

# E. B. GADKARI HOMOEOPATHIC MEDICAL COLLEGE & HOSPITAL

Plot No. P-19, M.I.D.C., Near Shendri Lake,  
GADHINGLAJ, Dist. Kolhapur - 416502. Ph : (02327) 224339, 224393  
Mob.: 9226601288 Email : ebghmc@gmail.com Website : www.ebghmc.in

## LAND DETAILS ( DOCUMENTS UPLOAD MIDC LEASE)

Sr no	Land Details ( Rural /Urban)	Details on College Website
2	Land in acres as per Intake Capacity Verify land documents & permission documents uploaded on website	Yes

DATE : 15/03/2023

PLACE : GADHINGLAJ



Signature of Principal with Seal

**PRINCIPAL**  
E.B.Gadkari Homoeopathic  
Medical College & Hospital  
Gadhinglaj, Dist. Kolhapur.

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

**HEAD OFFICE** : "Udyog Sarthi", Mahakali Caves Road,  
Andheri (E), Mumbai - 400 093.  
**FORT BRANCH** : Orient House, 5th Floor,  
Adi Marjaban Street, Billard Estate, Fort, Mumbai - 38.  
Tele. : 2687 0027/52/54/73 Fax : (022) 2687 1587  
Tele. : 2261 6547 Fax : (020) 2261 6548



॥उद्यमात् सकल समृद्धि॥  
**MIDC**

No. DE /GAD/P-19/ 190 / of 2011,  
Office of Deputy Engineer,  
MIDC Sub-Division Gadhinglaj  
Date: 20/04/2011.

✓ To,  
**M/s.Disha Shikshan V Vikas Kendra,**  
Plot No. P-19, MIDC,  
Gadhinglaj Industrial Area,  
Gadhinglaj

**Subject:- Approval to building plan for additional factory building  
on Plot No.P-19 in Gadhinglaj Indl. Area.**

**Reference:-** 1) Your letter No.Nil dt.25.01.2011  
2) This office letter No.70 dt.04.02.2011.  
3)Your tracking No.SWC/92/3/20110325/44982  
dt.05.04.2011.

Dear Sir,

With reference to your application under reference for grant to sanction of Commencement Certificate to carry out development work and Building Permit under section 45 of MR/T.P. Act, 1966 to erect a building on Plot No. P-19 in **Gadhinglaj Industrial area**, the Commencement Certificate / Building Permit is hereby granted, subject to the following conditions: -

- A) The land vacated in consequence of the enforcement of the set-back rule part of the public street.
- B) No new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
- C) The **Commencement Certificate / Building Permit** shall remain valid for a period of one year commencing from the date of its issue.
- D) This permission does not entitle you to develop the land, which does not vest in you.
- E) Minimum two trees in plots having area of 200 Sq.m and such number of trees at the rate of one tree per 100 sq.m. for plot more than 200 sq.m. in area shall be planted and protected.
- F) In case of Group Housing, minimum two trees per tenement shall be planted and protected



As per terms & conditions mentioned below:-

One set of plan/modified plan/additions to pervious plan received form you vide your letter number cited above is hereby approved & returned to you subject to the following conditions.

- 2) You have submitted plans and drawings for **6638.61 Sq.m.** of built up area, over the plot area of **39720.00 Sq.m.** and at present this office has approved the plans for **6638.61 Sq.m** of built up area. This office has approved only one number of drawing, details of which are attached in the accompanying statement on page No.6.
  - a) In case of 'Approval' to the modified plans, the original Approval to the drawings granted by Executive Engineer, MIDC, Division, Kolhapur vide letter No. **Nil** dated: **Nil** is now treated as cancelled as the drawings approved now supercede the previously approved drawings. You are requested to return the above cancelled drawings to this office for record and cancellation.
  - b) As the plans approved now are for new structures, which were not approved previously, present approval along with the plans previously approved vide letter No. **Nil** dated: **Nil** . From the office of the Executive Engineer, MIDC, Kolhapur are to treated as combined approval for building plans.
- 3) The building plans need to be got approved from the following Concerned Authorities as per requirements of the concerned Govt. Departments.
  - m) Permits / Licenses from other Govt. / Semi-Govt. Authorities, if found necessary.
  - n) Controller of Explosives, Government of Maharashtra.
  - o) Department of Industrial Safety and helth, Govt. of Maharashtra.
- 4) You have to submit certified copies of the approved Drawings, in triplicate from the above Authorities to Executive Engineer, MIDC Division, Kolhapur before any work is started.
- 4) For the sanitary block, overhead water storage tank shall be provided for at the rate of least 900 liters. Per w. c. and 180 liters. Per urinal.
- 5) Necessary approach road to the plot from the edge of road shall be provided with a cross drainage pipes of minimum 600 mm Diameter or larger than that, as per requirements of the site conditions, or slab drain as may be approved by the under signed. Surface water from plot shall not be entered on MIDC Road.
- 6) Temporary structures shall not be allowed except during construction period, after obtaining prior approval from Executive Engineer, & the same shall be demolished immediately, within one month from completion of approved construction.
- 7) During the period of construction of stacking of material shall be done only in the area of plot allotted. In no case material is to be stacked





along MIDC roads & open plot area without approval from Executive Engineer.

- 8) The boundary marks demarcating the boundaries shall be properly preserved & kept in good condition & shown to the departmental staff as & when required.
- 9) **No Tube-well / Bore-well or Open - well shall be constructed by the plot holder without prior written permission.**
- 10) Works of water supply, drainage shall be carried out through licensed plumber only, and as per water supply regulations of the Department. Separate approval of drainage / water supply connection plans is to be obtained from the Executive Engineer, prior to construction.
- 11) Plans for any future additions, alterations & extensions will have to be got approved from this office as well as from the Departments competent to do so.
- 12) The present approval to plans does not pertain to approval to the structural Designs and R. C. C. members, foundation etc. It is only a locational approval to the structures with reference to the plot boundaries.
- 13) In case any power lines are passing through the plot, the plot-holder should approach to the M. S. E. D. C. L and obtain a letter specifying the vertical and horizontal clearance to be left the & plan his structures accordingly.
- 14) Wherever a compound wall is to be constructed the Gate Should open inside the plot and if the plot is facing on two or more sides of the roads then Gate shall be located at least 15 meters from the corner of junction of roads.
- 15) The waste effluent from the treatment work should be soaked in soak-pit, if sewer lines are not available in the area. In case if sewerage system of MIDC is functioning, effluent should be connected to drainage manhole after getting the drawings approved. Storm water flow from rain water pipe is to be connected to MIDC's sewerage system. Further any waste effluent is to be let out in MIDC's sewerage system, the same shall be treated to conform to standards laid by Maharashtra Pollution Control Board of Maharashtra Government after obtaining it's consent, under section 28 of the Act.
- 16) Plot holder should make his own arrangement for 24 hours storage of water by constructing underground water storage tank of required capacity as uninterrupted water supply cannot be guaranteed by the department.
- 17) In case water streams are flowing through the plot allotted, the plot holder has to ensure that the maximum quantity of rainwater that flows at the point of entry of the stream is allowed to flow uninterrupted through the plot and the point of out flow of the original stream. The point of entry and exit of the natural stream must not be changed. The detailed Plans, Section and Designs,



- allowing maximum expended discharge of rainwater through the plot has to be furnished to this office. No work of filing of plot and diversion of nalla, should be undertaken unless a written permission for work proposed is got approved from the Executive Engineer.
- 18) This permission stands cancelled if no construction work is started within 12 months from the date of issue of this letter. Date of starting construction work and date of completion should be informed to the Deputy Engineer in charge immediately.
  - 19) The breach of any of these stipulations shall render the plot holder liable for action as provided in MID Act. 1961 (MAH-III of 1962) and regulations made and also terms of lease and schedule of penalties as prescribed by the Corporation, for this purpose.
  - 20) Corporation has got power to add, to amend, to vary, to rescind any provisions of regulations from time to time as it may deem fit, & the plot holder has to abide by these rules & regulations.
  - 21) As soon as the building work is completed, plot holder should approach the Deputy Engineer, MIDC Sub-Division Gadhinglaj and get work inspected and building should not be occupied unless **Building Completion Certificate** is issued by this office.
  - 22) This approval is subjected to permission of competent authority under Urban Land Ceiling and Regulation Act, 1976.
  - 23) The Plot holder shall at his own expenses within a period of one year from the date hereof, plant trees in the space of the periphery of said land (One tree per 100 sq.mtr & one tree at a distance of 15 meters on the frontage of road but within plot or part thereof.) & shall maintain the trees so planted in good condition through out the terms hereby agreed to be created under their present.
  - 24) Plot holder shall utilise the said open space for the purpose of planting trees & for no other purpose whatsoever.
  - 25) **On completion of construction up to Plinth level**, the plot holder should invariably approach the concerned Deputy Engineer, to inspect the construction completed up to plinth level & obtain **Plinth Level Completion Certificate**, else further construction will be treated as illegal & will have to be demolished.
  - 26) No Objection Certificate / Consent shall be obtained from the M. P. C. Board & shall be produced to this office. In this connection, you are requested to please contact the Maharashtra Pollution Control Board on the address given below:-  

**Regional officer,  
Maharashtra Pollution Control Board,  
Udyog Bhavan, Ground Floor, Nagala Park, Kolhapur.**
  - 27) The plot shall be used for the purpose for which it is allotted. In any misuse of plot or change in utilization of plot/ constructed area will found, then plan approval and BCC if given will stand cancelled, which please be noted.
  - 28) Please submit rain water harvesting plan and get it approved at the earliest.
  - 29) The B.C.C. shall be issued subject to "Final No Objection Certificate" from the Fire Department of MIDC.





30 It is note that, any type of construction in future till the expiry of period is not permitted in the approved parking area. Parking area as shown in site plan.

One set of plan, received from you vide your letter No cited above is returned herewith duly approved for your information and further needful in the matter.

Please acknowledge the receipt.

Thanking you,

Yours faithfully,

(A.G.Ranange)

**Deputy Engineer**

**MIDC Sub-Division Gadhinglaj**

- Copy submitted to the Executive Engineer, MIDC, Division Kolhapur for favour of information please.  
Encl.:- Set of approved Plans.
- Copy submitted to the Regional Officer, MIDC, Kolhapur for favour of information please.
- Copy to Guard File.

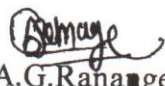
<b>DISHA MAN -V- VIKAS KENDRA</b>	
<b>GADHINGLAJ, DIST. KOLHAPUR, 416 502</b>	
INWARD NO. _____	DATE: _____
Secretary _____	
Treasurer _____	
Vice-President _____	
President _____	MARKS



No.DE/GAD/P-19/ 199 /of 2011 dt.20/04/2011

Issued by Deputy Engineer, MIDC, Sub-Division Gadhinglaj address to the allottee of plot No. P-19 in Gadhinglaj Industrial Area allotted to M/s.Disha Shikshan V Vikas Kendra.

Sr. No	Dr. No. & Date	Name of Architect's Firm	Name of unit	Built-up area approved in sqm				Remarks
				Lower Gr. Floor	Gr. Floor	1 <sup>st</sup> Floor	2 nd floor	
1	2	3	4	5	6	7	8	9
<b>A) Previous permission granted Vide letter No. Nil dt.Nil</b>								
---Nil---								
<b>Note:-</b> This permission is now treated as cancelled / continued.								
<b>B) Fresh Permission granted vide letter No.DE./GAD/P-19/ 199 /2011 Dt.20/04/2011</b>								
		Mr. Ravindra Dinkar Deshpande Navi Mumbai	College building, staff room, halls and other building and toilet block etc.	1257.61	1776.72	1802.13	1802.13	
<b>Total Proposed Built up Area</b>				<b>6638.61 sqm</b>				
FSI Consumed = $\frac{6638.61 \text{ sqm}}{39700.00 \text{ sqm}}$ = 0.16 sqm								

  
 (A.G.Ranage)  
 Deputy Engineer  
 MIDC Sub-Division Gadhinglaj



# Maharashtra Industrial Development Corporation

( A Government Of Maharashtra Undertaking)



Tel : +91-231-2658371 +91-231-2663612  
Fax : +91-231-2657587  
E-mail : rokolhapur@midcindia.org

Regional Office, Kolhapur  
Udyog Bhavan,  
Nagala Park,  
Near Collector Office,  
KOLHAPUR  
416003

No. KOP\GAD\ 1451

Date : 23-March-2006

27/3/2006

Sub : GADHINGLAG INDUSTRIAL AREA  
Allotment of land at...

Ref : Application dated 27-Jan-2006 received from

DISHA SHIKSHAN & VIKAS KENDRA, GADHINGLAJ

## : ORDER :

Sanction is hereby accorded to the allotment of land admeasuring 20,000 Square Meters Comprising of Plot No. P-19 in GADHINGLAG INDUSTRIAL AREA to DISHA SHIKSHAN & VIKAS KENDRA, GADHINGLAJ & having its office at POST BOX NO. 10, GADHINGLAJ, DIST-KOLHAPUR-416 502 for setting up of EDUCATION INSTITUTE subject to the payment of the premium of Rs.6,00,000/- (Rs. Six Lakhs only) calculated at the rate of Rs.30/- per Square Meter and subject to the following conditions.

- 1) The amount of earnest money received with the application will be appropriated towards the amount of premium. The allottee shall pay the sum of Rs. 3,00,000/- ( Rs. Three Lakhs only ) being the balance amount of the premium within a period of 30 days from the date of receipt of this order, by DD drawn in favor of Regional Officer, MIDC, Kolhapur Payable at Kolhapur.
- 2) In case the allottee fails to pay the balance amount of premium within the period mentioned above, the allotment shall be liable to cancelled without further notice.
- 3) In the event of the allotment being cancelled as foresaid the corporation will be entitled to forfeit the whole of the earnest money received with the application.
- 4) The terms & conditions of allotment of land will be those contained in the standard form of agreement to lease and the lease annexed thereto & in substance are as follows.
  - a) The allottee shall enter into an agreement to lease in the form prescribed by Corporation & on performance of the conditions will be entitled to lease for the term of ninety five (95) years to be computed from the date of execution of the agreement to lease and renewable for one further term of 95 years on payment of premium and on such terms and conditions as may be determined by the Corporation at the time of renewal.
  - b) The annual ground rate rent of Rs. 1/- per annum is payable in respect of the plot of land allotted.
  - c) The allottee shall get the plan and specification of the proposed education building duly approved from the Executive Engineer of the said Industrial area and complete the said building in accordance with approved plans and shall obtain a completion certificate from the Executive Engineer of the said industrial area within a prescribed period.





d) The allottee shall not directly or indirectly transfer or assign the benefits of interest in the agreement lease or part with possession of the land or any part thereof without previous consent of the corporation who may refuse or grant it subject to such condition as the corporation may think fit including a condition for payment of additional premium.

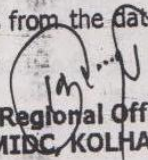
e) The allottee shall be entitled to use land for the purpose of a Education but not for the purpose of a factory for any of the obnoxious industries specified in the annexure set out in the schedule to the agreement to lease and shall not use the said land or any part thereof for an other purpose not for the purpose of any factory which may be obnoxious, offensive by reason of emission of odor, liquid effluvia, dust, smoke, gas, nuisance, vibration or fire hazards.

f) The other terms and conditions of allotment shall be those contained in the prescribed form of agreement to lease & the lease.

g) The stamp duty in respect of preparation & execution of the agreement to lease & its duplication as also the lease & its duplication in respect of the allotted plot of land as also the legal costs for the preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.

The allottee may submit his application for telephone connection to the concern telephone authority immediately, after taking over the possession of the plot. This will enable the telephone authorities to build up a waiting list & ensure proper planning to provide timely telephone connection to the industrial units in the area.

Please also note Agreement to Lease will be signed with you within 30 days from the date of receipt of Balance Occupancy Premium Amount.

  
Regional Officer  
MIDC, KOLHAPUR

To,

**DISHA SHIKSHAN & VIKAS KENDRA, GADHINGLAJ**  
POST BOX NO. 10,  
GADHINGLAJ,  
DIST-KOLHAPUR-416 502

Copy Submitted to :

1) The Executive Engg. , MIDC , Division Kolhapur.

Copy f.w.c.s. to :

1) The Deputy Engineer , MIDC Gadhinglaj Sub-division, Ajara Road, Gadhinglaj.



**Maharashtra Industrial Development Corporation**

( A Government Of Maharashtra Undertaking )



Tel : +91-231-2658371 +91-231-2663612  
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E-mail : [rokolhapur@midcindia.org](mailto:rokolhapur@midcindia.org)

Regional Office, Kolhapur  
Udyog Bhavan,  
Nagala Park,  
Near Collector Office,  
KOLHAPUR  
416003

No. KOP\GAD\ 1452

Date : 27 March-2006  
27/3/2006

Sub : GADHINGLAG INDUSTRIAL AREA  
Allotment of land at...

Ref : Application dated 27-Jan-2006 received from

**DISHA SHIKSHAN & VIKAS KENDRA, GADHINGLAJ**

**: ORDER :**

Sanction is hereby accorded to the allotment of land admeasuring **19,720** Square Meters Comprising of Plot No. **OS-8** in **GADHINGLAG INDUSTRIAL AREA** to **DISHA SHIKSHAN & VIKAS KENDRA, GADHINGLAJ** & having its office at **POST BOX NO. 10, GADHINGLAJ, DIST-KOLHAPUR-416 502** for setting up of **PLAYING GROUND** subject to the payment of the premium of **Rs.5,91,600/- (Rs. Five Lakhs Ninety One Thousand Six Hundred only)** calculated at the rate of **Rs.30/-** per Square Meter and subject to the following conditions.

- 1) The amount of earnest money received with the application will be appropriated towards the amount of premium. The allottee shall pay the sum of **Rs. 2,91,600/- ( Rs. Two Lakhs Ninety One Thousand Six Hundred only)** being the balance amount of the premium within a period of 30 days from the date of receipt of this order, by DD, drawn in favor of **Regional Officer, MIDC, Kolhapur** Payable at Kolhapur.
- 2) In case the allottee fails to pay the balance amount of premium within the period mentioned above, the allotment shall be liable to be cancelled without further notice.
- 3) In the event of the allotment being cancelled as foresaid the corporation will be entitled to forfeit the whole of the earnest money received with the application.
- 4) The terms & conditions of allotment of land will be those contained in the standard form of agreement to lease and the lease annexed thereto & in substance are as follows.
  - a) The allottee shall enter into an agreement to lease in the form prescribed by Corporation & on performance of the conditions will be entitled to lease for the term of ninety five (95) years to be computed from the date of execution of the agreement to lease and renewable for one further term of 95 years on payment of premium and on such terms and conditions as may be determined by the Corporation at the time of renewal.
  - b) The annual ground rate rent of Rs. 1/- per annum is payable in respect of the plot of land allotted.
  - c) The allottee shall get the plan and specification of the proposed **Playing Ground** duly approved from the Executive Engineer of the said Industrial area and complete the said building in accordance with approved plans and shall obtain a completion certificate from the Executive Engineer of the said industrial area within a prescribed period.





d) The allottee shall not directly or indirectly transfer or assign the benefits of interest in the agreement lease or part with possession of the land or any part thereof without previous consent of the corporation who may refuse or grant it subject to such condition as the corporation may think fit including a condition for payment of additional premium.

e) The allottee shall be entitled to use land for the purpose of a **Playing Ground** but not for the purpose of a **factory** for any of the obnoxious industries specified in the annexure set out in the schedule to the agreement to lease and shall not use the said land or any part thereof for any other purpose not for the purpose of any factory which may be obnoxious, offensive by reason of emission of odor, liquid effluvia, dust, smoke, gas, nuisance, vibration or fire hazards.


f) The other terms and conditions of allotment shall be those contained in the prescribed form of agreement to lease & the lease.

g) The stamp duty in respect of preparation & execution of the agreement to lease & its duplication as also the lease & its duplication in respect of the allotted plot of land as also the legal costs for the preparation and execution of these documents including the registration fees shall be borne and paid by the allottee alone.

h) The allottee shall use the Plot/Open Space only for Playing Ground purpose. No other Building construction is allowed on the said Plot/Open Space.

The allottee may submit his application for telephone connection to the concern telephone authority immediately, after taking over the possession of the plot. This will enable the telephone authorities to build up a waiting list & ensure proper planning to provide timely telephone connection to the industrial units in the area.

Please also note Agreement to Lease will be signed with you within 30 days from the date of receipt of Balance Occupancy Premium Amount.

  
Regional Officer  
MIDC, KOLHAPUR

To,

✓ **DISHA SHIKSHAN & VIKAS KENDRA, GADHINGLAJ**  
POST BOX NO. 10,  
GADHINGLAJ,  
DIST-KOLHAPUR-416 502

Copy Submitted to :

1) The Executive Engg. , MIDC , Division Kolhapur.

Copy f.w.c.s. to :

1) The Deputy Engineer , MIDC Gadhinglaj Sub-division, Ajara Road, Gadhinglaj.