



**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION
(A Govt. of Maharashtra Undertaking)**

Office :- Jog Center, 4th floor, Wakadewadi, Pune-03.

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EE / IT/ Plans / D- 32040 /of 2019.

Date:- 07/ 10 /2019

To,

M/s. Pegasus Properties Pvt Ltd.,
MIDC , Plot No. R-1/1/A, R-1/1/C, R-1/2, R-1/3, R-1/4,
Rajiv Gandhi Infotech Park, Ph-III,
Hinjawadi, Maan, Pune- 411 057.

**Sub :- Approval to Revised building plans for structures on plot No.
R-1/1/A, R-1/1/C, R-1/2, R-1/3, R-1/4 at Rajiv Gandhi Infotech Park,
Phase-III, Hinjawadi- Maan, Pune.**

Ref :- 1] SWC/277/521/20190805/649542 (5/8/2019)

Dear Sir,

You have submitted application for approval to Building Plans of **Smart Home-7 (SERENITY)** on Plot No- R-1/1/A, R-1/1/C, R-1/2, R-1/3, R-1/4 at Rajiv Gandhi Infotech Park, Phase-III, Hinjawadi. Above application is examined and following approvals are hereby granted...

Building Plan Approval:-

Since you have paid following

- I) **Scrutiny fees**, amounting to **Rs. 590.00/-** vide DR No. **1073/CH/4479/2018** dt. **19.07.2018** , **Rs. 87910.00/-** vide DR No. **1073/CH/5190/2018** dt. **23.10.2018** **Rs 590/-** vide GL19429176 dt. **11.12.2018** , **Rs. 87910.00/-** vide GL 20127284 dt. **08.06.2019** , **Rs 88,500/-** vide GL 2017163 dt:- **02/07/2019**, **Rs 590.00** vide GL20293923 dt:- **09.09.2019** & **Rs 87,910.00** vide GL 20346319 dt:- **05.10.2019**.
- II) **Development charges**, amounting to **Rs. 1,84,34,463.06/-** , **Rs 13,93,371.46** vide DR No. **1073/CH/5190/2018** dt. **23.10.2018** & **Rs 1,33,20,165.92** vide GL 20217469 dt:- **25/07/2019** & **Rs 1,43,465.28** vide GL 20346319 dt:- **05.10.2019**.
- III) **Labour cess charges** amounting to **Rs. 4,10,81,561.84/-** vide DR No. **1073/CH/5190/2018** dt. **23.10.2018** , **Rs 12,46,168.35** vide GL 20217469 dt:- **25/07/2019**.
- IV) **Compound wall charges** amounting to **Rs. 500.00/-** vide DR No. **1073/CH/5190/2018** dt. **23.10.2018** , **Rs 500.00** vide GL 20127284 dt. **08.06.2019** , **Rs 500/-** vide GL 20217469 dt:- **25/07/2019** **Rs 500.00** vide GL 20346319 dt:- **05.10.2019**.
- V) **Additional FSI premium charges payable to MIDC** amounting to **Rs. 22,99,25,340 /-** vide DR No. **HQC17_000010** dt. **04.04.2016**.
- VI) **Additional FSI premium charges payable to UD Dept. GOM** amounting to **Rs. 7,66,41,780.00 /-** vide DR No. **NIL** dt. **12.05.2016**.
- VII) **Initial fire protection and safety fees** amounting to **Rs. 23,12,457.20/-** vide DR. No. **1073/CH/5190/2018** dt. **23.10.2018**.
- VIII) **Additional fire protection and safety fees** amounting to **Rs. 2,37,80,264.20/-** vide DR. No. **1073/CH/5190/2018** dt. **23.10.2018**.

- 1) The set of 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 **17,910.33 Sqm** of plinth area for the plot area of **4,03,906.17 Sqm**, at present this office has approved plans for total up to date **3,63,237.24 Sqm**. of built up area. This office has approved **7 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 **No.EE/IT/ Plans/D-59831/of2018 dated:-26/ 10 / 2018 & EE / IT/ Plans / C-49332 /of 2019 Date:- 26/ 07 /2019** by this office is treated as cancelled. The drawings approved now supersede 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 structures/proposed structures, which were not approved previously. Present approval along with the previously approved plans **EE/IT/Plans/B 32139 /of 2018 dt. 16/04/2018 & EE / IT/ Plans / B- 91406 /of 2019 Date:- 11/ 06 /2019** from the office of the Executive Engineer, MIDC, IT, Division, Shivaji Nagar, Pune-05 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 :-
- i) **Department of explosive of Govt. of Maharashtra.**
 - ii) **Factory Inspectors Department of state Government.**
 - iii) **Civil Aviation Department.**
- 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.
- 4) You will 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 500 litre per W.C. or Urinal.
- 7) For necessary approach road to the plot from the edges of MIDC. Road, 450 mm dia. CD works or a slab drain of required span and size 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 up to 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 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, they 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 activities are allowed, similarly toilet is not allowed at the basements. The Name and plot number shall be displayed at main entrance of plot.
- 24) The plot holder shall construct ETP as per consent of MPCB & treat & dispose effluent as per MPCB Consent to establish & operate.
- 25) 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.
- 26) 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.
- 27) Since you have consumed **99.92 %** of FSI as per approved plan, you are requested to utilize remaining FSI as per agreement to lease.

Thanking you,

Yours faithfully,

**Special Planning Authority &
Executive Engineer,
MIDC, IT Division,
Wakadewadi, Pune-03.**

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

- ❖ Copy fwc's to Shri. Anil M Kulkarni, Flat No-2, Namaskar Appartment, 1204/13, Deccan Gymkhana, Pune-411 004.
- ❖ 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. Division, Wakadeadi, Pune-03.
DA : Set of approved drawings.
- ❖ Copy to guard file.

PLAN APPROVAL

No. EE/IT/ Plans / D-32040 / of 2019 dated:- **07 / 10 / 2019** issued by the Office of the Executive Engineer, MIDC, I.T. Division, Wakadewadi, Pune -03.

Name of Industrial Area.:- Rajiv Gandhi Infotech Park, Ph-III, Hinjawadi, Pune-57

Addressed to :- **M/s. Pegasus Properties Pvt Ltd.,**

Plot No. R-1/1/A, R-1/1/C, R-1/2, R-1/3, R-1/4 in Rajiv Gandhi Infotech Park Ph-III at Hinjawadi-Maan, Pune-57.

Sr. No	N o of Drg	Name & Address of Architect or Licensed Surveyor	Name of Unit & reference	Floor	Built up area approved Floor wise (FSI) (Sqm.)
1	2	3	4	5	6
1	1/7	Mr. Kulkarni Anil M., 2, Namaskar Apartments, 120/4/13, Deccan Gynkhana, Pune-411004.	Site plan, Location plan, Details of compound wall, gate, FSI area statement, Area summary etc.	-----	-----
2	2/7		Plot Area calculations, Building wise Area statement, etc.	-----	-----
3	3/7		SMART HOME - 7 - SERENITY - A1,A2,A6,A7,A11 & A12 Ground Floor plan, Typical 1-19 Floor plan, Elevation, Section A-A, Section B-B, Terrace Floor plan, Super Terrace Floor plan, Floor wise FSI Statement, Balcony Statement, Electrical Cabin 1& 2.	A1, A2, A6,A7, A11 & A12= 6 buildings of Ground TO 19 th Floor	6 building x 4913.89= 29483.34
4	4/7		SMART HOME - 7 - SERENITY - A3,A4,A5,A8,A9 & A10 Ground Floor plan, Typical 1-19 Floor plan, Elevation, Section A-A, Section B-B, Terrace Floor plan, Super Terrace Floor plan, Floor wise FSI Statement, Balcony Statement, Electrical Cabin 1& 2.	A3,A4,A5, A8,A9 & A10= 6 buildings Ground, TO 19 th Floor	6 building x 4913.89= 29483.34
5	5/7		SMART HOME - 7 - SERENITY - B1 & B2 Ground Floor plan, Typical 1-18 Floor plan, Elevation, Section A-A, Section B-B, Terrace Floor plan, Super Terrace Floor plan, Floor wise FSI Statement, Balcony Statement, Electrical Cabin 1& 2.	B1 & B2 =2 buildings Ground, TO 18 th Floor	2 Buildings x 4694.54 = 9389.08

6	6/7		SMART HOME - 7 - SERENITY - Convenience Shop A & B, Shopping Center and Fitness Center Floor plans With Area calculations, Ground floor plan, Elevation, Ground floor additional FSI Statement, Section A -A, FSI statement , Fitness Centre Floor plan with area calculation, Elevation & Section at A - A	A Shops B Shops Shopping Center Staircase Area	718.20 631.51 226.11 = 1575.82 5.86 + 8.62 =14.48
7	7/7		SMART HOME - 7 - SERENITY - Parking Details of Lower Parking, Upper Parking, Pergola, Ground Parking & Podium Level Floor Parking along with Fitness centre plan, elevation & section, Electrical substation Plan, elevation & section & STP details, Security cabin details.	-----	-----
				TOTAL	69,946.12 Sqm

ABSTRACT

1. Area Under Demolition	=	NIL	Sqm.
2. Plot Area	=	4,03,906.17	Sqm.
3. Deduct Recreational Ground area	=	40,390.61	Sqm.
4. Net Balance Plot Area	=	3,63,515.55	Sqm.
5. Existing Built up area approved on all floors	=	2,93,291.13	Sq.m.
6. Total Built up area approved now on all floors	=	69,946.12	Sq.m.
7. Total up to date Built up area approved now on all floors	=	3,63,237.24	Sq.m.
8. Total up to date FAR consumed (BUA/Net plot area)	=	0.9992	

**Special Planning Authority &
Executive Engineer,
MIDC, IT Division, Pune-03**