

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



No. **EE/AMBI/22** /of 2016,
Office of the Executive Engineer,
MIDC, (Civil) Division Ambernath,
Date: **28/10/2016**

To,
M/s Empire Industries Ltd.
PLOT No.22,
MIDC Ambernath Industrial Area,
Ambernath.

Sub:- 1) **Revise Building Plan Approval...** for proposed Flatted
type Industrial Buildings on Plot No. 22, MIDC Ambernath
Indl. Area, Ambernath.
2) **Water-Supply Connection**
3) **Drainage Plan Approval**
4) **Provisional Fire NOC**

Ref:- 1) Your online application on SWC wide tracking ID No.
415410 Dt. 07/09/2016.
2) Plan Approval vide this office letter No.EE/AMBI/A-
87648 /of15 dtd. 19/03/2015
3) Provisional Fire NOC issued by Chief Fire Officer, MIDC
Ambernath vide No. MIDC /FFE/1177 dtd. 07/05/2015

Dear Sir,

You have submitted application for approval to 1) Revise Building Plan
Approval

Above application are examined and following approvals are hereby
granted..

A) Revise Building Plan Approval

Since you have paid following

- 1) Scrutiny fees, amounting to **Rs. 1,50,000/-** vide DR No. **108718** dtd. **29/09/2016**
- 1) The set of fresh 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 revise plans and drawings for flatted type Industrial galias for
20408.95 Sqm. of plinth area for the plot area of **113121.60** Sqm, at present this office
has approved plans for total upto date **93638.97** Sqm. of built up area. This office has
approved **16** 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.EE/AMBI/A-87648/of15 dtd. 19/03/2015**, 16 by this office is treated

as cancelled. The drawings approved now supersede 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 vide letter No. from the office of the Executive Engineer is to be treated as combined approval.

3) 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. In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-



- i) Industrial Safety and Health Department, Govt of Maharashtra.
- ii) Explosive Department, Govt. of India.
- iii) Food & Drugs Department, Govt. of Maharashtra.

4) The plot holder 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 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 WC, or Urinal.

7) For necessary approach road to the plot from the edges of MIDC, Road, 900 mm dia CD works or a slab drain, as may be approved by the Executive Engineer, shall be provided.

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 with/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, ROC members, foundations etc. It is only locational approval to the layout of various structures & floors with reference to the plot, in accordance to MIDC DCR.

14) In case any power line is passing through the plot, the plot holder should approach MSEDC, and obtain their letter specifying the vertical and horizontal clearance to be left and plan his structures accordingly.

15) The compound wall 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 15 m. away from the corner of junction or roads.

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

17) In case, water streamer hatch 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 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 this office and no filling of plot and diversion of nala is allowed unless a written permission is obtained from the Executive Engineer/CPA.

18) This permission stands cancelled, if no construction work is started within 12 (Twelve) 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 referred to the Executive Engineer in charge immediately. The construction shall be completed within the given stipulated time limit as per the lease agreement.

19) Breach of any rules stipulated will render the plot-holder liable for action as provided in MDC, 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 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 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 plot front



inside the plot and maintain the trees so planted in good condition throughout the period of agreement to lease.

24) 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.

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

26) The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate, if applicable with prior approval of MIDC SPA.

27) 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.



28) 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.

29) ~~As per the Chief Fire Officer, MIDC's circular vide No. A-04499 dt. 05.01.2015, you have to provide 4 Nos. of 5-Kg capacity of DCP fire extinguishers (ABC Type) following IS:15563 within the proposed factory building at prominent locations and the same shall be always maintained in good operating condition as per the IS code.~~

30) ~~Since you have consumed 20 % of FSI as per the approved plan, you are requested to utilized remaining FSI as per agreement to lease.~~

B] Water Supply Connection

Water supply connection already granted vide consumer No. AMM - 16

C] Drainage

i) Drainage Plan Approval (Internal Works) – Not Proposed

D] Provisional Fire NOC: Provisional Fire NOC issued by the Chief Fire Officer vide letter No.MIDC/Fire /1177/of 15 dtd. 07/05/2016

You are hereby requested to go through above approvals carefully with the above conditions, and take necessary actions accordingly.

Thanking you,

Your's faithfully,



[Signature]
Executive Engineer
Special Planning Authority
M.I.D.C., Civil Division
Ambarnath.



- DA:-** 1. One Statement showing details of Drawings and built up area approved.
2. Copy of approved drawings/plans.
3. Approved drainage plans (Internal)

Copy f.w.c.s to.....

1. Regional Officer (2) MIDC Wagle Estate, Thane for information.
2. Fire Officer, Addl. Ambarnath Fire Station Addl. Ambarnath Indl. Area.

Copy to.....

- 1) Deputy Engineer, MIDC, Sub Division, Ambarnath for information.
- 2) Copy to the Tax Officer, Municipal Council for information.
- 3) Copy to Architect.

MIDC, Civil Division, Ambarnath. (W)

Name of Industrial Area. :- **Ambernath Industrial Area.**

Addressed to :- M/s Empire Industries Ltd, Plot No.22,(Industrial) Ambarnath

Addressed to :- M/s Empire Industries Ltd, Plot No.22,(Industrial) Ambernath .												
Sr. No	Drg. No.	Name of Architect	Description	Ground Floor in m2	Mezanine floor area in m2	1 st Floor in m2	Mezzanine Floor in m2	2 nd Floor in m2	Mezzani ne Floor in m2	3 rd Floor in m2	Mezzani ne Floor in m2	Total area In m ²
1	1 to 14	Mr. Joydeep Dutta Lic. No. CA/95/18 458 For M/s Magus Consulting Pvt. Ltd.	Previously approved Flatted type Indl. Building plans vide EE/AMB/ A - 19356 / of 2015,(Treated as cancelled)									
			Bldg. No. A3	2173.64	582.88	2348.03	631.79	2348.03	631.79	2348.0	631.79	11695.98
			Bldg. No. A4	3247.23	848.78	3486.08	920.54	3486.08	920.54	3486.0	920.54	17315.87
			Bldg. No. B1	2173.64	582.88	2348.03	631.79	2348.03	631.79	2348.0	631.79	11695.98
			Bldg. No. B2	2173.64	582.88	2348.03	631.79	2348.03	631.79	2348.0	631.79	11695.98
			Total :-	9768.15	2597.42	10530.17	2815.91	10530.17	2815.91	10530.	2815.91	52403.81
2	1 to 16		Previously approved Flatted type Indl. Building plans vide No.EE/AMB/A- 87648/of15 dtd. 19/03/2015 , (Treated as cancelled)									
			Bldg. No. A1	1471.22	389.53	1645.32	437.35	1645.32	437.35	1645.3	437.35	8108.76
			Bldg. No. A2	1821.88	486.20	1995.98	534.03	1995.98	534.03	1995.9	534.03	9898.11
			Bldg. No. B3	2173.64	582.88	2348.03	631.79	2348.03	631.79	2348.0	631.79	11695.98
		Bldg. No. B4	2173.64	582.88	2348.03	631.79	2348.03	631.79	2348.0	631.79	11695.98	
		Total :-	7640.38	2041.49	8337.36	2234.96	8337.36	2234.96	8337.3	2234.96	41398.83	
		Grand Total of	17408.53	4638.91	18867.53	5050.87	18867.53	5050.87	18867.	5050.87	93802.64	

3	1 to 48	Ms. Prajakta Kambli Lic. No. CA/2005/ 36236 For M/s Magus Consulti ng Pvt. Ltd.	Present approval for Flatted type Indl. Building									
			Bldg. No. A1	1471.22	389.53	1645.32	437.35	1645.32	437.35	1645.32	437.35	8108.76
			Bldg. No. A2	1823.06	483.73	1991.71	533.15	1991.71	543.49	1991.71	543.49	9902.05
			Bldg. No. A3	2173.95	580.17	2342.13	629.59	2342.13	641.63	2342.13	641.63	11693.36
			Bldg. No. A4	3212.79	847.10	3483.88	918.15	3468.30	881.41	3468.30	881.41	17161.36
			Bldg. No. B1	2173.95	580.17	2342.13	629.59	2342.13	641.63	2342.13	641.63	11693.36
			Bldg. No. B2	2173.95	580.17	2342.13	629.59	2342.13	641.63	2342.13	641.63	11693.36
			Bldg. No. B3	2173.95	580.17	2342.13	629.59	2342.13	641.63	2342.13	641.63	11693.36
			Bldg. No. B4	2173.95	580.17	2342.13	629.59	2342.13	641.63	2342.13	641.63	11693.36
			Total :-	17376.82	4621.21	18831.56	5036.6	18815.98	5070.4	18815.9	5070.4	93638.97

REMARKS: -

1. Area under demolition.

:- Nil M²

2. Total Plot Area.

:- 113121.60 M

3. Permissible Built up area for

A) Flatted type Indl. Galas

:- 96153.36 M²

B) Indl.Amenity

:- 5656.08 M²As per the master plan approved by Chief Planner, MIDC
vide IFMS No. D- 79055 dated 11/12/2013.

Total permissible BU area

:- 101809.44 M²4. Total Built up area in m²:- 93638.97 M²

5. Total F.S.I consumed.

:- 0.83 < 0.90 O.K.



[Signature]
Executive Engineer & SPA
MIDC, Civil Division
Ambarnath.



MIDC
उद्योगात् सकल समृद्धि



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)

"Combined Approval"

No. **EE/AMB/ 22(R)/** **D 61837** /of 2016,
Office of the Executive Engineer,
MIDC, (Civil) Division Ambarnath.
Date: **28/10/2016**

To,
M/s Empire Industries Ltd,
Plot No.22 (R),
MIDC Ambarnath Industrial Area,
Ambarnath.

Sub: - 1] Revised Building Plan approval to the building plans for
proposed Residential Buildings on Plot No. 22(R), MIDC
Ambarnath Indl. Area, Ambarnath
2] Water Supply Connection
3] Drainage Plan Approval
4] Provisional Fire NOC

Ref:- 1) Your online application on SWC vide tracking ID No.
415410 Dt. 07/09/2016 .
2) Plan Approval vide this office letter No.EE/AMB/A-
87645/of15 dtd. 19/03/2015
3) Provisional Fire NOC issued by Chief Fire Officer, MIDC
Andheri vide No. MIDC /Fire/1177 dtd. 07/05/2015

Dear Sir,

You have submitted application for approval to 1] Revise Building Plan
Approval.

Above application are examined and following approvals are hereby
granted...

A] Revise Building Plan Approval

Since you have paid following

- i) Scrutiny fees, amounting to **Rs. 1, 21,800/-** vide DR No. **108719** dtd. **29/09/2016**
- 1) The set of fresh 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 revise plans and drawings for residential Building for **1863.63** .Sqm.
of plinth area for the plot area of **21210.00 Sqm**, at present this office has approved
plans for total upto date **17317.40 Sqm.** of built up area. This office has approved **16 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.EE/AMB/A-87645/of15 dtd. 19/03/2015, **16** by this office is treated
as cancelled. The drawings approved now supersede 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 vide letter No.from the office of the Executive Engineer is to be treated as combined approval.

3) 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. In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-

i) **Industrial Safety and Health Department, Govt of Maharashtra.**

ii) **Explosive Department, Govt. of India.**

iii) **Food & Drugs Department, Govt. of Maharashtra.**

4) The plot holder 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 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 the edges of MIDC. Road, 900 mm dia CD works or a slab drain, as may be approved by the Executive Engineer, shall be provided.

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 structures & floors with reference to the plot, in accordance to MIDC DCR.



- 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 compound wall 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 15 m. away from the corner of junction or roads.
- 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 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 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) This permission stands cancelled, if no construction work is started within 12 (Twelve) 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.
- 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 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 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.

- 24) 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.
- 25) The Name and plot number shall be displayed at main entrance of plot.
- 26) The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate, if applicable with prior approval of MIDC SPA.
- 27) 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.
- 28) 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.
- 29) ~~As per the Chief Fire Officer, MIDC's circular vide No. A-04499 dt. 05.01.2015, you have to provide 4 Nos of 5 Kg capacity of DCP fire extinguishers (ABC Type) following IS:15683 within the proposed factory building at prominent locations and the same shall be always maintained in good operating condition as per the IS code.~~
- 30) ~~Since you have consumed 20 % of FSI as per the approved plan, you are requested to utilized remaining FSI as per agreement to lease.~~

B] Water Supply Connection

Water supply connection already granted vide consumer No. **AMM - 258**

C] Drainage

i) Drainage Plan Approval (Internal Works)

DJ] Provisional Fire NOC: Provisional Fire NOC issued by the Chief Fire Officer vide letter No.MIDC/Fire /1177/of 15 dtd. 07/05/2016

You are hereby requested to go through above approvals carefully with the above conditions, and take necessary actions accordingly.

Thanking you,

Your's faithfully,




Executive Engineer
Special Planning Authority
M.I.D.C., Civil Division
Ambarnath.



- DA:-**
1. One Statement showing details of Drawings and built up area approved.
 2. Copy of approved drawings/plans.
 3. Approved drainage plans (Internal)

Copy f.w.c.s to.....

1. Regional Officer (2) MIDC Wagle Estate, Thane for information.
2. Fire Officer, Addl. Ambarnath Fire Station Addl. Ambarnath Indl. Area.

Copy to.....

- 1) Deputy Engineer, MIDC, Sub Division, Ambarnath for information.
- 2) Copy to the Tax Officer, Municipal Council for information.
- 3) Copy to Architect.

कास महामन्त्र

9

Name of Industrial Area. :- Ambarnath Industrial Area.
Addressed to :- M/s Empire Industries Ltd, Plot No.22(R), Ambarnath.

REMARKS: -

- 1 Area under demolition.
2. Total Plot Area.
3. Permissible Built up area for
A) Residential Bldg
B) Residential amenity Bldg
Total permissible BU area
4. Total Built up area in m²
A) Residential Bldg
Total Built Up Area
- 5 Total F.S.I consumed.

:- Nil M²
:- 21210.30 M²
:- 18028.76 M²
:- 1060.49 M²
:- 19089.25 M²
:- 17317.40 M²
:- 0.82 < 0.90

Hence O.K.

As per the master plan approved by Chief Planner, MIDC vide IFMS No. D-79055 dated 11/12/2013.



Executive Engineer
MIDC, Civil Division
Ambernath

Sr. No.	Drg. No.	Name of Architect	Description	Stilt Floor in m ²	Ground Floor in m ²	First Floor in m ²	2 nd Floor in m ²	8 th Floor in m ²	9 th Floor in m ²	Total area in m ²
1		Ms. Prajakta Kamblilic. No. CA/2005/36236 For M/s Magus Consulting Pvt. Ltd.	Present approval for Residential Building	00	193.23	193.23	6 x 193.23 = 1159.38	178.07	5 x 193.23 = 966.15	2496.83
			Bldg. No. F1	00	193.23	193.23	6 x 193.23 = 1159.38	178.07	5 x 193.23 = 966.15	2496.83
			Bldg. No. F2	00	193.23	193.23	6 x 193.23 = 1159.38	178.07	5 x 193.23 = 966.15	2496.83
			Bldg. No. F3	00	193.23	193.23	6 x 193.23 = 1159.38	178.07	5 x 193.23 = 966.15	2496.83
			Bldg. No. E1	00	253.15	253.15	6 x 253.15 = 1518.90	234.41	5 x 253.15 = 1265.75	3272.21
			Bldg. No. E2	00	253.15	253.15	6 x 253.15 = 1518.90	239.55	5 x 253.15 = 1265.75	3277.35
			Bldg. No. E3	00	253.15	253.15	6 x 253.15 = 1518.90	239.55	5 x 253.15 = 1265.75	3277.35
			Total A		1339.14	1339.14	8034.84	1247.72	6695.70	17317.40