

Development Activity on Industrial Land in MIDC Process and Compliances.



Agenda



- Industrial Construction.
- Nodal Agency for granting permission.
- Role of Auto DCR in MIDC.
- Development Activity Flow Chart.
- Procedure of Building Plan Approval.
- Provisional Fire NOC.
- Plinth Certificate.
- Final Fire NOC.
- Building Completion Certificate.

What is Industrial Construction ?



- Construction is mainly categorized into 3 types : Industrial, Commercial and Infrastructure.
- Each Category Introduces different construction Rules, Regulations and Planning.
- The Commercial Sector can be broken down into retail and office.
- Development parameters are slightly different for the Commercial and Industrial construction. Some of the differences are Site plan, Building location, size, traffic Patterns.
- Infrastructure includes roads, bridges, telecommunications, power, water, waste management, airports, schools, and hospital.
- Industrial construction deals with factories, power plants, warehouses, and other highly specialized facilities.
- It also includes the design, installation, and maintenance of mechanical and structural components of these facilities.

When Permission is Required?

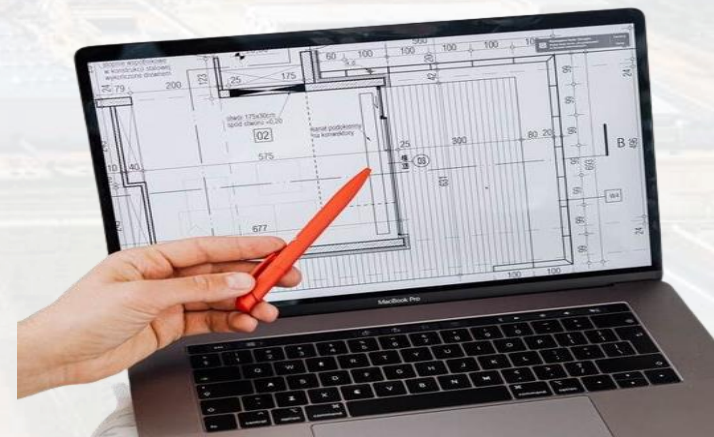
- Sub-Division.
- Amalgamation.
- Development / Demolish.
- Erect / Re-erect.
- Make Alternation.

Nodal Agency for Granting Permission.



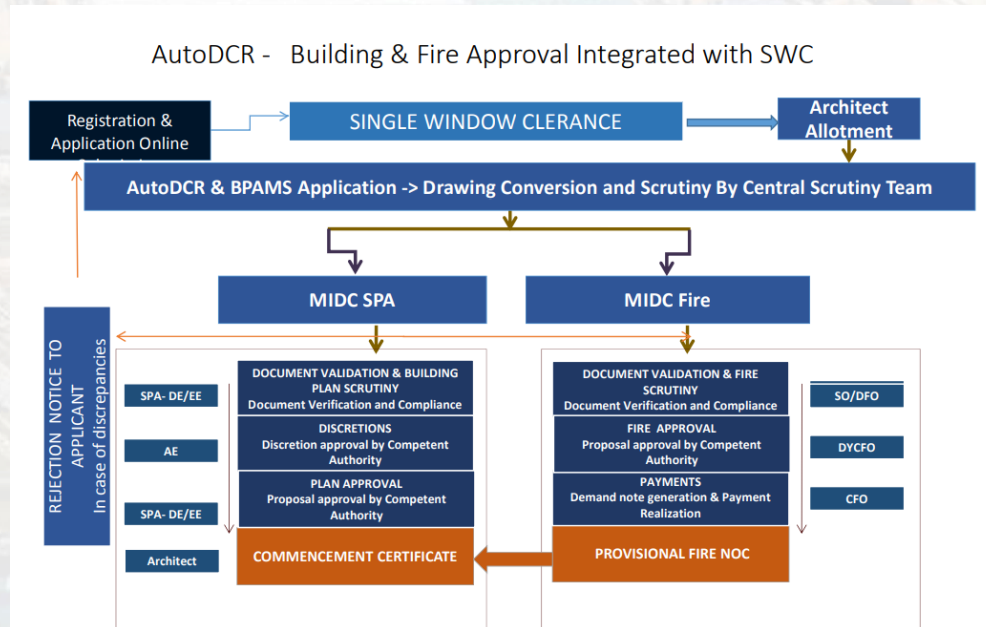
What is AutoDCR ?

- AutoDCR is a single-window system to scan and scrutinize building plans, ultimately leading to approvals or rejections.
- Maharashtra Industrial Development Corporation expediting procedure of building plan approval in MIDC Areas, It is decided to implement Building Plan Approval through Web Based Software solution (Auto-DCR).
- M/s SOFTTECH has been appointed for implementation of Auto-DCR and Auto-DCR Cell is established by MIDC.

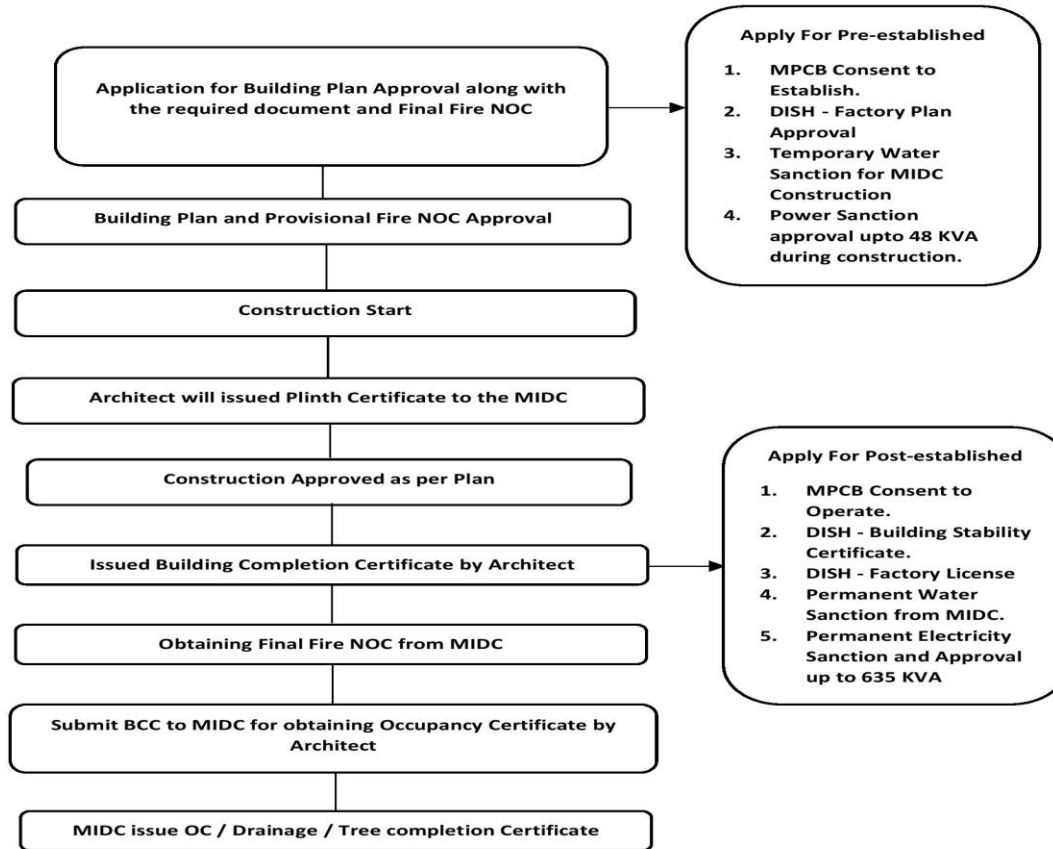


Procedure and required documents for combined application for Building Plan, Provisional Fire, and Temporary Water Connection and External Drainage Connection approvals.

1. Online Application (<http://bpams.midcindia.org/bpamsclient>) .



Flowchart



Procedure for obtaining Development Permission/ Building Permission/ Commencement Certificate



Documents required for Building Plan Approval

- Copy of Consent to Establish from MPCB (Mandatory for Red category and acknowledgement receipt can be considered for Green and Orange category Industry only)
- Copy of Industry Registration (SSI/MSI/LSI)
- Boundary Tally Certificate.
- Common undertaking on stamp paper.
- Various NOCs as required from Explosives Dept. /Highway Authority/Airport Authority or as the case may be
- Site Inspection report by Plot Owner in case of Low Risk Buildings/ by Architect or Structural Engineer and Licensed Fire Agencies in case of Medium Risk Buildings





Plans to be submitted along with application:-

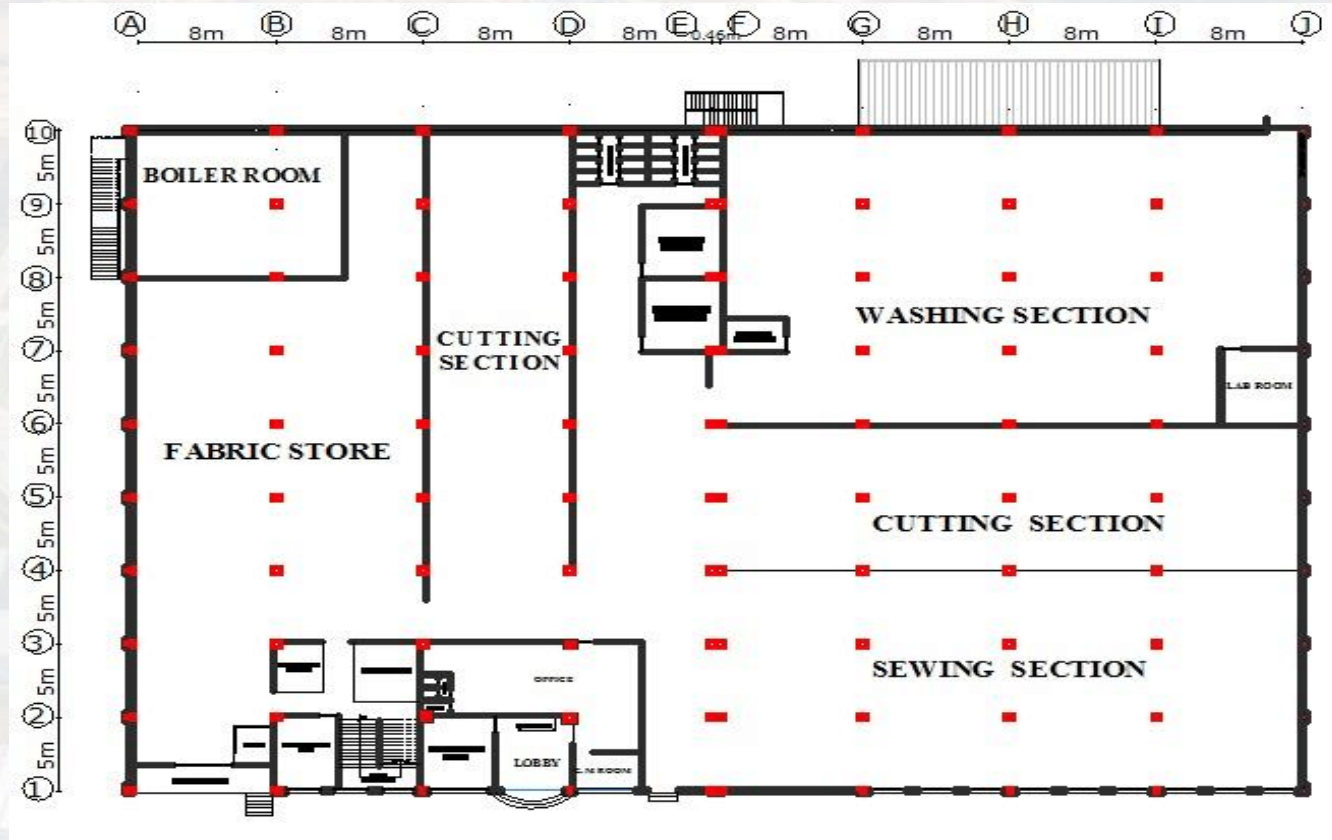
- Key Plan or Location Plan - A location plan shows the proposed development in relation to its surrounding properties.
- Site Plan - Sometimes called a 'block plan', a site plan shows the proposed development in relation to the property boundary. Site plans are typically submitted at a scale of either 1:200 or 1:500.

The site plan should include boundaries of the site, position of the site in the relation to neighbouring streets, name of the street if any, existing buildings names and property survey number, width / front / of street if any at the side or near building and any proposed roads, direction to the plan of the building, physical features, such as wells, tanks, drains, pipe lines, high tension line, railway line, trees, etc.

- Building Plan - Building Plan means a set of architectural / engineering drawings needed to explain the building construction proposal, to be submitted to the authority for the purpose of seeking approval or intimation.

Building plans are the set of drawings which consists of floor plan, site plan, cross sections, elevations, electrical, plumbing and landscape drawings for the ease of construction at site

Building Plan Image :-



Provisional Fire NOC

Provisional Fire NOC is issued before the actual construction starts, and it ensures that the proposed building plan complies with all rules made by the fire department.



Documents required for Provisional Fire NOC

- Brief Note on Activity of Plant with Process Flow Chart along with list of raw material and finish goods with their quantity, their storage place in the plan should be marked on block plan.
- Brief Note on the existing Fire Prevention and Protection measures available with the company [For expansions].
- If, handling processed or storage of any materials which requires permission from Govt. Agencies then, copies of approvals taken from Govt. agencies like Chief Controller of Explosives (CCE), Excise Dept., Gas Authority, MPCB, DISH, FDA, etc.



Documents required for Provisional Fire NOC

- In case of high rising building falling around airport, NOC from Civil Aviation Authority is required.
- If the building/company is in existence, copy of BCC or Part BCC and DCC issued by MIDC should be enclosed [For expansions]. The set of approved drawings should be submitted.
- Proof of payment of Fire Protection Fund Fees and Additional Fire Protection Fund Fees (if applicable)
- Certificate from Architect on letter head, which certifies the plan abides with D.C. Rules of MIDC and provisions of Part 3 & 4 of NBC-2005 wherever necessary. Total Plot area and Total floor wise built-up area including free of FSI

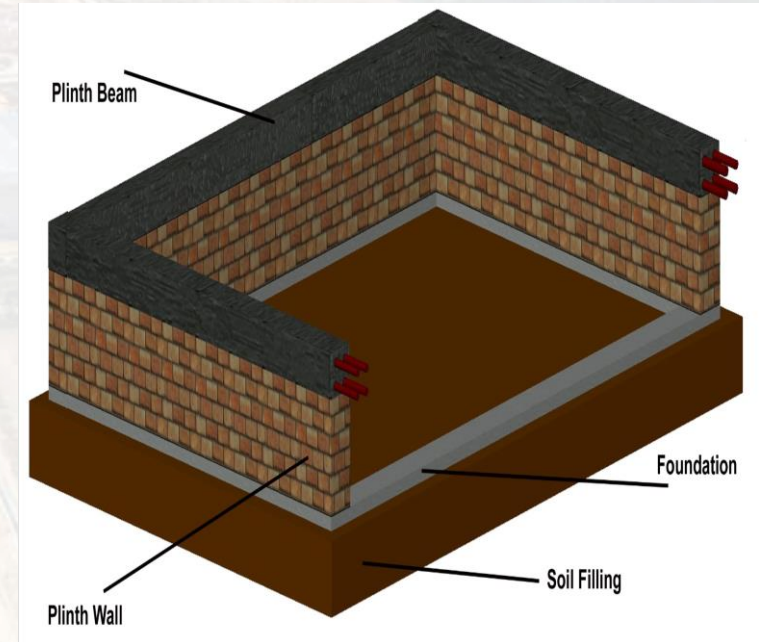


Plinth Completion Certificate

Plinth is a rectangular block of stone on which a column and pillar of a building stands. It is a wall between the ground level and the ground floor level.

Why Plinth completion Certificate?

Plinth completion certificate is important for showing the progress of construction after building plan approval. It also confirms that individual has taken the effective steps for development of plot.



Final Fire NOC

Final Fire NOC: Fire NOC is the certificate issued by the Fire Department after examining and checking the Building's fire assistance and the machinery installed for fire safety. It is mandatory to obtain Fire NOC from the fire department to ensure adherence to the relevant state authority's guidelines.





Who will issuing Final Fire NOC with Sanctioning Authority

Fire Department MIDC

Divisional Fire Officer - Built-up area upto 10,000 sq. mtrs & building height upto 24 Mtrs.

Deputy Chief Fire Officer - Built-up area upto 15,000 sq. mtrs & building height upto 30 Mtrs.

Chief Fire Officer - Built-up area beyond 15,000 sq. mtrs & building height beyond 30 Mtrs.



Documents required for Final Fire NOC

- Architect area statement and approved copy of drawing by SPA MIDC.
- Built Up Area statement issued by Architect or Competent Authority (if any variation from the then approval plans by MIDC).
- Payment receipt of the differential amount for the additional area if any (other than the approval plan).
- Form-A of the license agency along with Annexure as per the Provisions of The Maharashtra Fire Prevention and Life Safety Measures Act, 2006.
- BPAMS application number at the time of Building Plan Approval or Provisional No Objection Certificate (If applicable).

Building Completion & Occupancy Certificate

A Building Completion Certificate is a certificate that validates / acknowledges that the structure complied with the DCR and Approved Plans. It includes all crucial details, such as the Approved Plan details, Plot details, FSI details, Architect details, Recommendation for Final Lease.

The Occupancy Certificate validates that the building conforms with all the standard building regulations and provincial legislation and is safe for starting the operations. The OC is only issued once the installation is finished and the premise is ready for starting the operations.





Documents required for Building Completion Certificate

- Online Application for Building Completion Certificate.
- Plinth Checking Certificate (if required).
- Architects Application for OC/Part OC.
- Building Completion Certificate by Architect with Valid license copy.
- Form No. 14, Certificate of Structural Stability with valid license copy of structural Engineer.
- Final Fire NOC from MIDC Fire dept. with Certificate of Licensed Fire Agency.
- Certificate of Completion of sanitation & plumbing work with valid license copy.



Documents required for Building Completion Certificate

- Undertaking on Company's letterhead covering 24 Hrs. storage water supply.
- MPCB's Consent to Operate.
- No Dues Certificate of water and service charges.
- Factory Act Registration if applicable.
- NOC from Food/Drugs Dept if applicable.
- Indemnity bond on Rs. 100 stamp paper in case of Part Occupancy.
- Copy of Building Plan Approval and set of approved Fresh/As Built plans.
- Extension Letter from Regional Officer if applicable.
- Site Inspection Report by Plot Owner in case of Low Risk Buildings/ by Architect or Structural Engineer and Licensed Fire Agencies in case of Medium Risk Buildings.

Value Added Services (Permits & Licenses)



SERVICES THAT ASCC CAN PROVIDE

- Advisory and Consultancy for permits & licenses
- Shop & Establishment License
- Registration of MSME & LSI
- MPCB Consent to Establish and Operate
- Factory Plan Approval and License from DISH if applicable
- Petroleum and Explosives License (HSD and other Class A, B, C Petroleum Products, Chemicals, Gas Cylinder Rules for Canteen/Cafeteria.)
- Contract Labor - Site Registration
- MIDC SPA Approvals - Construction Related
- Water Connection Approvals
- Electricity Connection Approvals
- Any other approvals / permits as per requirement of project can be discussed.

Why Us?

- Established Pvt. Ltd. Company with good track record. (17+Years)
- Focus on Industrial Assets and Industrial Compliance Management.
- Large database of Industries (7500+ units) available for Sale and/or Lease
- Strong Marketing & Sales Team Network.
- Strong Back Office to Handle Transfer Process
- Deals in All Industrial Permissions & Licenses
- In-house knowledge base for Rules and Regulations
- Supported by Strong IT & Software Team with exhaustive database and web marketing
- Legal Backup for structuring the deal and title verification.

DISCLAIMER



- All information and opinions contained in this Presentation have been procured from online platforms or obtained from publicly available sources believed to be reliable without independently verifying the same for its accuracy. Neither the ASCC nor representatives of ASCC undertakes any obligation to update, correct or supplement any information contained herein. While this Presentation has been prepared in good faith, no representation or warranty, express or implied, is or will be made by the ASCC nor representatives of ASCC or any of their respective directors, partners, officers, affiliates, employees, advisers or agents as to the accuracy or completeness of the contents of this presentation.
- ASCC is not responsible for, and expressly disclaims all liability for, damages of any kind arising out of use, reference to, or reliance on any information contained within the presentation. While the information contained in the presentation is periodically updated, no guarantee is given that the information provided in this is correct, complete, and up-to-date. ASCC is not responsible for the accuracy or content of information contained in presentation.



Contact Us:

ASCC Ascent Supply Chain Consultants Private Limited
406, Raheja Arcade, Sector-11, CBD Belapur Navi Mumbai – 400614, MH.

E: info@ascc.in

T: +91-22-67214444

W: www.ascc.in