



MIDC

No/EE/SPA/DMB/ D-31960/2016.
Office of the Executive Engineer,
MIDC, Division Dombivli.
Date :- 07/10/2016.

To,
✓ M/s. Swar land Developers Ltd.
Plot No. TS-6, 6A, 6B, Phase-I,
MIDC, Dombivli Indl. Area
Dombivli (E)
Dist - Thane.

Sub :- MIDC, Dombivli Industrial Area....
Revised Approval to building plans for proposed
Industrial Gala Building of M/s. Swar land
Developers Ltd on Plot No. TS-6, 6A, 6B,
Phase-I.

Ref :- 1) Your letter No. Nil Dt. 11/05/2015.

Dear Sir,

1. The set of Fresh Plans received from you vide your letter cited above, is hereby approved subject to condition, that you will comply the following points.
One set is returned to you for your reference and record.
2. You had submitted the plans and drawings for 1161.50 Sq. M of plinth area in the plot area of 10729.00 Sq. M At present, this office has approved the plans for 4695.59 Sq. M of built up area. This office approved only 06 Nos of drawings details of which are attached in the accompanying statement.
 - A. In case of approval to the modified plans, the original approval to the drawings granted vide letter No. EE/SPA/DMB/B-60497 Dt. 02/06/14 from the office of the Executive Engineer, MIDC., Division Dombivli is treated as combined approval.
 - B. The drawings submitted now are for new structure which were not approved previously. Present approval along with the previously approved plans/ B.C.C. plan vide letter-No. EE/SPA/DOM/A-24836 Dt. 22/01/2014 from the office of the Executive Engineer, Division Dombivli is to be treated as combined approval.
3. The building plans need to be got approved from ;
 - i) Factory Inspector's Department of Govt. of Maharashtra.
 - ii) Department of Explosive of Govt. of Maharashtra, if necessary.
4. You are required to submit the certified copies of the letter of approval in triplicate from the above authorities to the office of the Executive Engineer before any work is started OR within three months from the date of this letter whichever is earlier.
- 4(a) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per w.c. or Urinal.



For necessary approach road to the plot from the edges of MIDC road, provision for CD Works or a slab drain as may be approved by the Executive Engineer, shall be provided.

6. Temporary structures shall not be allowed except during construction period (after Obtaining prior approval from Executive Engineer) and the same shall be demolished immediately after building work is completed.
7. During the period of construction, stacking of materials shall be done only in the area of plot allotted. In no case, material be stacking along MIDC land, road open plot area.
8. The boundary marks demarcating the boundary of the plot shall be properly preserved and kept in good condition and shown to Departmental staff as and when required.
9. No tube well, bore well or open well shall be constructed by the plot-holder in the plot.
10. Work of water supply and drainage shall be carried out through the agency of licensed plumber only as per MIDC water supply Regulations 1973 and further modifications to the same. Separate approval for effluent/water supply connection is to be obtained from the Executive Engineer, prior to start of the actual construction work.
11. Plans for any future additions, alterations or extensions will have to be got approved from this office as well as departments competent to do so.
12. The present approval to the plans does not pertain to approval to the structural design and RCC members, foundations etc. It is only locational approval to the structure with reference the plot.
13. In case any power line is passing through the plot, the plot holder should approach MSEB and obtain their letter specifying the vertical and horizontal clearance to be left and plans his structures accordingly.
14. Whenever a compound wall and gate is constructed, the gate 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 15m. away from the corner of junction or roads.
15. The waste effluent from the treatment work shall be soaked in a soak pit, if sewer lines are not available in the area. In case sewerage system of MIDC is functioning, effluent shall be connected to the drainage manhole after getting the drainage plans approved from competent authority. The effluent shall be pretreated conforming to the standard by Maharashtra Pollution



Control Board of Govt. of Maharashtra, after obtaining their consent under Section 23 of the MPWA Act.

16. Plot holders shall make his own arrangement for 24 hours storage of water, as uninterrupted water supply cannot be guaranteed.
17. In case, water stream is flowing through the plot allotted, the plot-holder has to be ensure that the maximum quantity of rain water that flow at the point of entry of stream is allowed to flow uninterrupted 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 the office and no filling of plot and diversion of nalla should be undertaken unless a written permission for the work proposed, is taken from the Executive Engineer.
18. This permission stands cancelled, if no construction work is started within 12 (Twelve) months from the date of issued 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 as per the lease agreement, within 3 (Three) years from the date of agreement.
19. The breach of any rules stipulated will render the plot-holder liable for action as provide in MIDC., Act, 1961 (II of 1962 and regulations made)
20. Department has got powers to add, amend, vary or rescind any provisions of regulations from time to time as it may deem fit, and the plot holder has to be abide by these rules and regulations.
21. As soon as the building work is completed, the plot holder shall approach the Executive Engineer, MIDC., Division Dombivli to get the work verified and building shall not be occupied unless building completion certificate is obtained from this office.
22. This approval is subject to permission of competent authority under Urban Land (Ceiling & Regulations) Act. 1976.
23. The plot holder within a period of one year from the date of agreement to lease, shall plot at least one tree per 100 Sq.m. of plot are along the plot area along the periphery of the plot. In addition, he should also plant one tree per 15m. 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 and lease agreement.



24. 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.
25. The plot holder shall inform the Executive Engineer/Deputy Engineer to check up the layout of the building when the plinth level of building is completed. This is an obligatory condition to be done at the initial stage only at the time of getting of

BUILDING COMPLETION CERTIFICATE.

26. The plot holder has paid :

1. Development charges, amounting to Rs. 15,53,200/- is paid vide Receipt No. 0776862, Dt. 14/05/2015.
2. Scrutiny fees, amounting to Rs. 51,730/- paid vide Receipt No. 05C17-000688, Dt. 07/10/2016.
4. Labour Cess, amounting already paid to Rs. 11,34,800/- is paid vide Receipt No. 0776861, Dt. 14/05/2015 & Rs. 2,87,800/- is paid vide Receipt No. 05C17-000689.....; Dt. 07/10/2016.

27. The list of requirements to be complied which will facilitate issue of Building Completion Certificate, is enclosed herewith for information.
28. The plot number shall be displayed at main entrance of plot.
29. "The Plot holders shall obtain prior Environment Clearance Certificate before Commencement of any construction activities, if applicable to their project as per notification issued by MOEF, Govt. of India vide Notification issued by MOEF, New Delhi Dt. 14/09/2006 and its subsequent amendments.

You are, hereby requested to go carefully through the conditions of this letter and take necessary actions accordingly.

Please acknowledge the receipt of this letter.

Thanking you,

Yours faithfully,

- DA: 1. One Statement showing
of drawing approved.
2. Copy of approved drawings.


(S. S. Nanaware)
Executive Engineer
MIDC., Division Dombivli.

- Copy f.w.c.s. to the Regional Officer Thane-I, MIDC Wagle Estate, Thane for information please.
- Copy to Deputy Engineer, MIDC., Sub-Dn. , PA.(I), Dombivli for information please.
- Copy to f.w.c.s to Architect, Shri. R.A. Thakare, A-103, Chandrama society, raghuvir nagar, Dr. R. P. road, char rasta, Dombivli (E). 421 201.
- Copy to guard file.



ACCOMPANIMENT TO EE/SPA/DMB/31960 /OF/2016
OFFICE OF THE EXECUTIVE ENGINEER, MIDC., DIVISION DOMBIVLI INDUSTRIAL AREA

AREA :- Dombivli Indl. Area.
Plot No. TS-6, 6A, 6B, Phase-I, Dombivli Indl. Area, MIDC Dombivli, Dist- Thane.
M/s. Swarland Developer Ltd., Plot No. TS-6, 6A, 6B, Phase-I, Dombivli Indl. Area, MIDC Dombivli, Dist- Thane.

Sr. No	Drg. No.	Name of Architect	Description	Ground floor M2	1 st floor in M2	2 nd floor in M2	3 rd floor in M2	4 th floor in M2	Excess FSI free area	TOTAL M2
1	06	M/s. R. A. Thakare. Lic No. KDMC/355 Add:- A-103, Chandrama society, raghuvir nagar, Dr. R. P. road, char rasta, Dombivli (E). 421 201.	Construction of Factory building on Plot No. TS-6, 6A, 6B, Phase-I Existing : (BCC issued vide letter No. EE/SPA/DOM/A24836; Dt:22/01/2014.) Earlier Approved Area : (Building plans approved vide letter no. EE/SPA/DOM/B60497; Dt:02/06/2014.) Proposed Area : (A) Floor area (B) Mezzanine Area	1330.74 — 1161.50 39.08 2531.32	1333.92 — 1029.90 39.08 2402.90	— 1333.92 1029.90 39.08 2402.90	— 1333.92 1029.90 39.08 2402.90	— 238.65 238.65 238.65	— — 49.42 — 49.42	2664.66 2667.84 — 4539.27 156.32 10028.10
		TOTAL								

100% demolition permission granted vide this office letter No. EE/SPA/DOM/A-49085, Dt. 12/02/2

REMARKS

- Area marked as NIL, as under demolition.
- Plot area = 10729.00 Sq.M.
- Up to date ground coverage in Sq.M. = 3274.41 Sq.M.
- Total built up area. = 10028.10 Sq.M.
- Total FSI consumed. = $\frac{10028.10}{10729.00} = 0.935 < 1.00$ OK

(Signature)
 (S. S. Nannaware)
 Executive Engineer,
 MIDC, Division Dombivli.