

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



No EE/Dn. II/MHP/SPA/C34188/of 2022
Office of the Executive Engineer,
MIDC Dn. II, Mahape, Navi Mumbai.
Date: - 11/07/ 2022.

To,
M/s Raheja Universal (Pvt) Ltd.,
Plot No. Gen-2/1/B,
TTC Industrial Area,
Navi-Mumbai.

Sub.:- TTC Industrial Area.

Revised Approval to Building Plans and Drainage Plans for proposed residential buildings no. Raheja Solaris-2A & 2B on Plot no. Gen-2/1/B in TTC Industrial Area for M/s Raheja Universal (Pvt) Ltd.

Ref.:- 1. Tracking Id: SWC/14/521/20220414/827179 .
2. Provisional Fire NOC issued by CFO vide No. MIDC/Fire/A62728 dt.21/01/2022.

Dear Sir,

You have submitted combined application for revised approval of Plans for proposed residential Building Raheja Solaris-1A & Raheja Solaris -1B. Above applications are examined and following approvals are here by granted.

A] Building Plan Approval

Since you have paid following

Sr. No	Scrutiny FeesRs.	Development charges Rs.	Labour Cess Rs.	Initial Fire protection Fund Rs	Additional Fire protection Fund Rs.	Total	ReceiptNo.
1	88500.00	----	-----	----	----	88500.00	GL23040168 Dt.25/04/2022
2	0.00	-----	----	610295.80	8442465.84	9052761.64	GL23166036 Dt.06/07/2022
	88500.00	-----	-----	610295.80	8442465.84	9141261.64	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 **5687.62 m²** of plinth area & total up to date plinth area will be **72943.19 m²** for the plot area of **275309.85 m²**., at present this office has approved plans for total up to date **274851.79 m²**. (Existing **251999.16 + Proposed 22852.63 m²**) of built up area. This office has approved 05 Nos. 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. EE/Dn.II/SPA/ E08560 /of 2021. Dated 14/10/ 2021 from the office of the Executive Engineer & Special Planning Authority, 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 for 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/Dn. II/MHP/SPA/A87874/of 2022 dt. 12/03/2022 from the office of the Executive Engineer Dn. II, Mahape, 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 need to be got approved from :
 - i) Directorate of Industrial Safety & Health.
 - ii) Any other Govt. authorities which may be mandatory.
4. You will have to 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 500liter 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 of required span and size shall be provided.
8. Temporary structures shall not be allowed except 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 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 **0.998** of FSI as per the approved plan, you are

requested to utilize remaining FSI as per agreement to lease.

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.

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 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 factory effluent will be allowed to connect to MIDC system.
- 6) Overhead water tank shall be provided at the rate of 500 Liters 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 factory 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.

You are hereby requested to go through above approvals carefully along with the terms & conditions in respect of each approval and take necessary actions accordingly in complying the same scrupulously.

Thanking you.

Yours faithfully,

**Executive Engineer &
And Special Planning Authority
MIDC, Division No. II, Mahape.**

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

Copy submitted for favour of information to :

1. The Collector, District Thane.
2. The Municipal Commissioner, N.M.M.C.
3. The Chief Fire Officer, MIDC, Andheri.

Copy f.w.c.'s for information to:

1. The Regional Officer, MIDC Mahape.
2. Architect M/s. Kamal Khemani, LIC No. CA/99/24971.

Copy to

1. The Deputy Engineer, MIDC Sub Dn. No. I, Mahape for information.

Statement is accompaniment to letter No.EE/Dn.II/SPA/ C-34188 /of 2022. Dated 11/07/ 2022 issued by M.I.D.C. addressed to M/s.Raheja Universal (Pvt) Ltd. For Plot No. Gen-21/B. in TTC Indl.Area.

B. Building Plans for Residential Building No. Bahala Solaris 2A & 2B

i) Building Plans for Residential Building No. Raheja Solaris 2A & 2B

Name Of Allottee M/s. Raheja Universal (Pvt) Ltd for Plot No. Gen-2/1/B

Name of Architect M/s. Kamal Khemani., CA/99/24971

[illegible]

[illegible]

[illegible]

Sr. No.	Description	Basement/ Stills Area.	Podium and Stilt Area	Upper/Lower floor Area in	Ground Area in Sqm.	Add for Addl. Height Area.	1st floor Area in	2nd floor Area in Sqm.	3rd floor Area in Sqm.	4th fl. Area in Sqm.	5th fl. Area in Sqm.	6th floor Area in Sqm.	7th floor Area in Sqm.	Excess Balcony Area in Sqm.	8th fl. Area in Sqm.	10th fl. Area in Sqm.	11th fl. Area in Sqm.	12th fl. Area in Sqm.	13th fl. Area in Sqm.	14th fl. Area in Sqm.	15th fl. Area in Sqm.	16th fl. Area in Sqm.	17th fl. Area in Sqm.	18th fl. Area in Sqm.	19th fl. Area in Sqm.	20th fl. Area in Sqm.	21st fl. Area in Sqm.	22nd fl. Area in Sqm.	23rd fl. Area in Sqm.	24th fl. Area in Sqm.	25th fl. Area in Sqm.	Prop. Balcony Area in Sqm.	Total Area in SQM.		
52	Previously Approved plans of mall building vide no. DE/SPA/MP/ A82923/2018 dt.12.03.2018	8668.11 (Free of FSI)	---	---	6246.12		6246.12	3215.93	5045.37 + 1753.98 Double Height	524.97																						23632.49			
53	Area Treated as Cancelled Area as per Previously Approved plans for residential Building No. A4, A5, A6 as per sr. no. 33 to 34 & 35 respectively.																																		
54	Now proposed Plan approval showing ground fl., Parking Fl. 1st To 7th Fl Plans Elevations, Sectional Views, Area diagram, Area Calculations etc for Building No. A4, A5, A6																																		
55	Previously Approved plans of building no A4, A5, A6 vide no. EE/Dn.II/SPA/C28227/ of 2019 dt. 10/07/2019	555.00 (Free of FSI)	20163.87 (Free of FSI)	---	---	---	342.23	342.23	342.23	342.23	342.23	342.23	342.23	1.38	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	2396.99		
56				---	---	---	342.23	342.23	342.23	342.23	342.23	342.23	342.23	1.38	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	2396.99	
57				---	---	---	342.23	342.23	342.23	342.23	342.23	342.23	342.23	1.38	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	2396.99	
58	Total BUA(1+2+3+4+12+21+2+36+47+52+55+56+57) =	21037.63 (Free of FSI)	23243.16 (Free of FSI)	892.759 + Podium 2874.168 (Free of FSI)	33984.732 + 56372.962 (Free of FSI)	11188.95	10861.384 + 19540.586 (Free of FSI)	7831.194	11414.614	11986.247	10654.9	12026.924	12627.064	11290.632	11077.094	10621.273	10927.221	11223.503	7591.723	6693.211	7591.723	7591.723	7295.441	6989.493	7591.723	6027.0						235980.56			
59	Area approved for building no A4, EE/Dn.II/SPA/C28227/ of 2019 dt. 10/07/2019	(-) 185.00 (Free of FSI)	(-) 6721.29 (Free of FSI)	---	---	---	(-) 342.23	(-) 342.23	(-) 342.23	(-) 342.23	(-) 342.23	(-) 342.23	(-) 342.23	(-) 1.38	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	(-) 2396.99			
60	Net Balance Area after cancellation of approval plans of building no. A4 of previous approval	20852.63 (Free of FSI)	16521.87 (Free of FSI)	892.759 + Podium 2874.168 (Free of FSI)	33984.732 + 56372.962 (Free of FSI)	11188.95	10519.154 + 19540.586 (Free of FSI)	7488.964	11072.384	11644.017	10312.67	11684.694	12284.854	10948.402	11077.094	10621.27	10927.22	11223.50	7591.72	6693.21	7591.72	7591.72	7295.44	6989.493	7591.72	6027.015	---	---	---	---	---	233583.57			
61	Previously proposed Plan approval showing ground fl., 3 Podium Floors, 1 Stilt Floor & 1st To 24th Fl Plans Elevations, Sectional Views, Area diagram, Area Calculations etc for Building No. 1A and 1B SOLARIS																																		
Sr. No.	Description	Ground Area in Sqm	Podium P1, P2, P3 Area in Sqm.	Stilt Area in Sqm.	Toilet Area in Sqm.	1st floor Area in	2nd floor Area in Sqm.	3rd floor Area in Sqm.	4th fl. Area in Sqm.	5th fl. Area in Sqm.	6th floor Area in Sqm.	7th floor Area in Sqm.	8th fl. Area in Sqm.	9th fl. Area in Sqm.	10th fl. Area in Sqm.	11th fl. Area in Sqm.	12th fl. Area in Sqm.	13th fl. Area in Sqm.	14th fl. Area in Sqm.	15th fl. Area in Sqm.	16th fl. Area in Sqm.	17th fl. Area in Sqm.	18th fl. Area in Sqm.	19th fl. Area in Sqm.	20th fl. Area in Sqm.	21st fl. Area in Sqm.	22nd fl. Area in Sqm.	23rd fl. Area in Sqm.	24th fl. Area in Sqm.	25th fl. Area in Sqm.	Prop. Balcony Area in Sqm.	Terrece Floor Area in Sqm.	Total Area in SQM.		
62	Raheja SOLARIS 1A	567.40 + 4672.97 free of FSI)	18044.35 (Free of FSI)	505.48 (Free of FSI)	30.41	408.75	365.72	408.75	408.75	408.75	408.75	365.72	408.75	408.75	408.75	408.75	365.72	408.75	408.75	408.75	408.75	408.75	408.75	408.75	408.75	408.75	408.75	365.72	408.75	408.75	---	868.07 (Free of FSI)	18.68	10211.34	
63	Raheja SOLARIS 1B				30.41	430.56	387.53	430.56	430.56	430.56	430.56	387.53	430.56	430.56	430.56	430.56	387.53	430.56	430.56	430.56	430.56	430.56	430.56	430.56	430.56	430.56	430.56	387.53	430.56	430.56	1042.93 (Free of FSI)	23.46	10602.72		
64	Area Treated As Cancelled as per previously approved plans for building Raheja Solaris 1A & Building Raheja Solaris 1B vide this office letter no. EE/Dn.II/SPA/ E08560 /of 2021. Dated 14/10/ 2021.																																		
65	Now proposed Plan approval showing ground fl., 3 Podium Floors, 1 Stilt Floor & 1st To 24th Fl Plans Elevations, Sectional Views, Area diagram, Area Calculations etc for Building No. 1A and 1B SOLARIS																																		
A	Raheja SOLARIS 1A	563.76 + 4672.97 free of FSI)	18044.35 (Free of FSI)	610.00 (Free of FSI)	30.41	408.79	365.84	408.79	408.79	408.79	408.79	365.84	408.79	408.79	408.79	408.79	365.84	408.79	408.79	408.79	408.79	408.79	408.79	408.79	408.79	408.79	408.79	408.79	365.84	408.79	408.79	---	868.07 (Free of FSI)	18.68	10209.06
B	Raheja SOLARIS 1B				30.41	430.57	387.65	430.57	430.57	430.57	430.57	387.65	430.57	430.57	430.57	430.57	387.65	430.57	430.57	430.57	430.57	430.57	430.57	430.57	430.57	430.57	430.57	430.57	387.65	430.57	430.57	1042.93 (Free of FSI)	23.46	10603.52	
64	Total BUA(60+62+63) =	563.76 + 25524.79 (Free of FSI)	34566.22 (Free of FSI)	892.759 + Podium 2874.168 (Free of FSI) +505.48 (Free of FSI)	34045.552 + 56372.962 (Free of FSI)	12028.31	11272.404 + 19540.586 (Free of FSI)	8328.32	11911.74	12483.38	11152.03	12438.18	13124.21	11787.76	11916.45	11460.63	11680.71	12062.86	8431.08	7532.57	8431.08	8345.21	8134.80	7828.85	8431.08	6866.38	753.49	839.36	839.36	430.57	1911.00 (Free of FSI)	42.14	254396.15		
65	Area Treated as Cancelled Area as per Previously Approved plans for residential Building No. A5																																		
A	Area approved for building no A5, EE/Dn.II/SPA/C28227/ of 2019 dt. 10/07/2019	(-) 185.00 (Free of FSI)	(-) 6721.29 (Free of FSI)	---	---	---	(-) 342.23	(-) 342.23	(-) 342.23	(-) 342.23	(-) 342.23	(-) 342.23	(-) 342.23	(-) 1.38	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	(-) 2396.99		
66	Net Balance Area after cancellation of approval plans of building no. A5 of previous approval	563.76 + 25339.79 (Free of FSI)	27844.93 (Free of FSI)	892.759 + Podium 2874.168 (Free of FSI)	34045.552 + 56372.962 (Free of FSI)	12028.31	10930.174 + 19540.586 (Free of FSI)	7986.09	11569.51	12141.15	10809.80	12095.95	12781.98	11786.38	11916.454	11460.633	11680.711	12062.863	8431.083	7532.571	8431.083	8345.213	8134.801	7828.853	8431.083	6866.375	753.490	839.360	839.360	430.570	1911.00 (Free of FSI)	42.140	251999.16		
67	Now proposed Plan approval showing ground fl., 3 Podium Floors, 1 Stilt Floor & 1st To 24th Fl Plans Elevations, Sectional Views, Area diagram, Area Calculations etc for Building No. 2A and 2B SOLARIS																																		

Sr. No.	Description	Ground Area in Sqm	Podium P1, P2, P3 Area in Sqm.	Stillt Area in Sqm.	IT on Stillt area in sq.mt.	1st floor Area in	2nd floor. Area in Sqm.	3rd floor. Area in Sqm.	4th fl. Area in Sqm.	5th fl. Area in Sqm.	6th floor Area in Sqm.	7th floor Area in Sqm.	8th fl. Area in Sqm.	9th fl. Area in Sqm.	10th fl. Area in Sqm.	11th fl. Area in Sqm.	12th fl. Area in Sqm.	13th fl. Area in Sqm.	14th fl. Area in Sqm.	15th fl. Area in Sqm.	16th fl. Area in Sqm.	17th fl. Area in Sqm.	18th fl. Area in Sqm.	19th fl. Area in Sqm.	20th fl. Area in Sqm.	21st fl. Area in Sqm.	22nd fl. Area in Sqm.	23rd fl. Area in Sqm.	24th fl. Area in Sqm.	Terrece Floor Area in Sqm.	Exc. Balcony in FSI		Total Area in SQM.
A	Raheja SOLARIS 2A	560.16 + 6.76 = 566.93	6.76 x 3 = 20.28	5.84	213.88	465.54	402.58	465.54	465.54	465.54	465.54	402.58	465.54	465.54	465.54	465.54	402.58	465.54	465.54	465.54	402.58	472.21	472.21	472.21	472.21	404.71	472.21	472.21	472.21	21.18	104.71		11833.13
B	Raheja SOLARIS 2B					465.54	401.09	465.54	465.54	465.54	465.54	401.09	465.54	465.54	465.54	465.54	401.09	465.54	465.54	465.54	401.09	472.21	472.21	472.21	472.21	403.22	472.21	472.21	472.21	21.18	105.46		11019.50
68	Total BUA(60+62+63) =	1136.69 + 25524.70 (Free of FSI)	20.28 + 27844.93 (Free of FSI)	892.759 + Podium 2874.168 (Free of FSI) +505.48 (Free of FSI)	34259.432 + 56372.962 (Free of FSI)	12959.39	11733.844 + 19540.596 (Free of FSI)	8917.17	12500.59	13072.23	11740.88	12899.62	13713.06	12717.46	12847.53	12391.71	12484.38	12993.94	9362.16	8463.65	9362.16	9148.88	9079.22	8773.27	9375.50	7810.80	1561.42	1783.78	1783.78	472.93	210.17	42.140	274851.79

Area of the plot275309.85

5% Aminty13765.493 = m2

Net Plot Area261544.358 = m2

Plinth Area72943.19 m2

Ground Coverage0.265 %

Total B.U.A.274851.79

F.S.I.Consumed0.998 %

<0.50...O.K.

<1.0...O.K.

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