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-1 / DB / I/44483 **/of' 2024** **Dated** 01/03/2024

To,
M/s.Friends Infra,
Plot No.147, Jai Durga No.3,
Manish Nagar,
Nagpur-440015

Sub: **Nagpur (Butibori) Industrial Area….**
Revised (Addition & Alternation) Building plan approval to Plot No**. P-39, P-40** in Butibori Industrial Area….

Ref :
1. Online application vide SWC No. SWC/199/521/20231111 /943645.
2. Fire Deptt. has issued Prov.Fire NOC on 27.02.2024

Dear Sir,

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

A] Revised Building Plan Approval.

Description	Total Amount	Details of payment.
Total Charges (Including 18% GST)	Rs.23,12,335.80	Payment Receipt No. GL-24598209 Dated 01.03.2024

a) 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 6400.00 Sq.M. The details of approval are as under.

i)	**Proposed Plinth Area**	**2369.59 Sq.M.**
ii)	**Proposed built up area**	**4960.96 Sq.M.**
iii)	**Total plinth area**	**2369.59 Sq.M.**
iv)	**Total built up area**	**4960.96 Sq.M.**

This office has approved **02 Nos**. of drawing details of which are mentioned on the accompanying statement.

1) In case of approval to the modified plans, the earlier approval to the building plans and Occupancy Certificate is granted vide letter No. **D-95031 dated 30.11.2022** 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.

2) The drawings submitted now includes existing structures/proposed structures, which were not approved previously. Present approval along with the previously approved plans & Occupancy Certificate is granted vide letter No. -- dtd. -- 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 Maharahstra.
d) Civil Aviation Department.
e) Maharashtra Pollution Control Board.
f) Fire NOC from Divisional Fire Office Nagpur.
g) P.W.D. or concerned authorities in case of plot facing to National Highway or if access to the plot is from ZP road.

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.

4) 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'.

5) 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.

6) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.

7) For necessary approach road to the plot from MIDC road, minimum 600 mm dia C.D. work or required size as per site situation or a slab drain of required span and size shall be provided as per directions of MIDC's Engineer-In-Charge.

8) 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.

9) 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.

10) 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.

11) No tube well, bore well or open well shall be dug.

12) Plans for any future additions, alterations or extensions will have to be get approved from this office, as well as from concerned competent authority.

13) 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

14) 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.

15) 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. In case of Special Building, the width of gate shall not be less than 6.00m.

16) Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.

17) 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.

18) The commencement certificate / development permission, as approved, shall remain valid for 4 years in the aggregate but shall have to be renewed **every year** from the date of its issue. The application for renewal shall be made before expiry of one year if the work is not already commenced. Such renewal can be done for three consecutive terms of one year after which proposals shall have to be submitted to obtain development permission afresh. If application for renewal is made after expiry of the stipulated period during which commencement certificate is valid, then the Authority may condone the delay for submission of application for renewal by charging necessary fees at the rate of 1/3 of amount as per Regulation No. 2.2.13 per year, but in any case, commencement certificate shall not be renewed beyond **4 years** from the date of commencement certificate / development permission.

19) 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.

20) 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 be abide by these rules and regulations.

21) 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 certificateis obtained from this office.

22) 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.

23) The basement if provided is to be used only for storage purpose. No. manufacturing activates are allowed, similarly toilet is not allowed at the basements.

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

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

26) 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.

27) 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.

28) The Building Plan Approval is issued adhere to information uploaded in **FORM-2** duly signed by Architect.

29) Since you have consumed Plinth area **37%** & Built up area **78%** of FSI as per the approved plan, you are requested to utilized remaining FSI as per agreement to lease.

AREA STATEMENT

Name of Industries : M/s.Friends Infra,
Plot Area : 6400.00 Sq.M.
Plot No. : P-39, P-40

Sr. No.	Description	Built up Area			
		Gr. floor area in Sq.M.	First Floor area in Sq.M.	Total area in Sqm.	FSI Consumed
A	Existing Occupancy Certificate issued …….	--	--	--	--
B	*Name of Architect/Enginner* *Ar.Shakib Sheikh,* *Reg. No. CA/2017/84278*				
	Prop Construction :- i) Commercial Shops.	2369.59	2591.37	4960.96	
	Total Built up area…. (A)+(B)	**2369.59**	**2591.37**	**4960.96**	**0.78**

FSI Free Structures : --

ABSTRACT

1	Area under demolition	:	-Nil-	Sq.M.
2	Plot Area	:	6400.00	Sq.M.
3	10% Open space	:	--	Sq.M.
4	Amenity Area	:	--	Sq.M.
5	Plot Area . (Net)	:	6400.00	Sq.M.
6	Upto date ground coverage	:	2369.59	Sq.M.
7	F.S.I. in Ground coverage	:	**0.37 > 0.50**	
8	Total Built up area in Sq.M.	:	4960.96	Sq.M.
9	Total F.S.I consumed	:	**0.78 < 1.00**	

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) Approved drawing(s) – Annexure-I

ANIL PANDURANG WANKHEDE

Digitally signed by ANIL PANDURANG WANKHEDE
DN: c=IN, postalCode=440016, st=MAHARASHTRA, street=PLOT NO X50 MIDC HINGNA NAGPUR, l=NAGPUR, o=MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION, ou=NA, serialNumber=f4406e46a01780a18c6893e1ef9529344a8c4f6b812ab12d342465790e6f4f, pseudonym=42e48c33171149f996b47f23edb0ba8c, 2.5.4.20=8e972573 1f38515682e6fb7217846ecc79900548d1880 6f2 4 8b733dd499e6234e, email=EENAGPUR1@MIDCINDIA.ORG, cn=ANIL PANDURANG WANKHEDE
Date: 2024.03.01 19:16:02 +05'30'

Executive Engineer & SPA
M.I.D.C. Division No.1
NAGPUR.

1.Copy fw.cs to the Regional Officer, MIDC Nagpur for information.

2.Copy to the Deputy Engineer, MIDC Sub-Dn. Butibori-**II** for information.

3. Copy to guard file.