

MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Government of Maharashtra Undertaking)



No. DE/Slum/IX/ 0-56308 /of 2015
Office of the Deputy Engineer,
MIDC, Marol Subdivision,
Andheri (E), Mumbai 400 093.

Date : 01/12 /2015.

To,
M/s. Akruti Nirman Ltd.,
Akruti Trade Centre,
Road No.7, Marol MIDC,
Andheri (E),
Mumbai - 400 093.

Sub: Amended approval of Sale building in Slum Rehabilitation Scheme, at Pocket No. IX, Marol Industrial Area.

Ref: Your letter dated 10/11/2015.

Dear Sir,

One set of modified plans, received from you vide letter under reference are hereby approved subject to the following conditions:

1. You had submitted plans for development of Pocket No. IX having plot area of **18864.60 Sqm.** for Rehab buildings covering **FSI = 3.00**. The details are as below.
 - 1) Approved BUA (Rehab Building)
 - (a) **Plinth area 3094.52 Sqm.**
 - (b) **Built up area 17114.92 Sqm.**
 - 2) Approved BUA (Sale in Rehab Building)
 - (a) **Plinth area 1.79 Sqm.**
 - (b) **Built up area 1.79 Sqm.**
 - 3) Uptodate Approval BUA (Sale in Rehab & Rehab Building)
 - (a) **Plinth area 3096.31 Sqm.**
 - (b) **Built up area 17116.71 Sqm.**
 - 4) Approval BUA (Durga Mandir & Bhudh Mandir)
 - (a) **Plinth area 18.00 Sqm.**
 - (b) **Built up area 18.00 Sqm.**
 - 5) Now submitted for Approval BUA (Sale Building)
 - (a) **Plinth area NIL**
 - (b) **Built up area 7283.86Sqm.**
 - 6) Approved BUA (Sale Building)
 - (a) **Plinth area 6269.91 Sqm.**
 - (b) **Built up area 17025.76 Sqm.**
 - 7) Uptodate Approval BUA (Sale Building)
 - (a) **Plinth area 6269.91 Sqm.**
 - (b) **Built up area 24309.62 Sqm.**
 - 8) Up to date Approval (Rehab Building & Sale)
 - (a) **Plinth area 9384.22 Sqm.**
 - (b) **Built up area 41444.33 Sqm.**

The complete scheme was approved by CEO MIDC vide SE (P)'s letter No. 1211/97 dt. 15/04/97 and Under Secretary of Urban Development Department Letter No./TBP/4399/1456/CR-13/2000/UD-II, dt. 3/2/2000. This office has approved only 16 nos. of drawings, details of which are attached in the accompanying statement.

2. The above plans are adhered with the rules of the Govt. of Maharashtra for slum re-development scheme vide guidelines as per DCR/1092/Slum/687/USI dt. 19/04/92 and additional guidelines for slum redevelopment scheme regulation no. DCR 33 (10) of Development Control Regulations of Greater Bombay 1991 and notification of UD Department, Govt. of Maharashtra dt. 27.08.96 and notification put forwarded by Government of Maharashtra and MIDC, if any, in future.

3. This approval is adhered to with the conditions put forward in agreement executed by M/s. Akruti Nirman Ltd., with MIDC, vide this office agreement No. C-1/ of 95-96 and extension of time limit granted by this office vide letter No. TB/MRL/492/of 2005 dated 11.02.05.
4. In case of approval to the modified plans, the original approval to the drawings for Sale building granted vide letter No. DE/Slum/IX/A-99747/2015 dtd. 30.03.15 from the office of the Deputy Engineer, MIDC, Marol Sub-Division, Andheri (E) is treated as the drawing approved now supersedes the previously approved drawings. You are requested to return the above supersedes drawings to this office for record.
5. Overhead water storage tank having minimum capacity of 450 Liters per W.C. and urinal shall be provided and is a must.
6. Necessary approach road to the plot from the edge of MIDC road or premises shall be provided with a cross drainage work of pipe having a minimum dia of 900 mm or a slab drain as per site conditioned as approved by the Deputy Engineer. Necessary approach as above shall be done before starting any main activities over the plot and shall be shown to the Deputy Engineer or his authorized representative, before starting the work on the plot.
7. The temporary structures shall not be allowed except during construction period for which prior approval from the Deputy Engineer is a must and the same shall be demolished immediately within one month from completion of the building construction as approved plans.


During period of construction, stacking of material required for the construction purposes shall be done only in the plot area allowed. In no case materials be stacked along MIDC road land width or open plot without prior approval from the Deputy Engineer. The same shall be governed by MIDC D.C. rules.
9. The boundary mark demarcating the boundary of the plot shall be properly preserved and kept in good condition and shown to the departmental staff as and when required.
10. No tube well, bore well or the plot holder well shall construct open without prior written permission.
11. The work of water supply and drainage shall be carried out through the licensed plumber only, as per the water supply regulations of MCGM for which prior approval shall be obtained from the Deputy Engineer, M.I.D.C., SPA, Marol sub-division, Andheri (E), Mumbai 93, prior to proceeding in the work.
12. Plans for any future additions and alterations/extensions will have to be got approved from the Deputy Engineer, M.I.D.C., SPA, Marol sub-division, Andheri (E), Mumbai 93.
13. The present approval to the plans does not pertain to approval to the structural design and RCC members, foundations etc. It is only location approval to the structure with reference to the plot.
14. In case of power lines if any passing through the plot, the plot holder shall approach MSEB/RELIANCE ENERGY & obtained a letter specifying the vertical and horizontal clearances to be left and plan his structure accordingly.
15. Wherever the compound wall & gate is constructed, the gates should open inside the plot and if the plot is facing two or more sides of the road, the gate shall be located at least 15.00 mtrs. from the corner of the junction of roads.
16. The waste effluent from the treatment work shall be connected to a soak pit if sewer lines/drainage collection systems are not available in the area and the outlet of waste effluent shall be joined to SWD. In case where

sewerage or effluent collection system of MIDC/MCGM is a available and functioning, sewerage shall be connected to drainage manholes after getting prior approval from the Deputy Engineer.

17. The necessary arrangement for 24 hrs. storage of water as uninterrupted water supply cannot be guaranteed by the Department.
18. 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 rainwater that flows at the point of entry of stream is allowed to flow uninterrupted through the plot and upto the point of outflow of the original stream. The point of entry and exit of the natural stream must not be changed. The detailed plans, sections and designs for allowing maximum expected discharge of rainwater through the plot has to be furnished to this office and no work of filling the plot and diversion for nallah shall be undertaken unless a written permission for the work proposed is undertaken from the Deputy Engineer.
19. This permission stand 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 must be informed to the Deputy Engineer in charge immediately.
20. The breach of any of these stipulations shall render the plot holder liable for action as provided in the MIDC D.C. Rules and Regulations made there under and also terms of lease and schedule of penalties prescribed by the corporation for this purpose.
21. Department has got powers to add, amend, vary or rescind provision of regulations from time to time, as it may deem fit and the plot holder has to be abide by these rules & regulations.
22. As soon as the building work is completed, the same has to inform the Deputy Engineer. The work has to be verified and building shall not be occupied unless the completion certificate is obtained from the Deputy Engineer MIDC, SPA, Marol Subdivision, Andheri (E).
23. You 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 an obligatory requirement.
24. This approval is subject to permission of competent authority under Urban Land (Ceiling Regulation) Act of 1976, if applicable.
25. The stilt if provided is to be used only for parking purpose. No manufacturing activities are allowed.
26. The allottee, within a period of one year from the date of approval of the plans has to be plant trees in open marginal space at the periphery of the plot, at his own cost. The plantations shall be one tree for 100 Sqm. of plot area and one tree at a distance of 15 mtrs. on the front edge of road or part thereof then the trees so planted shall be maintained in good condition be obtained.
27. NOC from the National Airport Authority Bombay Airport shall be obtained for the proposed height.
28. Necessary NOC from Chief Fire Officer, MCGM shall be obtained and furnished in this office before the Commencement of work & amended permission from Ministry of Environment and Forest (MOEF), Govt. of India shall be obtained & submitted to this office on or before completion of construction work upto eight floor of sale building.
29. NOC from Deputy Engineer (Building Proposals), Bandra, MCGM, shall be obtained if required.
30. NOC from Hydraulic Engineer, (Storm Water Drains) MCGM, shall be obtained if required.

31. You have to construct an Interpretation Center in said property to provide heritage awareness among public. This is to be done under guidance and supervision of ASI, Mumbai circle.

32. **Additional Conditions :**

- I That you shall submit the certified Annexure - II from Executive Engineer, MIDC Division No. 1 Thane for final eligibility of all slum dwellers.
- II That you shall submit the certified true copy of the agreement with eligible slum dwellers along with plans before C.C. /O.C.
- III That the general resolution of the Society for the proposed SRD Scheme will be submitted before C.C. /O.C.
- IV That the indemnity bond indemnifying the CEO, MIDC, for damages, risks, accident etc. and to the occupiers before /starting the work.
- V. That you shall submit the Annexure - III before further C.C. to the building under reference.
- VI. That the existing structure proposed to be demolished will be demolished with necessary phase programme with agreement will be submitted and got approved before CC.
- VII. That the "No Objection Certificate" shall be submitted from the following departments.
 - a. A.A. and C, ("K" East Ward of MCGM)
 - b. Civil Aviation
 - c. H.E MCGM if required
 - d. MTNL if required
 - e. Reliance Energy if required
 - f. ASI NOC if required
- VIII. That the Janata Insurance Policy to cover the compensation claims arising out of workman's compensation Act 1923 will be taken out before starting the work and also shall be renewed during the construction.
- IX. That the dustbin will be provided as per requirement.
- X. That the you shall pay Rs. 20,000/- per Rehab tenements towards maintenance deposit and Rs. 560/- per sqm. of built-up area towards infrastructure cost as and when demanded by MIDC.
- XI. That the surrounding open spaces, parking space's and terrace shall be kept open and un-built upon and shall be leveled and development before requesting to grant permission to occupy the building or submitting the BCC which ever is earlier.
- XII. That the nameplate / bold showing the plot number, Name of the building etc. shall be displayed at a prominent place.
- XIII. That the "NOC" from Inspector of lift, PWD, Maharashtra, shall be obtained and submitted to this office before issue of Occupation Certificate.
- XIV. That the drainage completion certificate from the Deputy Engineer, MIDC, for provision of Septic Tank/Soak Pit, shall be submitted.
- XV. That layout of the R.G. shall be developed as per the DC Regulation 1991.
- XVI. That certificate under section 270A, BMC act shall be obtained from HE's department regarding adequacy of water supply.



- XVII. That CC for Sale building shall be control in a phased wise manner as decided by the Deputy Engineer, MIDC, in proportion with the actual work of rehabilitation Component.
- XVIII. That occupation permission of any of the sale wing/sale buildings/sale Area shall not be considered until occupation certificate for entire Rehabilitation area is granted.
- XIX. That office of Deputy Engineer, MIDC reserved right to add or amend or delete some of the above mention condition if required during the execution of the slum rehabilitation scheme.
- XX. That in case, eligibility of any slum dwellers is found to be invalid at a later stage, his/her tenement will be taken over by MIDC or counted towards sale component as per agreement No.C-1 of 95-96 Clause No.1.36.

It is hereby requested to go through the above conditions of this letter carefully and they are to be followed scrupulously.

Thanking you,

Yours faithfully,

DA : One statement showing details of
16 Drawings approved



Deputy Engineer & SPA
MIDC, Marol Subdivision
Andheri(E), Mumbai - 93

1. Copy submitted to the Executive Engineer, MIDC, Division No. 1 Thane for favour of information, please.
2. Copy f.w.c's to Regional Office, MIDC Regional Office, Thane, for information.
3. Copy f.w.c's to M/s. Citygold Management Services Pvt. Ltd. Akruti Trade Centre, Road No.7, Marol MIDC, Andheri (E), Mumbai - 400 093.



MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION

Issued by Deputy Engineer, MIDC, Marol Subdivision, Andheri

IX
18865.24 m2

Pocket :
Plot Area :

Accompaniment to letter No. DE/Stam/IX/0.56309, of 2015 dt. 01/12/15

Industrial Area : Marol
Allottee : MIDC
Architect : Ms. Maya Vaidya
CA/97/20982

A) Rehabilitation Building Area :-
Rehab Building No.

CA/97/20982																	
Rehabilitation Building Area :-																	
Rehab Building No.																	
Sr. No.		Tenements'			Balwa di	Wel. Centre	Soc. Off.	Gross BUA	Resi.	Comm.	R/C	Sale in Rehab	Rehab BUA	Total Baln.	Passage	Bal. Wel. Society	Rehab Component
		Resi.	Comm	R/C													
1	Rehab bldg. No.1	141	4	0	2	1	1	4471.30	3279.40	-	-	-	3279.40	194.82	632.88	73.40	3085.68
2	Rehab bldg. No.2	122	-	18	2	2	1	4466.12	3232.74	-	-	-	3232.74	194.82	626.80	120.96	3980.30
3	Rehab bldg. No.3	92	-	-	2	1	1	2812.48	2090.07	-	-	-	2090.07	147.60	350.48	96.81	2543.36
4	Rehab bldg. No.4 A,C	208	5	-	1	3	2	6560.91	4670.62	44.38	121.89	1.79	4838.68	369.59	828.32	145.80	5811.01
5	Rehab 4B	34	-	-	1	-	-	1389.01	995.83	-	-	-	995.83	0.00	231.42	28.97	1256.22
6	Rehab 5	93	-	-	1	1	1	3290.40	2673.90	-	-	-	2637.99	7.16	405.68	86.25	3165.92
7	Buddhavar	-	-	-	-	-	1	32.12	0.00	-	-	-	-	-	-	-	32.12
8	Sai/ Durga Temple	-	-	-	-	-	2	28.00	0.00	-	-	-	-	-	-	-	28.00
9	Hannuman Temple	-	-	-	-	-	2	71.995	0.00	-	-	-	-	-	-	-	71.995
		690	9	18	9	8	11	23140.335	16948.65	44.38	121.89	1.79	17114.92	913.99	3075.58	552.19	20874.805



Deputy Engineer & SPA
MIDC, Marol Subdivision, Andheri (E)
Mumbai - 400 093

[Handwritten Signature]

B) Sale Building Area :-

1. Sale Building Wing - A' Basement + 3 Podium Level (Stilt + upper Twenty Floor Plan)
 Sale Building Wing - B' Basement + 3 Podium Level (Stilt + upper Twenty Floor Plan)
 Sale Building Wing - C' Basement + 3 Podium Level (Stilt + upper Twenty Floor Plan)

Sr. No.	Floor	Gross Area (in Sqm)	Staircase / Lift-Lobby / Fire Staircase Area in Sqm	Refuge Area in Sqm	Balcony Area in Sqm	Net BUA in Sqm
1	Basement Lvl	6026.00	-	-	-	Free of FSI
2	Podium Lvl 1	6269.91	-	-	-	Free of FSI
3	Podium Lvl 2	6269.91	-	-	-	Free of FSI
4	Podium Lvl 3	6269.91	-	-	-	Free of FSI
5	Podium Lvl 4 / Stilt	6269.91	-	-	-	333.94
6	First Floor Plan	0.00	0	-	-	0.00
7	Second Floor Plan	1659.02	229.74	-	128.62	1300.66
8	Third Floor Plan	1659.02	229.74	-	128.62	1300.66
9	Fourth Floor Plan	1659.02	229.74	-	128.62	1300.66
10	Fifth Floor Plan (Refuge Floor)	1729.93	232.84	275.16	109.24	1055.04
11	Sixth Floor Plan	1659.02	229.74	-	128.62	1300.66
12	Seventh Floor Plan	1659.02	229.74	-	128.62	1300.66
13	Eighth Floor Plan	1659.02	229.74	-	128.62	1300.66
14	Ninth Floor Plan	1659.02	229.74	-	128.62	1300.66
15	Tenth Floor Plan	1659.02	229.74	-	128.62	1300.66
16	Eleventh Floor Plan (Refuge Floor)	1729.93	229.74	275.16	109.24	1055.04
17	Twelfth Floor Plan	1659.02	229.74	-	128.62	1300.66
18	Thirteenth Floor Plan	1659.02	229.74	-	128.62	1300.66
19	Fourteenth Floor Plan	1659.02	229.74	-	128.62	1300.66
20	Fifteenth Floor Plan	1659.02	229.74	-	128.62	1300.66
21	Sixteenth Floor Plan	1659.02	229.74	-	128.62	1300.66
22	Seventeenth Floor Plan (Refuge Floor)	1729.93	229.74	275.16	109.24	1055.04
23	Eighteenth Floor Plan	1659.02	229.74	-	128.62	1300.66
24	Nineteenth Floor Plan	1659.02	229.74	-	128.62	1300.66
25	Twentieth Floor Plan	1659.02	229.74	-	128.62	1300.66
Total		62839.75	4368.16	825.48	2385.64	24309.62

- B
1. Built-Up Area of Sale Building
2. Built-Up Area of Rehab Building
3. Buddha Vihar
- Total Built-Up Area

24309.62 Sqm
 17114.92 Sqm
 19.79
 41444.33 Sqm

C) FSI Consumed at Pocket No. IX

Total Built-Up Area
 Plot Area

41444.33
 15366.41

2.70 < 3.00

[Signature]

Deputy Engineer & SPA
 MIDC, Marol Subdivision,
 Andheri (E), Mumbai- 93

