

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

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No./EE/I.T/Plans/C-97788 / of 2014

Office of the Executive Engineer,
M.I.D.C, IT Division, 303, Kubera
Chambers, Shivaji Nagar, Pune - 05.

Date :- 16-10-14

To,
M/s. Siroya FM Infra Development Pvt Ltd.
808, Raheja Chambers,
Nariman Point, Mumbai-400 021.

Sub :- Rajiv Gandhi Infotech Park, Phase-III @ Hinjawadi-Man, Pune...
Approval to building plans for structures on plot No. R-3/1.

Ref :- 1. Your Architect's letter No. Nil dt. 09.09.2014.
2. Provisional Fire N. O. C. issued by the CFO & F.A. vide letter
No. MIDC/ Fire/ 810/14 dt. 02.04.2014 & 953 dt.16.04.2014.
3. Provisional Fire N. O. C. issued by the CFO & F.A. vide letter
No. MIDC/ Fire/ 2114/14 dt. 22.08.2014.

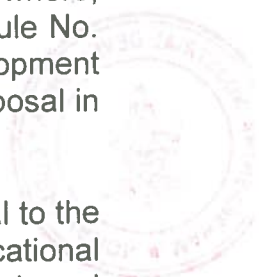
Dear Sir,

With reference to your Architect's application vide letter under reference at Sr. No.1 for grant of sanction of commencement certificate to carry out development work and building permit under section of 45 of MR & TP Act, 1966 to erect buildings for M/s. Siroya FM Infra Development Pvt. Ltd. on Plot No. R-3/1, at Rajiv Gandhi Infotech Park, Phase-III @ Hinjawadi-Man, Pune, the commencement / building permission is granted subject to the following conditions;

1. The land vacated in consequence of the enforcement of the setback rule part of the public street.
2. No new building or part there of 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, and if commencement is not started within above period, fresh permission will be necessary.
4. This permission does not entitle you to develop the land which does not vest in you.
5. Minimum two trees in plots having area of 200 sq.m. and such number of trees at the rate of one tree per 100 sq.m for plot more than 200 sq.m. in area shall be planted and protected.
6. In case of Group Housing minimum two trees per tenement shall be planted and protected.
7. You have submitted building plans and drawings for **62357.92 sqm.** with a ground coverage over plot area **90860.00 Sqm.** and at present this office has approved building plans for **62357.92 Sqm** with **11734.90 Sqm.** of ground coverage. This office has approved only **51 numbers** of drawings, details of which are attached in the accompanied statement.



8. In case of approval to the revised plans the original approval to the drawings granted vide this office letter No. Nil dt. Nil from the office of the Executive Engineer., MIDC., I.T. Division, Pune-05 is treated as cancelled as the drawings approved now supersede to the previously approved drawings. You are requested to return the above cancelled drawings to this office for record & cancellation.
9. As the drawings submitted are for new structures which were not approved previously, present approval along with the previously approved plans vide letter No. 3095 dt. 28/08/2012 by the office of the Executive Engineer, MIDC, I.T. Division, to be treated as combined approval for building.
10. The building plans need to be got approved from following authorities, if applicable.
- Department of explosives of Govt. of Maharashtra.
 - Factory Inspectors Department of state Government.
 - Civil Aviation Department
- Specific approvals/ clearances shall be obtained from authorities like Maharashtra Pollution Control Board, Director of Industries, Chief Controller of Explosives, Inspector of Boilers and smoke Nuisance, Civil Aviation Department etc. as may be applicable.
- You should submit the certified copies of the letter of approval in triplicate from the above authorities to the Executive Engineer, before any work is started.
11. Necessary approach road to the plot from the edge of MIDC road shall be provided with a cross drainage work of RCC pipes in minimum of 600 mm dia. or slab drain & 2 service pipes of minimum 300 mm dia for crossing of essential services as may be approved by the Executive Engineer. The surface water from plot should not enter on MIDC road.
12. Temporary structures shall not be allowed except during construction period (after obtaining prior approval from the Executive Engineer and the same shall be demolished immediately after the completion of construction as per approved plans).
13. During the period of construction, stacking of the materials shall be done only in the area of plot allotted. In no case materials be stacked along MIDC's land, road, open space without approval from the Executive Engineer.
14. The boundary marks demarcating the boundary of plot shall be properly preserved and kept in good conditions and shown to the departmental staff as and when required.
15. No tube well, bore well or dug well shall be constructed by the plot holders without written permission from the competent authority.
16. The building plans for any future additions, alternations and extensions will have to be got approved from this office as well as the department competent to do so. While planning other buildings, adjacent to above buildings or elsewhere, provisions of Revised Development Control Regulations 2009; specially rule No. 24.1.(i,ii), shall be strictly followed and other provisions of Revised Development Control Regulations 2009 shall also be followed before submission of proposal in future.
17. The present approval to the building plans does not pertain to the approval to the structural designs and RCC members, foundations, etc. It is only locational approval to the structures with reference to the plot. For chemical and pharmaceutical units separate approval to drainage plans shall be obtained from



this office as well as the department to do so. You are requested to submit all structural calculations with necessary drawings for record separately.

18. In case any power lines are passing through the plot, the plot holder should approach to the M.S.E.D. Co. Ltd. and obtain a letter specifying the vertical and Horizontal clearance to be left and should plan the proposed structures accordingly.
19. Where-ever a compound wall or fencing and gate is constructed the gate should open inside the plot, if the plot is facing on two sides of the roads then the gate shall be located at least 15 mtr. from the corner i.e. junction of roads or as specifies by D.C. rules. If tree plants are coming in between the location of proposed gate, the same shall be removed & replanted as per suggestion of the **DE (I) of MIDC, I T. Division, Kubera Chambers, Shivajinagar Pune-05** Footpath, landscaping if coming in between the proposed approach to gate the same shall be removed in consultation with **DE (I), MIDC, I T Division, Shivaji Nagar, Pune-05** & damages occurs if any shall be made good by the allottee at his cost as per satisfaction of MIDC.
20. The waste sewage from the treatment work should be soaked in a soak pit, if sewer line are not available in the area. In case if sewage system of MIDC is functioning, the sewage should be connected to drainage manhole after getting the drawing approved. Storm water flow from rain water pipe is not to be connected to MIDC's sewerage system.

Further, any waste effluent to be let out in MIDC's sewerage system shall be pretreated to confirm to standards laid by Maharashtra Pollution control Board of Maharashtra Govt. after obtaining their consent under section 25/26 of the Act. Connecting point (manhole) to MIDC sewage collection system shall be proposed after consultation with the **Deputy Engineer (I), MIDC, I. T. Division** and accordingly location of sewage treatment plant if proposed and alignment of drainage line shall be planned.
21. Plot holder should make his own arrangements for 24 hrs. storage of water by constructing underground water storage tank of required capacity as uninterrupted water supply cannot be guaranteed by the department.
22. In case if water streams are flowing through the plot allotted the plot holder has to ensure that the maximum quantity of rain water that flows at the point of entry of stream if allowed to flow to flow uninterrupted through the plot and the point of out flow of the original stream. The detailed plans, sections and designs for allowing maximum expected discharge of rain water through the plot has to be furnished to this office and no work of filling of plot and diversions of nallas should be undertaken without permission prior from the Executive Engineer.
23. Permission stands cancelled if no construction work is started within 12 months from the date of issue of this letter. The date of starting construction work and date of completion should be informed to the Executive Engineer.
24. The breach of any these stipulations shall render the plot holder liable for action as provided in MIDC ACT 1961 (III) of 1962 and Regulations made there under and also terms and schedule of penalties prescribed for by the Corporation for the purpose.
25. Department has got power to add amend or rescind any provision of regulations from time to time as it may deem fit and plot holder has to abide by these rules, and regulations.
26. As soon as the building work is completed the plot holder should approach the **Executive Engineer, MIDC, I.T. Division, Kubera Chambers, Shivajinagar, Pune 05** and get the work verified and building should not be occupied unless building completion certificate is obtained from the office.



27. This approval is subject to permission of competent authority under urban Land (Ceiling & Regulations) Act (C) 1956.
28. On completion upto plinth level, allottee should invariably approach the concerned Executive Engineer, to check and issue plinth-checking Certificate. Any construction processed without plinth checking will be illegal and will have to be removed.
29. Minimum 6.0 m. land appurtenant to the proposed building shall be kept free from any obstruction (landscaping / gardening also not allowed) as per requirement of Fire Department.
30. The provision of Rain Water Harvesting Structure shall have to be made as per directives of Government of Maharashtra under section 154 of MR & TP Act, 1966. The plots having an area not less than 300 Sqm. in non-gaothan areas of all towns shall have one or more Rain Water Harvesting Structures having adequate capacity considering the plot area shall be designed and constructed. Owner / Society of every building shall ensure that the Rain Water Harvesting Structure is maintained in good condition for storage of water for non potable purposes or recharge of ground water at all times. MIDC authority may impose a levy of not exceeding Rs. 1000/- per annum for every 100 Sqm. built up area for non providing or not maintaining Rain Water Harvesting Structure as required under these bye laws.
31. No vehicles of employees and visitors shall be parked out side of plot premises.
32. Location of connection point of water supply shall be finalized after consultation with the **Deputy Engineer, MIDC, (E&M) Division, Chinchwad, Pune-19** & accordingly location of sump, shall be decided. Connection point of electric power supply shall be proposed after consultation with the Deputy Engineer, MIDC, E & M Division, Chinchwad and concern MSD Co. Ltd. (Formerly MSEB) office. Location and invert level of connection point of drainage and storm water shall be decided in consultation with the **Deputy Engineer(I) , MIDC, IT Division, Pune 05**.
33. The existing trees on plot shall not be removed as far as possible. If the existing trees are within proposed development, the same shall be uprooted and replanted within plot after obtaining suggestions of the **Deputy Engineer (I), MIDC, I. T. Division, Shivajinagar, Pune 05** and related statutory authorities.
34. The position of gates shown on the drawing may attract traffic congestion and in such case the position of the gate shall be suitably changed. Please ensure that there shall not be obstruction to visibility from the road at corners due to compound wall.
35. Stilt / basement proposed shall be used for parking, storing of non hazardous material & for providing utility services as mentioned in the D. C. rules. No other activities are permitted.
36. The layout of electrical installation shall be got approved from the concerned Electrical Inspector, before installation & once the work is completed the concerned authority shall be informed accordingly before commissioning. Copy of approval shall be submitted to this office after completion and commissioning.
37. Passenger and goods lift (service lift) shall be got approved from the concerned lift inspector / electrical inspector and copy of the approval shall be submitted to this office. It is advisable to plan smaller capacity lifts, adjacent large capacity passenger lifts, which can be operated in non peak hours so that power consumption can be reduced.



38. Plot holder will have to make his own arrangement for disposal of his wet garbage at suitable location.
39. In case if any discrepancy or variation is observed in this approval, in regards to the various provisions of the relevant rules, the same shall be got clarified from the undersigned and then only construction/ development work shall be commenced otherwise the responsibility of the same shall be with you.
40. You will have to take approval from MPCB as per rules. It is desirable to reuse the treated water for gardening & flushing. Since you may be constructing and operating sewage treatment plant, necessary provision for separate storage and lines for treated water shall be proposed, so that it is reused.
41. You are advised to complete the formalities of insurance of the building under reference from reputed insurance companies.
42. You are requested to get the use and area of support services confirmed from the Industries Department.
43. The conditions mentioned in the provisional fire N.O.C. shall be strictly observed. If any changes are incorporated in the drawings to which provisional fire N.O.C. is issued, the same shall be got approved from fire department.
44. You are requested to consult concerned Deputy Engineer, for making approach to your plot, from MIDC's road, well in advance before starting such construction of approach.
45. You shall submit valid application for obtaining building completion certificate at least 1 month prior to proposed date of occupation or date stipulated in the lease agreement for completion of construction, whichever is earlier, along with all the documents including final fire N.O.C. from MIDC's fire department, to this office, which may please be exclusively noted.
46. **Also note that you shall obtain prior Environment Clearance Certificate before commencement of any construction activities, as per notification issued by MoEF, Govt. Of India vide Notification issued by MoEF, New Delhi dtd. 14.09.2006 and it's subsequent amendments.**

You are hereby requested to go carefully through the condition of this letter and take necessary action accordingly. Please acknowledge the receipt of this letter. Also please approach to M.S.D. Co. Ltd. authority for power connection.

Thanking you,

Yours faithfully,

-sd-

**Executive Engineer
M.I.D.C, IT Division
Kubera Chambers,
Shivaji Nagar, Pune -05.**

Encl :-

i) One copy of building plans.

- ✓ ❖ Copy fwc's to Mr. Sudhir Patil, RL-190, MIDC, G Block, Shahunagar, Chinchwad, Pune -411019.
- ❖ Copy submitted to the Jt. CEO (IT), MIDC HQ office, Andheri (E), Mumbai-93.
- ❖ Copy fwc's to the Executive Engineer, MIDC, E&M Division, Pune-19.
- ❖ Copy fwc's to the Regional Officer (IT), MIDC, Jog Center, Wakdewadi, Pune-3
- ❖ Copy fwc's to the Divisional Fire Officer, MIDC, Hinjawadi, Pune-57
- ❖ Copy to Deputy Engineer (I), MIDC, I.T. Sub Division, Shivajinagar, Pune-05.
- DA : Set of approved drawings.
- ❖ Copy to guard file.



[Signature]
**Executive Engineer,
M.I.D.C, IT Division,
Shivaji Nagar, Pune -05.**

Accompaniment to letter No. EE/IT/Plans/**C-97788** / of 2014 dt. **16-10-14** issued by the Executive Engineer, MIDC, I.T. Dn, Pune-05, addressed to **M/s. Siroya FM Infra Development Pvt Ltd.** for Plot No. **R-3/1** of Rajiv Gandhi Infotech Park Ph-III @ Hinjawadi-Man, allotted to **M/s. Siroya FM Infra Development Pvt Ltd.**

Sr. No	No of Drawing	Name & Address of Architect or Licenced Surveyor	Name of Unit & reference	Floor	Built up area approved Floor wise (FSI) (Sqm.)
1	2	3	4	5	6
1	1/50	Mr. Sudhir Patil, RL-190, MIDC, G Block, Shahunagar, Chinchwad, Pune - 411019.	Site plan, Location plan, Details of compound wall, gate, Cross drain, Rain water harvesting, Under Ground Water Tank, Under Ground STP, FSI, Ground coverage, area statement.	-----	-----
2	1 A/50	--do--	Open Space & Amenity Area calculations	-----	-----
3	2/50	--do--	Lower Gr.Floor Plan-Parking	-----	-----
4	3/50	--do--	Upper Gr.Floor Plan-Parking.	-----	-----
5	4/50	--do--	Area Diagram & area calculations for upper & lower Gr. Floor.	-----	-----
6	5/50	--do--	A2 Building-Ground Floor Plan	-----	-----
7	6/50	--do--	A2 Building-Ground Floor ,Area calculations	-----	524.14
8	7/50	--do--	A2 Building-1 st To 20 th Floor Plan	1 st To 20 th	-----
9	8/50	--do--	A2 Building-1 st To 20 th Floor ,Area calculations & Balcony Area Calculations.=821.44 X 20	1 st To 20 th	16428.80
10	9/50	--do--	A3 Building-Ground Floor Plan	G.F.	-----
11	10/50	--do--	A3 Building-Ground Floor ,Area calculations	G.F.	477.22
12	11/50	--do--	A3 Building-1 st To 20 th Floor Plan	1 st To 20 th	-----
13	12/50	--do--	A3 Building-1 st To 20 th Floor ,Area calculations & Balcony Area Calculations.=821.44 X 20	1 st To 20 th	16428.80
14	13/50	--do--	B1 Building-Ground Floor Plan	G.F.	-----
15	14/50	--do--	B1 Building-Ground Floor ,Area calculations	G.F.	477.22
16	15/50	--do--	B2 Building-Ground Floor Plan	G.F.	-----
17	16/50	--do--	B2 Building-Ground Floor ,Area calculations	G.F.	524.14
18	17/50	--do--	B3 Building-Ground Floor Plan	G.F.	-----
19	18/50	--do--	B3 Building-Ground Floor ,Area calculations	G.F.	477.22
20	19/50	--do--	Terrace Floor Plan -A2,A3,B1,B2,& B3 Buildings	-----	-----
21	20/50	--do--	Building Sections -A2,A3 Building.	-----	-----
22	21/50	--do--	Building Elevation	-----	-----
23	22/50	--do--	Building Sections	-----	-----
24	23/50	--do--	Building Elevation	-----	-----
25	24/50	--do--	C1 Building-Ground Floor Plan	G.F.	-----
26	25/50	--do--	C1 Building-Ground Floor Area calculations	G.F.	624.32
27	26/50	--do--	C2 Building-Ground Floor Plan	G.F.	-----
28	27/50	--do--	C2 Building-Ground Floor Area calculations	G.F.	711.36
29	28/50	--do--	C3 Building-Ground Floor Plan	G.F.	-----
30	29/50	--do--	C3 Building-Ground Floor Area calculations	G.F.	624.31
31	30/50	--do--	D1 Building-Ground Floor Plan	G.F.	-----
32	31/50	--do--	D1 Building-Ground Floor Area calculations	G.F.	624.32
33	32/50	--do--	D2 Building-Ground Floor Plan	G.F.	-----
34	33/50	--do--	D2 Building-Ground Floor Area calculations	G.F.	711.36
35	34/50	--do--	D2 Building-1 st To 20 th Floor Plan	1 st To 20 th	-----
36	35/50	--do--	D2 Building-1 st To 20 th Floor ,Area calculations & Balcony Area Calculations.=539.64 X 20	1 st To 20 th	10792.80
37	36/50	--do--	D3 Building-Ground Floor Plan	G.F.	-----



38	37/50	--do--	D3 Building-Ground Floor Area calculations	G.F.	656.71
39	38/50	--do--	D3 Building-1 st To 20 th Floor Plan	1 st To 20 th	----
40	39/50	--do--	D3 Building-1 st To 20 th Floor ,Area calculations & Balcony Area Calculations.=539.64 X 20	1 st To 20 th	10792.80
41	40/50	--do--	Terrace Floor Plan –C1, C2, C3, D1, D2, D3 Buildings.	----	----
42	41/50	--do--	Elevation & Section of C1,C2,C3 Building	----	----
43	42/50	--do--	Elevation of C1,C2,C3 Building	----	----
44	43/50	--do--	Building Sections D1, D2 & D3	----	----
45	44/50	--do--	Building Elevation D1, D2 & D3	----	----
46	45/50	--do--	Building-Ground Floor Area calculations Fitness Center 1	G.F.	Excess area of Fitness Center 1 Fitness Center 2 1482.40
47	46/50	--do--	Sections , Elevation & Terrace Floor Plan of Fitness Center 1	----	
48	47/50	--do--	Building-Ground Floor Area calculations Fitness Center 2	G.F.	
49	48/50	--do--	1 st Floor Plan & Area Calculations of Fitness Center 2	F.F	
50	49/50	--do--	Sections , Elevation & Terrace Floor Plan of Fitness Center 2	----	----
51	50/50	--do--	Sections , Elevation of Fitness Center 2	----	----
				TOTAL	62357.92 Sqm

ABSTRACT

1)	Plot Area	=	90860.00	Sqm
2)	Net Plot Area (i.e. 0.90 of Plot Area)	=	81774.00	Sqm
3)	Built up area previously approved (Existing)	=	NIL	Sqm
4)	Area Under Construction	=	16870.67	Sqm
5)	Total Built up area approved now on all floors	=	62357.92	Sqm.
6)	Total up to date Built up area approved on all floors	=	79228.59	Sqm.
7)	Total up to date FAR consumed (BUA/Net Plot Area)	=	0.973	

Signature
Executive Engineer
M.I.D.C, I.T. Division
Kubera Chambers,
Shivaji Nagar, Pune – 05.



