



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

(A Government of Maharashtra Undertaking)

“Combined Approval”

No. **EE/AMB/22(R)/ B29472** / of 2019,
Office of the Executive Engineer,
MIDC, (Civil) Division Ambarnath.
Date: - 10/04/2019

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

Sub :- Revised Building Plan Approval 22(R)

- 1] Building Plan Approval (Addition to previous)
- 2] ~~Water Supply Connection~~
- 3] Drainage Plan Approval
- 4] ~~Provisional Fire NOC~~

Ref :- 1] Online application vide SWC/6/521/20190128/606930
dt 28/01/2019.

- 2] Previously Plan approved Vide No.D61837 dt.28/10/2016
- 2] Provisional Fire NOC issued by Fire Dept. Vide No B-21416
Dtd. 03/04/2019.

Dear Sir,

You have submitted application for approval to:

- 1] Revised Building Plan
- 2] ~~Water- Supply Connection~~
- 3] Drainage Plan
- 4] ~~Provisional Fire NOC~~

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

A] Revised Building Plan Approval

Since you have paid following

I) Development charges, amounting to **Rs. 31,49,010/-** vide D.R. No.107965
dtd. 17/03/2015

II) II) Labour Cess, amounting to **Rs. 52,97,400 /-** vide D.R. No.107965
dtd. 17/03/2015

III) Charges for enclosed Balcony Built up area amounting to Rs.21,06,720 /- & **Scrutiny Charges Rs.1047/-** vide DR No. **MCH/2611/2019** **dtd.08/04/2019** & **1073/CH/6271**
dtd. 15/10/2018 .

- 1) The set of fresh expansion 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 plans and drawings for **295.86 Sqm** of plinth area for the plot area of **21210.30 Sqm**, at present this office has approved plans for total up to date **11805.44 Sqm**. of built up area. This office has approved **11 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. D-61837 dt 28/10/2016** by this office is treated as Combined approval. The drawings approved now should be read along with previously approved drawings.

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. ---- dt.-----** 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 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 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.

C] Drainage

i) 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:

The work of internal and external water supply and sanitary fittings etc for the above building shall be carried out through the licensed plumber registered at local authority or of Environmental Engineering Department, or Govt. of Maharashtra.

- 1) 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 of Greater Bombay shall be followed.
- 2) The wastewater from water closets and urinals shall be passed through a septic tank of standard design.
- 3) The outlet of septic tank will ultimately have to connect to MIDC's sewerage system when provided, as per approved plans.

- 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 100 mm 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 with the above conditions, and take necessary actions accordingly.

Thanking you,

Your's faithfully,

**Rajaram
G Rathod**

Digitaly signed by Rajaram G Rathod
DN: cn=, o=Government of Maharashtra,
ou=Maharashtra Industrial Development Corporation,
serialNumber=417531, email=Rajaram.G.
Rathod@midc.gov.in, c=IN
S: A Rajaram G Rathod, P: 9820000000, O: MIDC, OU: MIDC,
CN: Rajaram G Rathod, email=Rajaram.G.Rathod@midc.gov.in,
c=IN, o=Government of Maharashtra, ou=Maharashtra Industrial Development Corporation,
serialNumber=417531, email=Rajaram.G.Rathod@midc.gov.in, c=IN

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

- DA:-** 1. One Statement showing details of drawings and built up area approved.
2. Copy of approved drawings/plans.
3. Approved drainage plans (Internal) Approved drainage plans (External)
4. Plan showing water supply connection.

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.

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(a Government of Maharashtra Undertaking)

Regional Office II, MIDC, Thane Region,
Office Complex Building, 1st floor, Near
Wagle Estate, Octroi Naka, Thane.



MIDC

Phone No. 25821882

E-mail: "rothane2@midcindia.org"

No.MIDC/RO-2/Thane/AMB/ 163

Date :- 16 JAN 2014

To,
M/s. Empire Industries Limited
Empire Complex, 414, Senapati Bapat Marg,
Lower Parel, Mumbai-400 013.

Sub: Ambernath Industrial Area
Plot No.22
Permission for construction of flatted type industrial galas
for MSME.



Ref: 1) This office letter No.2808 dated 01/11/2013 and another this
office letters No.87 & 91 dated 08/11/2014.
2) Your letters dated 20/06/2013, 05/08/2013, 08/11/2013 & 13/01/2014
3) 3 undertakings dated 07/11/2013 & Indemnity Bond dated 07/11/2013
4) Indemnity Bond dated 15/01/2014.

Sirs,

Since you have paid Rs.14,98,66,700/- (Rupees Fourteen Crores Ninety Eight Lakhs Sixty Six Thousand Seven Hundred Only) and since you have accepted all terms and conditions indicated in the Corporation's circular dt.03/07/2012 & since you have indemnified the Corporation from or against all actions, losses, proceedings, claims or demand by any person or persons and or employee or employees by claiming their dues or by any Government authorities or by this Corporation in respect of any payment due whatsoever on behalf of your's Co., the Corporation has considered your request for construction of flatted type industrial galas for MSME on the Plot No.22 admeasuring 141402 sq.mtrs. and sub-divided this plot into three (3) parts & designated the sub-divided plots is as follows :

1. Plot No.22 admeasuring 96153.36 m² (for flatted type industrial galas)
2. Plot No.22 (R) admeasuring 18028.76 m² (for Residential) and
3. Plot No.22 (C) admeasuring 7070.10 m² (for commercial)

and permitted you for constructions of flatted type industrial galas for the use of Micro & Small Scale Industrial Units, for Residential use & for Commercial use on Plot No.22 admeasuring 96153.36 m², Plot No.22 (R) admeasuring 18028.76 m² & Plot No.22 (C) admeasuring 7070.10 m² respectively subject to following conditions :-

1. You shall form a Co-Op. Society of the all gala holders (all types of building) on permission of the Corporation.
2. You shall make all infra-structure facilities to the galas constructed on the subject plot.
3. You shall obtain demolition letter/permission from the concerned authority and start construction of flatted type galas, residential building & commercial building on approval as provided under the provisions of Revised Development Control Rules, 2009.
4. You shall follow the DC Rules of this Corporation.

5. You shall develop the plot as per approved master plan at your own cost & risk with consultation of concerned/appropriate authorities.
6. You shall obtain all necessary permissions from concerned/appropriate authorities.
7. There is Kalyan-Badlapur Road on Northern side of the said land. It is necessary to maintain control line while developing the plot.
8. You shall abide & follow all rules & regulations of MIDC and accordingly, you shall approach MIDC for all type of permissions within time limit.
9. You shall abide/adhere strictly bind as per notarized undertakings and indemnity bonds.

Yours faithfully,

DA :- Circular dated 03/07/2012 plus
Conditions mentioned marathi.



[Signature]
Area Manager, 16/11/2014
Regl. Office, MIDC, Thane-II

- १) सदरहू गाळयाचे वाटप सूक्ष्म, लघु व मध्यम उपक्रम अधिनियम-२००६ मध्ये विहित केलेल्या सुक्ष्म व लघु उद्योजकांना करण्यात यावे. महामंडळाच्या औद्योगिक क्षेत्रामध्ये अनुज्ञेय उद्योगासाठी भुखंडाचा वापर करण्यात यावा.
- २) सुक्ष्म व लघु उद्योजकाकरिता गाळे बांधण्यासाठी महामंडळाच्या विकास नियंत्रण नियमावलीनुसार घटई निर्देशांक अनुज्ञेय राहिल.
- ३) विकास नियंत्रण नियमावलीनुसार संबंधीत औद्योगिक क्षेत्रातील, सहाय्यभूत सेवांकरिता अनुज्ञेय असलेल्या एकूण २०% मर्यादेच्या अधिन राहून सुक्ष्म व लघु उद्योजकांसाठी भुखंडावर एकूण बांधावयाच्या क्षेत्रापैकी कमाल २०% क्षेत्र सहाय्यभूत सेवांकरिता (निवासी व शैक्षणिक वापर वगळून) वापरता येईल व विकास नियंत्रण नियमावलीनुसार वाणिज्य प्रयोजन अनुज्ञेय राहिल. वाणिज्य वापरास्तव नियमाप्रमाणे अतिरिक्त शुल्क महामंडळास अदा करावे लागेल. तसेच औद्योगिक भुखंडाचे व्यापारी भुखंडात रुपांतर करण्यासंदर्भातील तरतुदी लागू राहतील.
- ४) सदर गाळे माहिती तंत्रज्ञान तसेच जैविक तंत्रज्ञान उद्योगाव्यतिरिक्त इतर औद्योगिक प्रयोजनासाठी गाळे बांधण्याची परवानगी देण्यात येत आहे.
- ५) प्रदुषणकारी उद्योगांना गाळयाचे वाटप करता येणार नाही.
- ६) औद्योगिक गाळयांसाठी आवश्यक असणा-या सर्व पायाभूत सेवा सुविधा उपलब्ध करून देण्याची जबाबदारी आपल्याला बंधनकारक राहिल.
- ७) सदर गाळाचे पहिले हस्तांतर हे विनाशुल्क करण्यात येईल. मात्र, त्यानंतरचे प्रत्येक हस्तांतरण महामंडळाच्या त्या-त्या वेळी अस्तित्वात असलेल्या धोरणानुसार करण्यात येईल.
- ८) भुखंडावर सुक्ष्म व लघु बांधकाम योजना मंजूरी दिलेल्या दिनांक पासून ३६ महिन्यांच्या कालावधीत पूर्ण करावी.
- ९) वरील विहित मुदतीत विकास केला नाही तर महामंडळाचे प्रचलित धोरणानुसार सशुल्क मुदतवाड घ्यावी लागेल.
- १०) गाळयांचे बांधकाम पूर्ण करून इमारत पूर्णत्वाचा दाखला घेतल्यानंतर सदर गाळे पात्र सुक्ष्म व लघु उद्योजका उद्योजकांना हस्तांतर करण्यास महामंडळ परवानगी देईल. सहकारी संस्था अधिनियमातील तरतुदीनुसार महामंडळाच्या मान्यतेने गाळे धारकांनी सहकारी संस्था स्थापन करणे बंधनकारक राहिल. मात्र, महामंडळाने सहकारी संस्था स्थापन करणेकामी मान्यता दिल्यानंतर सदर मान्यतेच्या दिनांकापासून तीन महिन्यांच्या आत सहकारी संस्था नोंदणी करणे आवश्यक आहे. वरील प्रमाणे सहकारी संस्था नोंदणी झाल्यानंतर विभाजीत भुखंड व त्यावरील गाळे याचे सर्व अधिकार सहकारी संस्थेच्या नावे विनाशुल्क हस्तांतर केले जातील. सहकारी संस्थेची नोंदणी करण्यासंदर्भातील सर्व कार्यवाही तसेच त्या संदर्भातील अदा करावयाचे नोंदणी सहकारी संस्था व गाळे धारकांनी करावयाचे आहे.
- ११) वरील प्रमाणे सहकारी संस्था स्थापन होईपर्यंत भुखंडाचे संबंधात महामंडळाची सर्व देणी देण्याची जबाबदारी आपली राहिल.
- १२) गाळेधारकास/भुखंडधारकास गाळा/भुखंड पोटभाड्याने देणे किंवा वित्तिय संस्थेकडून कर्ज उभारणी, याबाबतीत महामंडळाचे प्रचलित नियम लागू राहतील.
- १३) अंतर्गत रस्ते, जलनिःसारण योजना, पाणी पुरवठा, उद्योगांची निगडीत सर्व प्रकारच्या सुविधा भुखंडधारक स्वतः विकसीत करून घेईल. अंतर्गत सोयी-सुविधांचा कोणताही खर्च महामंडळ सोसणार नाही.
- १४) नियमानुसार Parking ची व्यवस्था करण्याची जबाबदारी भुखंडधारकावर राहिल.
- १५) नियमानुसार खुली जागा सोडणे भुखंडधारकावर बंधनकारक राहिल.
- १६) महामंडळाच्या आवश्यकतेनुसार अटी/शर्ती मध्ये फेरबदल करण्याचा अधिकार राखून ठेवत आहे.