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. 236769 Fax No. 236763.

MIDC

No.EE-I/DB/Pl. App/ *D-74404* /of'2022 Dated: *14/11/2022*

To,
M/s.R.A.Constructions,
C/o.Sahu Steel Traders
Plot No.658, Ghat Road,
NAGPUR-440018

Sub:- **Nagpur (Butibori) Industrial Area ….**
Approval to the First Building Plans for Residential Building at **Plot No. RM-59, RM-60** in Butibori Industrial Area…

Ref :-
1) SWC Application No. SWC/199/521/20220715/846981.
2) Fire NOC issued by Fire Deptt. On 11.10.2022.
3) Site Inspection Report of D.E.Butibori-1 in FORM-3.
4) Final adjustment demand paid on 13.11.2022.

Dear Sir,

You have submitted combined application for issue of "Provisional Fire NOC and Building Plan Approval through BPAMS. Your application are sanction of commencement certificate to carryout development work and building permit hereby granted subject to following conditions.

A] First Building Plan Approval.

Description	Total Amount	Details of payment.
Scrutiny Fees (Including GST)	13300.68	Final Payment Receipt No. GL23392470 / 13.11.2022
Development Charges(Including GST)	195124.62	
Labour Cess (Excluding GST)	466081.33	
Compound wall charges	590.00	
Addl.FSI charges (Including GST)	735228.28	
Addl. Fire Protection & Safety Fees	244037.16	
Total Rs.	**16,54,362.07**	

1) The set of plans, received from you vide your letter cited above, is hereby approved subject to aceptance and follow up of following conditions by you.

You had submitted plans and drawings for the plot area admeasuring 960.00 Sq.M. The details of approval are as under.

i)	**Proposed Plinth Area**	**0.00**	**Sq.M.**
ii)	**Proposed built up area**	**1432.830**	**Sq.M.**
iii)	**Total plinth area**	**0.00**	**Sq.M.**
iv)	**Total built up area**	**1432.830**	**Sq.M.**

This office has approved 02 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. -- Dated -- and letter No.-- dated -- from the office of the Executive Engineer, MIDC Nagpur is to be treated as combined approval.

1. A overhead tank of 450ltr. capacity minimum shall be provided for each sanitary block.

2. The approach road from main road to plot boundary shall be constructed by the plot holder with CD work 600 mm. Dia R.C.C. pipe at gutter level.

3. No temporary structure shall be constructed on the plot except during the construction period (after obtaining the prior approval from special planning authority) the same shall be demolished as soon as the construction is over and before applying for Building Completion Certification.

4. Entrepreneurs shall not stack any material an MIDC land, open plot, or in road land width, if the MIDC land is used, for any purpose rent at prevailing rate will be recovered.

5 The approach road from main road to plot boundary shall be constructed by the plot holder with CD work 600 mm. Dia R.C.C. pipe at gutter level.

6 No temporary structure shall be constructed on the plot except during the construction period (after obtaining the prior approval from special planning authority) the same shall be demolished as soon as the construction is over and before applying for Building Completion Certification.

7 Entrepreneurs shall not stack any material an MIDC land, open plot, or in road land width, if the MIDC land is used, for any purpose rent at prevailing rate will be recovered.

8 The boundary stone of plot & boundary lines shall be preserved properly and shown to the department as and when required.

9 Tube well or bore well shall not be dug within plot area without permission.

10 Water supply line & drainage line shall be laid under the supervision of License plumber only. Separate approval for water supply drainage shall be obtained from the Deputy Engineer prior to connection.]

11 Plans for any addition alteration & extension shall be got approved before execution.

12 The approval to the plans pertains to location approval to the structure with reference to the plot boundaries only. The R.C.C. design & foundation shall be got approved from structural Engineer only.

13 The gate shall open inside the plot.

14 The effluent from the Res. building shall be soaked in soak pit only there shall not be any effluent flow in adjacent gutter or Nalla. If the drainage system is provided in MIDC in future, the drainage plan shall be got approved for Deputy Engineer before constructing the drainage line to MIDC collection system. The levels of the ETP Plant should be got approval from this office before execution of work.

15 Plot holder should make his own arrangement for storage 24 hrs. water requirement since uninterrupted water supply cannot be guaranteed by MIDC .

16 The inlet and outlet points of natural water drains shall be maintained and there shall not be water stagnation in and around the plot.

17 The approval is valid for 12 month from the date of issue this letter. The date of starting & completion of construction shall be communicated to special planning authorities.

18 MIDC has reserve the powers to add., amend to vary or rescind any provision of regulation from time to time plot holder has to abide to these rules and regulation.

19 The construction of Building work shall be got certified from special planning authority immediately after the construction of building is completed upto plinth level to ensure the layout as per approved plan.

20 Breach of any at these stipulations shall render the plot holder, liable for action as provided in MIDC act 1961 and regulation made this under also terms of lease and schedule of penalties prescribed by the corporation for this purpose.

21 The plot holder should apply for BCC to special planning as soon as the construction is completed.

22 A list of documents required for BCC is enclosed herewith in annexure plot holder is requested to go through and submit the application for BCC along with the documents mentioned in to avoid the delay.

23 Plans are approved subject to condition that **One Parking space** should be provided for every 75.00 m2 area.

24 Plinth level shall be kept above High flood level.

25 Trees in your plot (if required) should not be cut without prior permission of concerned department.

26. The approval is given subject to necessary provision which shall be made as requirement of provisional fire NOC.

27)**Permission for demolition** : Permission for demolition is issued subject to following terms and conditions.

1) BCC/OC issued by this office vide Lr.No. 2989 dtd. 30.12.2008 for plot No.RM-59 and Lr.No.2987 dated 30.12.2008 for Plot No.RM-60 for total built up area 49.210 Sq.M respectively are permitted to be demolished subject to following conditions.

i) Demolition work shall be carried out at your risk and cost. The demolition work shall be executed under the experts supervision. Plot holder is responsible for any kind of mishap during demolition work.

ii) It is the responsibility of the allottee to obtain consent & permission from concern authority, where the debris material is proposed to be dumped and prior to its dumping. No dumping shall be allowed at any other place other than location of dumping. The necessary permission for disposal of the debris shall be obtained from the local bodies and copy of the same shall be submitted to this office before actually starting the removal of debris from site.

iii) If any financial problems occurs during completion of work or after completion of work shall be at your risk and cost.

iv) You will have to obtained <u>Occupancy Certificate within 3 years from the date of issuance of this plan approval</u> as per rules MIDC Circular No.B-57165 dtd.27/05/2015.

28. The Building Plan Approval is issued adhere to information uploaded in **--** duly signed by Architect.

You are hereby requested to go carefully through the construction of this letter and to take necessary action accordingly. **<u>Please note that without Rainwater Harvesting Structures BCC shall not be issued.</u>**

Since you have consumed Plinth area **00%** & Built up area **1.492%** of FSI as per the approved plan.

Please acknowledge the receipt of this letter.

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

RAVINDRA TULSHIRAM MESHRAM

Digitally signed by RAVINDRA TULSHIRAM MESHRAM
DN: c=IN, postalCode=400058, st=MAHARASHTRA, street=M3 FLAT NO28 4TH FLOOR NEAR APNA BAZAR OPP DEEP HSG DN NAGAR MUMBAI, l=MUMBAI, o=MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, ou=NA, serialNumber=23d09ca96c6a954469c8aa2ce892db870d167ff999 5cd7c300c0d62fe85045a6, pseudonym=24e319c8a0034231a3dd95f36fd7c333, 2.5.4.20=d75b3e353c3389d027c39f7ea0d9f8c005c74ee2a127f83 6988616fde5b424fc, email=EENAGPUR1@MIDCINDIA.ORG, cn=RAVINDRA TULSHIRAM MESHRAM
Date: 2022.11.16 15:34:01 +05'30'

Special Planning Authority
& Executive Engineer,
M.I.D.C. Division No.1
NAGPUR

1) Copy f.w.cs. to the Regional Officer, MIDC, Nagpur for favour of information Please.
2) Copy f.w.cs. to the Executive Engineer E&M Division, MIDC, Nagpur for favour of information Please.
3) Copy to Dy. Engineer No.**III**, MIDC. Sub-Dn. Butibori for Information.
4) Copy to Guard file

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ANNEXURE-I

FIRST BUILDING PLAN APPROVAL

No.DB / D-74404 / of 2022, dated: 14/11/2022 issued by the Office of the Executive Engineer, MIDC, Division No.1, Hingna, Nagpur.

Name of Industrial Area. : **Butibori (Residential) Industrial Area**
Resi. Plot No. : **RM-59, RM-60**
Total Plot Area : **960.00 Sq.M.**
Addressed to : **M/s.R.A.Constructions.**

Sr. No.	DESCRIPTION	*Built up area in Sq.M.*								
		GROUND FLOOR (M2)	FIRST FLOOR (M2)	SECOND FLOOR (M2)	THIRD FLOOR (M2)	FOURTH FLOOR (M2)	FIFTH FLOOR (M2)	SIXTH FLOOR (M2)	TOTAL AREA (M2)	FSI consumed
1	Existing O.C. issued vide Lr. No.2989 Dtd.30.12.2008 for plot no. - **RM-59**	49.210	0.000	0.000	0.000	0.000	0.000	0.000	49.210	
2	Existing O.C. issued vide Lr. No.2987 Dtd.30.12.2008 for plot no. - **RM-60**	49.210	0.000	0.000	0.000	0.000	0.000	0.000	49.210	
A	**Total-I**	**98.420**	**0.000**	**0.000**	**0.000**	**0.000**	**0.000**	**0.000**	**98.420**	
B	**Prop. for Demolishion**	**98.420**	**0.000**	**0.000**	**0.000**	**0.000**	**0.000**	**0.000**	**98.420**	
I.	**Total (A-B)**	**0.000**	**0.000**	**0.000**	**0.000**	**0.000**	**0.000**	**0.000**	**0.000**	
3	**Proposed Construction….**									
	i) Building (Residential)	0.000	234.730	234.930	234.730	234.930	234.730	234.930	1408.980	
	ii)Excess Balcony Area	0.000	5.170	2.780	5.170	2.780	5.170	2.780	23.850	
II.	**Total**	**0.000**	**239.900**	**237.710**	**239.900**	**237.710**	**239.900**	**237.710**	**1432.830**	
	Grand Total - (I+II)	**0.000**	**239.900**	**237.710**	**239.900**	**237.710**	**239.900**	**237.710**	**1432.830**	**1.492**

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FREE FSI STRUCTURES :

1)Perm. Balcony	:	140.90	Sq.M.
2) Society Office	:	14.18	Sq.M.
2)Staircase Lobby	:	133.05	Sq.M.
3)Staircase	:	121.6	Sq.M.
4) Lift Lobby	:	55.78	Sq.M.
4) Lift	:	47.07	Sq.M.
TOTAL	**:**	**512.58**	**Sq.M.**

Remarks :

1	Area under demolition	:	98.42	Sq.M.
2	Plot Area	:	960.00	Sq.M.
3	10% Open space	:	0.00	Sq.M.
4	Amenity Area	:	--	Sq.M.
5	Plot Area . (Net)	:	960.00	Sq.M.
6	Upto date ground coverage	:	0.00	Sq.M.
7	F.S.I. in Ground coverage	:	**0.00 <**	**0.50**
8	Total Built up area.	:	1432.830	Sq.M.
9	Total F.S.I consumed	:	**1.492 <**	**1.50**

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DN: c=IN, postalCode=400058, st=MAHARASHTRA, street=M3 FLAT NO28 4TH FLOOR NEAR APNA BAZAR OPP DEEP HSG DN NAGAR MUMBAI, l=MUMBAI, o=MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, ou=NA, serialNumber=23d09ca96c6a954469c8aa2ce892db870d167ff9995cd7c300c0d62fe85045a6, pseudonym=24e319c8a0034231a3dd95f36fd7c333, 2.5.4.20=d75b3e353c3389d027c39f7ea0d9f8c005c74ee2a127f836988616fde5b424fc, email=EENAGPUR1@MIDCINDIA.ORG, cn=RAVINDRA TULSHIRAM MESHRAM
Date: 2022.11.16 15:34:19 +05'30'

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