



**MAHARASHTRA INDUSTRIAL DEVELOPMENT CORPORATION**  
(A Government of Maharashtra Undertaking)

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M.I.D.C. Office : Executive Engineer, MIDC, IT Division, Jog Center, 4<sup>th</sup> Floor, Wakdewadi Pune 03.

No. E.E. (IT) /P-305553 /of 2024,  
Office of the Executive Engineer,  
MIDC, IT Division,  
Wakdewadi, Pune 03.  
Date: - 30 / 08 / 2024.

To,  
M/s. Pegasus Properties Ltd.,  
PLOT No. R-1/2/B, MIDC ,  
Rajiv Gandhi Infotech Park PH-III,  
Hinjawadi,Pune-57.

Sub :- 1] Building Plan Approval.

Ref :-1] Online application vide **SWC/ 975360 Dt- 30/03/2024.**

2] Approval for additional FSI granted by Hon. CEO, MIDC vide-MIDC-  
IFMS/ATP/P-283961 Dt-14/08/2024.

Dear Sir,

You have submitted application for approval to A] Building Plan  
Above application are examined and following approvals are hereby granted...

**A] Building Plan Approval**

Since you have paid following charges are paid online :-

1) Receipt No. GL25072339 dt.17/05/2024 & GL-25258628 dt.30/08/2024 as detailed below-

a)	Development charges	<b>Already paid</b>
b)	Scrutiny charges	Rs. 353410.00
c)	Compound wall Fees	Rs. 590.00
d)	Fire Protection Fund Fees	Rs. 37948281.98
e)	Labour Welfare Cess	<b>Already paid</b>
f)	Compounding charges	<b>NIL</b>
g)	Additional FSI Premium (Paid to MIDC)	<b>Already paid</b>
h)	Additional FSI Premium (Paid to UD Department)	<b>Already paid</b>
i)	Enclosed Balcony charges	<b>NIL</b>
j)	Ancillary FSI Charges	(Adjusted against additional FSI premium paid previously to MIDC)
k)	Charges for delayed plan approval	<b>NIL</b>
l)	Dedicated Urban Transport Fund	Rs. 49194903.28
	<b>Total</b>	Rs. 8,74,97,185.26
	<b>Say</b>	Rs. 8,74,97,185.00

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.

- 1) You had submitted plans and drawings for plot area of 43,310.00 Sqm, at present this office has approved plans for total up to date 1,88,478.01 Sqm. of built up area. This office has approved 23 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. EE/IT/Plans/ P-63071/ of 2023 dt. 14 / 08 / 2023 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 vide letter No. NIL dt. NIL from the office of the Executive Engineer, (IT) is to be treated as combined approval.
- 2) In addition, to this approval the plot holder shall obtain approval for plans from other requisite authorities as per necessity, such as from :-
- Department of Explosives of Govt. of Maharashtra.**
  - Factory Inspection, Govt. of Maharashtra.**
  - Maharashtra Pollution Control Board.**
- 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.
- 3) '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'.
- 4) 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.
- 5) For the sanitary block, overhead water storage tank shall be provided at the rate of 500 liter per W.C. or Urinal.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) 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.
- 10) No tube well, bore well or open well shall be dug.
- 11) Plans for any future additions, alterations or extensions will have to be got approved from this office, as well as from concerned competent authority.
- 12) 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.
- 13) In case any power line is passing through the plot, the plot holder should approach MSEDC or any other authority and obtain their NOC specifying the vertical and horizontal clearance to be left and plan his structures accordingly.

- 14) 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.
- 15) Plot holders shall make his own arrangement for 24 hours of storage of water, as uninterrupted water supply cannot be guaranteed.
- 16) 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.
- 17) 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.
- 18) 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.
- 19) 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 abide by these rules and regulations.
- 20) 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.
- 21) 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.
- 22) 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.
- 23) 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) You shall have to obtain permission from "MIDC Tree Authority" for felling transplanting of trees obstructing construction & to do the vertical development on the said plot.
- 28) As per undertaking submitted by you & same being approved by competent authority of MIDC, you shall have to provide required tenements as per TOD norms having total area 94,239.005 sqm ( i.e. 50.00 % ) of proposed area of 1,88,478.01 Sq.m. of area less than 60.00 sqm. in your adjustant Plot No-R-1/2/A in Rajiv Gandhi Infotech Park, PH-III, Hinjawadi, Pune-57.
- 29) Since you have consumed 435.00 % of FSI as per the approved plan, you are requested to utilized remaining FSI as per agreement to lease.

Thanking you,

Yours faithfully,

SANJAY  
DATTATRAYA  
INDULE

( S. D. Indule)  
Special Planning Authority &  
Executive Engineer,  
MIDC, IT Division, Pune-03

Digitally signed by  
SANJAY DATTATRAYA  
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- 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, MIDC Pune 2 for information.
2. Divisional Fire Officer Hinjewadi Fire Station Area.

Copy to.....

- 1) Deputy Engineer(I), MIDC, IT Sub Division, for information.
- 2 Copy to Architect.

**PLAN APPROVAL**

No.EE/IT/Plans/ P-305553/ of 2024 dated:- 30 / 08 / 2024 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-1/2/B in Rajiv Gandhi Infotech Park Ph-III at Hinjawadi, Pune- 57.

Sr. No	No of Drg.	Name & Address of Architect	Name of Unit & reference	Floor	Built up area approved Floor wise (FSI) (Sqm.)
1	2	3	4	5	6
1	1/23	Mr. Kulkarni Anil M. 2, Namaskar Apartments, 1204/13 Deccan Gymkhana, Pune-411004.	Site plan, Location plan, Details of compound wall, gate, FSI area statement, Area summary etc.	—	—
2	2/23		GJOTT-T1 Basement Floor Plan, Lower Ground Floor Plan, Upper Ground Floor Plan & 1st Floor Plan (Eco deck Floor) and Area statement	1 <sup>st</sup> to 33 <sup>rd</sup> Floor	32633.24
3	3/23		GJOTT-T1 Typical Floor Plan, Refuge Floor Plan, Terrace Floor Plan & Area statement	—	—
4	4/23		GJOTT-T1 Elevation and Section	—	—
5	5/23		GJOTT-T2 Basement Floor Plan, Lower Ground Floor Plan, Upper Ground Floor Plan & 1st Floor Plan (Eco deck Floor) and Area statement	1 <sup>st</sup> to 32 <sup>nd</sup> Floor	17184.53
6	6/23		GJOTT-T2 Typical Lower & Upper Floor Plan, Refuge Floor Plan, Terrace Floor Plan & Area Statement	—	—
7	7/23		GJOTT-T2 Elevation and Section	—	—
8	8/23		GJOTT-T3 Basement Floor Plan, Lower Ground Floor Plan, Upper Ground Floor Plan & 1st Floor Plan (Eco deck Floor) and Area statement	1 <sup>st</sup> to 33 <sup>rd</sup> Floor	28762.44
9	9/23		GJOTT-T3 Typical Floor Plan, Refuge Floor Plan, Terrace Floor Plan & Area Statement	—	—
10	10/23		GJOTT-T3 Elevation and Section	—	—
11	11/26		GJOTT-T4 Basement Floor Plan, Lower Ground Floor Plan, Upper Ground Floor Plan & 1st Floor Plan (Eco deck Floor) and Area statement	1 <sup>st</sup> to 32 <sup>nd</sup> Floor	16795.72
12	12/23		GJOTT-T4 2 <sup>nd</sup> Floor Plan, Typical Floor Plan, Refuge Floor Plan, Terrace Floor Plan & Area Statement	—	—
13	13/23		GJOTT-T4 Elevation and Section	—	—

14	14/23		<b>GJOTT-T5</b> Basement Floor Plan, Lower Ground Floor Plan, Upper Ground Floor Plan & 1st Floor Level Plan (Eco deck Floor) and Area	1 <sup>st</sup> to 33 <sup>rd</sup> Floor	28555.49
15	15/23		<b>GJOTT-T5</b> 2 <sup>nd</sup> Floor Plan, Typical Floor Plan, Refuge Floor Plan, Terrace Floor Plan & Area Statement	---	---
16	16/23		<b>GJOTT-T5</b> Elevation and Section	---	---
17	17/23		<b>GJOTT-T6</b> Basement Floor Plan, Lower Ground Floor Plan, Upper Ground Floor Plan & 1st Floor Level Plan (Eco deck Floor) and Area	1 <sup>st</sup> to 33 <sup>rd</sup> Floor	32273.30
18	18/23		<b>GJOTT-T6</b> Typical Floor Plan, Refuge Floor Plan, Terrace Floor Plan & Area Statement	---	----
19	19/23		<b>GJOTT-T6</b> Elevation and Section	---	----
20	20/23		<b>GJOTT-T7</b> Lower Ground Floor Plan, Upper Ground Floor Plan & 1st Floor Level Plan(Eco deck Floor) and Area statement	1 <sup>st</sup> to 33 <sup>rd</sup> Floor	32273.30
21	21/23		<b>GJOTT-T7</b> Typical Floor Plan, Refuge Floor Plan, Terrace Floor Plan & Area Statement	---	----
22	22/23		<b>GJOTT-T7</b> Elevation and Section	---	----
23	23/23		<b>GJOTT- PODIUM PARKING</b> Basement Floor Plan, Lower Ground Floor Plan, Upper Ground Floor Plan, 1st Floor Level Plan (Eco deck Floor), Section & Club house, Area Statement	----	----
				<b>Total</b>	<b>188478.01</b>

#### ABSTRACT

1. Area Under Demolition = NIL Sqm.
2. Plot Area = 43,310.00 Sqm.
3. Net Balance Plot Area = 43,310.00 Sqm.
4. Existing Built up area approved on all floors = 0.00 Sq.m.
5. Total Built up area approved now on all floors = 1,88,478.01 Sq.m.
6. Total up to date Built up are approved now on all floors = 1,88,478.01 Sq.m.
7. Total up to date FAR consumed (BUA/Net plot area) = 4.35

SANJAY  
DATTATRAYA  
INDULE

( S. D. Indule )

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

Digitally signed by  
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