.08	1651.23	--	2182.31	
B	<i>Proposed approval..... Ar.Manish Khobragade, Reg. Lic. No.CA/2011/53139</i>					
	i)Comm. Building	6.12	1082.88	2414.33	3503.34	
	ii)Excess balcony	--	--	129.37	129.37	
	Total Area of(B)	6.12	1082.88	2543.70	3632.71	
	Grand total area of ...(A)+(B)	537.20	2734.11	2543.70	5815.02	0.94

Structures which are not to be count in FSI .

- 1) Basement 1601.44
 3) Lift+St.Case+Duct+passage(+) 83.03
 Total...1684.47 Sq.M

Remarks :

- | | | | |
|---|---------------------------|---|-----------------------|
| 1 | Area under demolition | : | -Nil- |
| 2 | Plot Area | : | 6144.00 Sq.M. |
| 3 | 10% Open space | : | N.A. Sq.M. |
| 4 | Amenity Area | : | N.A. Sq.M. |
| 5 | Plot Area . (Net) | : | 6144.00 Sq.M. |
| 6 | Upto date ground coverage | : | 537.20 Sq.M. |
| 7 | F.S.I. in Ground coverage | : | 0.08 < 0.50 |
| 8 | Total Built up area in m2 | : | 5815.02 Sq.M. |
| 9 | Total F.S.I consumed | : | 0.94 < 1.00 |

**MODHAVE
NILESH
SUDHAKAR**

**SPA & EXECUTIVE ENGINEER
M.I.D.C. DIVISION, NO. 1
NAGPUR**

Digitally signed by MODHAVE NILESH SUDHAKAR
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