

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION.

(A Government of Maharashtra Undertaking)

Phone : 27781602

5590180

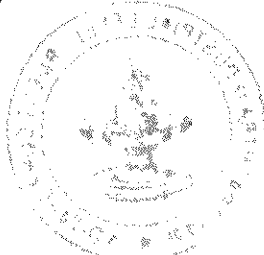


No. DE/ MHP(C)/SPA/IFMS/ C85277 /of 2017

Office of the Deputy Engineer & SPA,
MIDC, Sub -Dn. II, (Civil), Mahape

Date:- 04/08/2017

To,
M/s. Pyramid Infratech Co.,
Plot No. X-21, Digha,
TTC Industrial Area.,
Navi - Mumbai.



Sub :- COMMENCEMENT CERTIFICATE

Sir,

With reference to you application vide No. SWC 14/521/20161117/428167 received on 20/02/2017 & complied on 04/08/2017 for grant of commencement certificate to carry out development work and Building Permit under section 45 of MR&T.P.Act,1966 to erect building on Plot no. X-21 in T.T.C. Indl. Area, the commencement / Building permit is here by granted subject to the following condition for total B.U.A. as per the approval to the plans attached.

1. The land vacated in consequence of the enforcement of the set- back rule part of the public street.
2. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement certificate/building permit shall remain valid for a period of one year commencing from the date of its issue.
4. This permission does not entitle you to develop the land which does not vest in you.
5. Minimum two trees in plots of 200.00 sqm. and such Number of trees at the rate of one tree per 100.00 sqm. for plots more than 200.00 sqm. in area shall be planted & protected.
6. In case of group housing , minimum two trees per tenement shall be planted and protected.
7. You should inform the commencement of work as per the approval issued by this office.
8. After completion of building up to plinth level, the same shall be intimated for inspection & issue of plinth completion certificate.
9. The constructional water rate will be 1.5 times the normal water rate towards construction of additional B.U.A.

Yours faithfully,



Deputy Engineer & SPA,
MIDC, Sub -Dn. No. II (Civil).
Mahape.

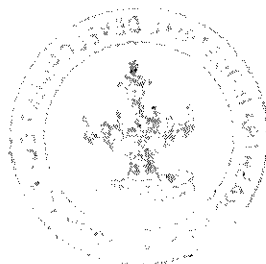
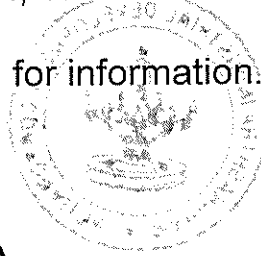
Copy submitted to :

1. The collector, District Thane, Thane for information.
2. The chief Fire officer, MIDC, Andheri, Mumbai-93.
3. The Dy. Assessor & Collector, N. M. M. C., Turbhe for information.
4. The Executive Engineer, MIDC, Dn.I I, Thane for information.

Copy f. w. c. 's to

1. ~~The~~ Regional Officer, MIDC, Mahape, for information.

- ✓ 2. Architect.



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No. DE/ MHP(C)/SPA/IFMS/ **C85277** /of 2017
Office of the Deputy Engineer & SPA,
MIDC, Sub -Dn. II (Civil), Mahape
Date:- 04/08/2017

To,
M/s. Pyramid Interiors,
Plot No. X-21, Digha,
TTC Industrial Area.,
Navi - Mumbai.

Sub:- Approval to As Built Building plans for
proposed Residential Building on Plot
No. X-21 in TTC Indl. Area,
Architect Mr. Pradeep Dhore.

Ref:-Yours Application No.SWC 4/521/20161117/428167
Received on 20/02/2017& complied on 04/08/2017

Dear Sir,

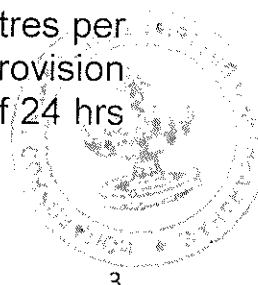
1) One set of fresh plans/ ~~revised plans/ amended plans/ as built plans/ modified plans/ additions to previous plans~~, received from you, vide letter cited above is hereby approved & returned to you subject to following conditions.

2.1) You had submitted plans & drawings for plinth area 2278.21 Sqm. over the plot area of 6318.00 Sqm. & at present this office has approved plans for upto date plinth area of 2278.21 Sqm.& upto date built up area of 6133.06 Sq.m. submitted by you. This office has approved only 06 number of drawings, details of which are attached in accompanying statement.

2.2) In case of approval to the modified plans the original approval to the drawings, granted vide letter No. DE/MHP(C)/SPA/ --- / of --- dated --- from the office of the Deputy Engineer, MIDC, Sub - Division No. II, Mahape is treated as cancelled as the drawings approved now supersede the previously approved drawings. You are requested to return the above cancelled drawings to this record for cancellation.

2.3) As the drawings submitted are for new structures, which were not approved previously, present approval along with the previously approval plans/ Earlier B.C.C. issued vide letter No. DE/MHP(C)/SPA/ --- / of --- dated. --- from the office of the Deputy Engineer, MIDC, Sub - Division No. II, Mahape is to be treated as combined approval for buildings.

3) Overhead water storage tank having minimum capacity of 450 litres per W.C. & Urinal shall be provided & is a must. You have to make a provision for an U. G. water tank of minimum capacity to meet requirement of 24 hrs water supply requirements.





4) Necessary approach road to the plot from the edge of MIDC road shall be provided with a cross drainage of pipe having minimum diameter of 900 mm. or a slab drain as per site condition & as approved by the Executive Engineer. Necessary approach as above shall be done before starting any main activities over the plot & shall be shown to the Executive Engineer, or Deputy Engineer or his authorized representative before starting the work on the plot.

5) The temporary structure shall not be allowed except during construction period for which prior approval from the Executive Engineer is a must & the same shall be demolished immediately within one month from the completion of the building construction as approved.

6) During the period of construction, stacking of material required for the construction purpose shall be done only in the plot area allowed. In no case, materials are stacked along MIDC land road or open plot without the prior approval from the Executive Engineer.

7) The boundary mark demarcating the boundary of the plot shall be properly preserved & kept in good condition & shown to the department staff as & when required.

8) No tube well, bore well or open well shall be constructed by the plot holder without prior written permission.

9) The work of water supply & drainage shall be carried out through the licensed plumber only as per water supply regulations of the Executive Engineer, prior to construction.

10) Plan for any future addition, alterations & extensions, will have to be got approved from the Executive Engineer, as well as departments competent to do so.

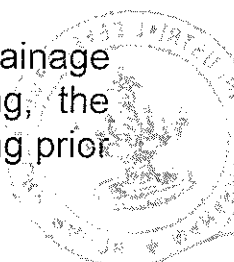
11) The present approval to the plans does not pertain to approval to the structural design & R. C. C. chambers, foundations etc. It is only location approval to the structure with reference to the plot.

12) In case of power lines, if any passing through the plot, the holder shall approach M.S.E.D.C.L/M.S.E.T.C.L. & obtain a letter specifying the vertical & horizontal clearances to be left & plan his structure accordingly.

13) Wherever a compound wall & gate is constructed, the gate should open inside the plot & if the plot is facing on two or more sides of the road, then gates shall be located at least 15.00 m from the corner of junction of roads.

14) a) The waste effluent from the treatment work shall be connected a soak pit if sewer lines/ drainage collection systems are not available in the area.

b) In case where sewerage to be let out or connected to drainage collection system of MIDC, is available & is functioning, the sewerage shall be connected to drainage manholes after getting prior approval from the Executive Engineer.





- c) Further effluent or sewerage to be let out or connected to drainage collection system of M.I.D.C. from the individual factory, shall be treated & brought to the standard laid by Maharashtra prevention of Water pollution Board of Government of Maharashtra, after obtaining their consent under section 28 of the Act & subsequently, "NO OBJECTION CERTIFICATE", from the same Department for connecting to the collection system.

15) The plot-holder has make his own arrangement for 24 hours storage of water, as the department cannot guarantee uninterrupted water supply.

16) In case, a water stream is flowing through the plot allotted to the plot holder, the plot holder has to ensure that the maximum quantity of rain water that flows at the point of stream is allowed to flow uninterrupted through the plot & upto the point of outflow of the original stream. The detailed plan, sections & designs for allowing maximum expected discharge of rain water through the plot has to be undertaken unless a written permission for the work proposed is undertaken from the Executive Engineer.

17) This permission stand cancelled if no construction work is started within 12 months from the date of completion must be informed to Executive Engineer, in charge immediately.

18) The breach of any of these stipulations shall render the plot holder liable for action as provided in MIDC Act, 1961(III of 1962) & Regulations made there under & also terms of lease & schedule of penalties, prescribed by the corporation for this purpose.

19) Department has got powers to add, amend, vary or rescind the provisions of Regulations from time , as it may deem fit & the plot holder has to abide by these rules & regulations.

20) As soon as the building work is completed, the plot holder has to inform the Executive Engineer. The work has to be got verified & obtained from the Executive Engineer.

21) The allottees are requested to inform the Deputy Engineer, concerned for checking up the layout of the building when the plinth of the building is completed & this is the must.

22) This approval is subject to permission of competent authority under urban Land (Ceiling & Regulations) Act of 1976, if applicable.

23) The basement is provided is to be used only for storage purpose. No Manufacturing activities are allowed. Provision of toilet is not allowed at the basement.



24) The allottee within a period of one year from the of approval of the plans has to plant trees in open marginal space at the periphery of the plot at his own cost. The plantation shall be one tree for 100 Sqm. of plot area

& one tree at a distance of 15.00m. on front edge of road or part thereof & when the trees so planted, shall be maintained in good condition through the term.

25) Allottees are requested to submit No Dues Certificate from Local Authority (NNMC) regarding property tax within 60 (Sixty) days from issue of date of approved of building plans. Failing of which, the approval of building plans issued shall be treated as revoked or cancelled without any further intimations, please note.

It is hereby requested to go carefully through the above conditions of this letter & followed it scrupulously.

Thanking you,

Yours faithfully,

DA: one statement showing
details of drawings approved



Deputy Engineer & SPA,
MIDC, Sub -Dn. No. II (Civil).
Mahape.

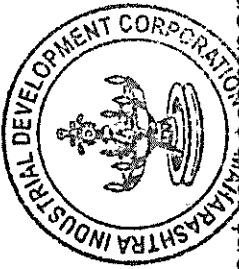
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4. The Regional Officer, MIDC, Mahape,
5. The Dy. Assessor & Collector, N. M. M. C., Turbhe.

❖ Copy f. w. c.'s to

1. Architect.





MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION.

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The statement is in accompaniment to letter No.DE/MHP(C)/SPA/IFMS/ C85277/of 2017 dated 04/08/2017 issued by Deputy Engineer & SPA, M.I.D.C. Sub- Division No. II, Mahape, addressed to M/s. Pyramid Infratech Co for Plot No. X-21 in TTC Industrial Area.

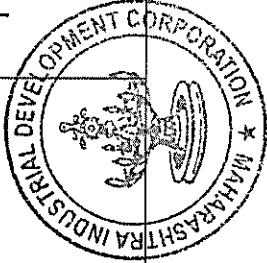
1) Fresh Plans: 6 No. of Drawings attached.

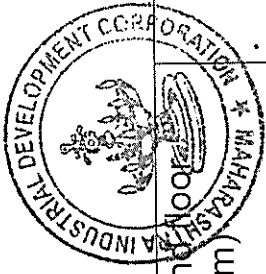
2) As Built Plans: Fresh/ Amended plans/ Revised plans approved by this office vide letter No. --- dtd. --- area admeasuring to --- Sq. m. may be treated as cancelled, as the party has submitted the As built plans for approval .

3) Additions to the previous plans: NA

Allottee's Name:- M/s. Pyramid Infratech Co

Sr. No.	Drawing No. & Date	Name of Architect	Description	Basement/Stilt Area in Sqm.	Ground fl. Area in Sqm.	Mezz. fl Area in Sqm.	1 st fl. Area in Sqm.	2 nd fl. Area Sqm.	3 rd fl. Area Sqm.	4 th to 19 th fl. Area Sqm.	Total Area Sqm.
1	2	3	4	5	6	7	8	9	10	11	12
1.	1/6 26/07/2017	Mr. Pradeep Dhore.	1) Layout plan, Block plan, Details of underground water storage tank, Swimming pool, 2) Area statement, Balcony area calculation.	---	---	---	---	---	---	---	---
2.	2/6 26/07/2017	--do--	1) Ground for plan. 2) Typical 4 th to 18 th floor plans. 3) Area diagram & calculation	15.59	2278.21 (Free of FSI)	---	---	---	---	---	15.59 2278.21 (Free of FSI) 5749.88

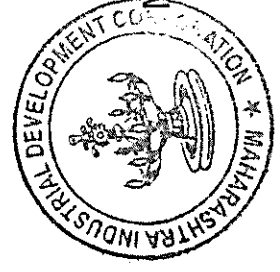




3.	3/6 26/07/2017	--do--	First & Second floor plans (Podium)	---	---	---	2273.74 (Free of FSI)	2273.74 (Free of FSI)	---	4547.48 (Free of FSI)
4.	4/6 26/07/2017	--do--	1) Third floor plan (Podium) 2) 19 th floor plan	634.74 (Free of FSI)	---	---	---	---	634.74 (Free of FSI) 217.10	634.74 (Free of FSI) Area 217.10
5.	5/6 26/07/2017	--do--	1) Section AA, BB, CC & DD. 2) Refuge area 3) Excess balcony area	---	---	---	---	---	---	---
6.	6/6 26/07/2017	--do--	Front elevation.	---	---	---	---	---	---	---
			Total	15.59 2278.21 (Free of FSI)	2273.74 (Free of FSI)	---	2273.74 (Free of FSI)	2273.74 (Free of FSI)	634.74 (Free of FSI)	6133.06

1 Area of the plot :- 6318.00 Sqm. 4 Total Built up area 6133.06
 2 Plinth Area 2278.21 Sqm 5 FSI consumed 6133.06/6318.00 < 1.00
 = 0.97

3 Ground coverage 2278.21/6318.00
 = 0.36 < 0.5



Deputy Engineer & SPA,
 MIDC Sub Dn. No. II (Civil), Mahape.