

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



Dn. II/MHP/SPA/ E84956 /2021

Office of the Executive Engineer &
Special Planning Authority,
MIDC Dn. II, Mahape, Navi Mumbai .
Date: - 21/12/2021

To,
M/S. PYRAMID INFRATECH CO.
Plot No. X-21,Digha,
TTC Industrial Area,
Navi-Mumbai.

Sub.:- TTC Industrial Area.

Approval of Revised Building & Drainage Plans for proposed Residential Building on Plot no.X-21,Digha, in TTC Industrial Area...
for M/S. PYRAMID INFRATECH CO.

Ref.:- 1) Tracking Id: SWC/14/521/20211029/791629.
2) Provisional Fire NOC issued by DFO Office vide No.
MIDC/Fire/E-76270, dtd.14/12/2021.

Dear Sir,

You have submitted combined application for revised approval to Building Plans for proposed Residential Building. Above applications are examined and following approvals are here by granted.

A] Building Plan Approval

Since you have paid following

Sr. No	Scrutiny Fees Rs.	Development charges Rs.	Compound Wall charge	Labour Cess Rs.	Fire protection & Safety fees Rs.	Total	Receipt No.
1	1804.36	0.00	0.00	0.00	0.00	1804.36	GL22392531 Dt.30/10/2021
2	1804.46	0.48	0.00	9557.00	34050.40	43607.88	GL22481855 Dt.17/12/2021
	3608.82	0.48	0.00	9557.00	34050.40	45412.24	Total

The set of plans, received from you vide SWC number cited above, is hereby Approved subject to acceptance and follow up of following conditions by you.

- 1) You had submitted plans and drawings for **2274.79 m²**. of plinth area for the plot area of **6318.00 m²**., at present this office has approved plans for total up to date **9463.68 m²**.of built up area. This office has approved **05 No.** of drawing details of which are mentioned on the accompanying statement.
- 2) In case of approval to the modified plans, the original approval to the drawings granted earlier is treated as cancelled as the drawing approved now supersedes the previously approved drawing. You are requested to return the above cancelled drawings to this office for record and cancellation.

A. In case of approval to the modified plans, the earlier approval to the building plans granted vide letter no. **Nil** from the office of the Executive Engineer, MIDC, Division No. II, Mahape is treated as cancelled. The drawings approved now supersede the previously approved drawings. You are requested to return the cancelled plans to this office or cancellation and record.

B. The drawings submitted now includes existing/proposed structures/ Fresh proposed plans, which were not approved previously. Present approval along with the previously approved plans vide letter no. EE/SPA/X-21/C97257/of 2019, dtd. 06/09/2019 from the office of the Executive Engineer, MIDC Dn. II, Mahape , Navi Mumbai 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 :-
The building plans needs to be got approved from :
 - i) Directorate of Industrial Safety & Health.
 - ii) Any other Govt. authorities which may be mandatory.
4. Earlier part BCC issued vide letter No. C-53501 of 2019 dt. 30.07.2019 is treated as combined BCC.
5. This revised residential building plan approval does not need the plot holder to obtain Environment Clearance Certificate for further construction activities as the total construction BUA area is below 20000 M2 as per the notification issued by MOEF, Govt. of India vide Notification issued by MOEF, New Delhi dtd.30. 01. 2014 and its subsequent amendments’.
6. 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.
7. For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.
8. For necessary approach road to the plot from the edges of MIDC. Road, 900 mm dia CD works or a slab drain of required span and size shall be provided.
9. 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.
10. 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.
11. 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.
12. No tube well, bore well or open well shall be dug.
13. Plans for any future additions, alterations or extensions will have to be got 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/ nalla 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 rainwater 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 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. 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.
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. Since you have consumed 1.498 of FSI as per the approved plan, you are requested to utilized remaining FSI as per agreement to lease.

B) Drainage Plan Approval (Internal Works)

The set of plans in triplicate received along with the letter under reference for the above work is scrutinized the proposal is approved subject to condition as follows:

- 1) The work of internal and external water supply and sanitary fittings etc for the above building shall be carried out through the a licensed plumber registered at local authority or of Environmental Engineering Department, or Govt. of Maharashtra.
- 2) The work should be carried out as per specifications confirming to I.S.S. In case they are not covered under I.S.S. then standard practice allowed by Municipal Corporation / or Local Council shall be followed.
- 3) The wastewater from water closets and urinals shall be passed through a septic tank of standard design.
- 4) The present approval to the plans does not pertain to the design of septic tank, effluent treatment plant etc. It is only location approval to these structures with reference to the plot.
- 5) You will be allowed to join your effluent to MIDC's common effluent collection System only after obtaining of necessary N.O.C. from M.P.C. Board and actual Commissioning of pretreatment activity the Residential effluent will be allowed to connect to MIDC system.
- 6) Overhead water tank shall be provided at the rate of 500 Litters per W.C./ Urinal provided.
- 7) The waste water from the closets and Urinals shall be passed through the septic tanks, which is to be adequate to meet the requirements of the persons working in the Residential Building and process waste if any, prior to septic tank in series with suitable size of 100mm dia sewer trap, inspection chamber with 80 mm dia vent pipe shall be provided.
- 8) All vent pipes shall be minimum 80 mm dia size.
- 9) All rain water down take pipes shall be minimum 100 mm dia and should be provided at the rate of 1 Nos. Per 25 Sq. m. of roof area.
- 10) All S.W. pipes shall be minimum of 150 mm dia size.
- 11) It should be seen that no overflow of water from the soak pit or any process waste enters in to adjoining property or road.
- 12) Rain water pipes are not to be connected to underground effluent collection system. Separate drainage system shall be provided for collection of Industrial and Domestic wastes. Manholes shall be provided at the end of collection system with Arrangements for measurement of the flow.
- 13) In case any of the requirements, stated as above is violated by the plot holder then he is liable for disconnection of water supply and is liable for action provided under\ MIDC., Act and various regulations and as per provision in the lease agreement.
- 14) The completion of work as per above requirements, it shall be jointly, inspected by the concerned Deputy. Engineer, of MIDC and your representative who has designed and executed work, without which drainage completion certificate will not be issued.

15) The waste water after treatment shall be soaked in a soak pit, if sewer line is not available for the plot; whereas if effluent collection system, of MIDC is functioning, then effluent shall be connected to the same after getting drainage plans approved from this office. The effluent shall be outletted only after pretreatment confirming to the standards stipulated by Maharashtra Pollution Control Board of Govt. of Maharashtra and after obtaining their consent under water Act 1974, Air Act 1981, & Hazardous waste Rules 2008 and subsequent amendments.

In addition to the above all , provision under the D.C. rules of MIDC and NBC shall be strictly adhered, also if any changes in activity of proposed expansion or subletting of plot , NOC from this office is essential.

Thanking you,

Yours faithfully,

Executive Engineer &
Special Planning Authority
MIDC Dn. II, Mahape

DA:- 1. One Statement showing details of drawings and built up area approved.
2. Copy of approved drawings/plans.

Copy submitted to

- The collector , District Thane ,thane for information.
- The Chief Fire officer , MIDC, Andheri, Mumbai-93.
- The Municipal Commissioner, NNMC for information.
- The Regional Officer, MIDC , Mahape information .
- Architect M/s. Mandar Vijayrao Bodhankar, Reg. No. CA/2005/35295
- Guard File.

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The statement is accompaniment to letter No.EE/SPA /X-21/ E84956 / 2021, Dated. 21/12/2021 issued by M.I.D.C. addressed to for M/s. Pyramid Infratech Co. , Plot No. X-21 in Digha, TTC Industrial Area, Tracking Id: SWC/14/521/20211029/791629.

1) Revised Residential Building Plans :-

2) Allottees Name :- M/s. Pyramid Infratech Co. , Plot No. X-21 in TTC Industrial Area.

Sr. No.	Drawing No. & Date	Name of Architects	Description	Ground fl. Area Sqm.	Mezzanine Floor Area in sqm	1st Floor Area in sqm	2nd Floor Area in sqm	3rd Floor Area in sqm	4th Floor Area in sqm		5th Floor Area in sqm	
1	2	3	4	5	6	7	8	9	10			
A)	1 to 6	M/s DESIGNO Architects and Interior designers.	Plans approved vide letter No.DE/MHP © / SPA/IFMS/C-85277/ of 2017 dt.4/8/2017 is treated as cancelled									
B)	01/06	M/s DESIGNO Architects and Interior designers	Revised Building Plan approval , G+28, Upper Floor Plan, Area diagram , Area Calculation, Location Plan, Block Plan, Elevation, Section AA,BB,CC & DD, UG tank, Septic tank, Compound wall..	2274.79 (Free of FSI)	----	2274.79 (Free of FSI)	2274.79 (Free of FSI)	368.83 (Free of FSI)	379.21		379.21	
		Revised Building Plan approval vide letter No.EE/MHP-II/TTC/X-21/E-33087/of 18 dt.27/12/2018		6th Floor Area in sqm	7th Floor Area in sqm	8th Floor Area in sqm	9th Floor Area in sqm	10th Floor Area in sqm	11th Floor Area in sqm	12th Floor Area in sqm	13th Floor Area in sqm	

				379.21	379.21	379.21	379.21	379.21	379.21	379.21	379.21
				14th Floor Area in sqm	15th Floor Area in sqm	16th Floor Area in sqm	17th Floor Area in sqm	18th Floor Area in sqm	19th Floor Area in sqm	20th Floor Area in sqm	21th Floor Area in sqm
				379.21	379.21	379.21	379.21	379.21	379.21	379.77	379.77
			Excess Balcony	22th Floor Area in sqm	23th Floor Area in sqm	24th Floor Area in sqm	25th Floor Area in sqm	26th Floor Area in sqm	27th Floor Area in sqm	28th Floor Area in sqm	Total
			0.20	379.77	379.77	379.77	379.77	379.77	379.77	330.69	9436.46
C)	01/ 6	Architect M/s. AAYADI Architects & Planners	Combined Revised Building Plan approval EE/ MHP-II /TTC/X-21/ C-97257, dt.06/09/2019.	1980.551 (Free of FSI)+ 3.83	----	1648.390 (Free of FSI)	898.337 (Free of FSI)	379.21	--	--	
				6th Floor Area in sqm	7th Floor Area in sqm	8th Floor Area in sqm	9th Floor Area in sqm	10th Floor Area in sqm	11th Floor Area in sqm	12th Floor Area in sqm	13th Floor Area in sqm
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				14th Floor Area in sqm	15th Floor Area in sqm	16th Floor Area in sqm	17th Floor Area in sqm	18th Floor Area in sqm	19th Floor Area in sqm	20th Floor Area in sqm	21th Floor Area in sqm
				---	---	---	----	---	---	379.21	379.21
				22th Floor Area in sqm	23th Floor Area in sqm	24th Floor Area in sqm	25th Floor Area in sqm	26th Floor Area in sqm	27th Floor Area in sqm	28th Floor Area in sqm	Total
				379.21	379.21	379.21	379.21	379.21	363.72	---	3401.24

Sr. No .	Drawin g No. &Date	Name of Architects	Description	Ground fl. Area Sqm.	Mezzanin e Floor Area in sqm	1st Floor Area in sqm	2nd Floor Area in sqm	3rd Floor Area in sqm	4th Floor Area in sqm	5th Floor Area in sqm	6th Floor Area in sqm
1	2	3	4	5	6	7	8	9	10	11	12
D)		Architect M/s. AAYADI Architects & Planners	Now Proposed :- Revised Building Plan approval , Ground Floor Area & 3 rd Floor Area.	3.08	---	---	---	379.21	---	---	---
				14th Floor Area in sqm	15th Floor Area in sqm	16th Floor Area in sqm	17th Floor Area in sqm	18th Floor Area in sqm	19th Floor Area in sqm	20th Floor Area in sqm	21th Floor Area in sqm
				---	---	---	---	---	---	---	---
				22th Floor Area in sqm	23th Floor Area in sqm	24th Floor Area in sqm	25th Floor Area in sqm	26th Floor Area in sqm	27th Floor Area in sqm	28th Floor Area in sqm	Total
				---	---	---	---	---	---	---	382.29
			Total-	382.29 Sqm							
			Add earlier approved area vide letter No. C-97257 /of 18 dt.06/09/2019 ,(Drawing sheet No.1/5)	9081.39 Sq.m.							
			Grand Total	9463.68 Sq.m.							

Area of the plot . = 6318.00 m²
 Plinth Area = 2274.79 m²
 Ground coverage . = 2274.79 / 6318.00 = 0.49 < 0.50.....O.K.
 Total Built –up area = 9463.68 m²
 FSI consumed = 9463.68 /6318.00 = 1.498 < 1.50 ... O.K.

Executive Engineer & SPA,
 MIDC Division No. II, Mahape.