

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED****REGD. OFFICE :**

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Ref. No. CIDCO/NAINA/STP/BP-79/2017/151

Date : 14/03/2017

To,

Mr. Ravi Gulab Khubchandani, Mr. Uraaz Santosh Bahl, Mr. Riaz Battivala,  
Capt. Avtejinder Singh Mann, Mr. Santosh J. Bahl, Dr. Amrjit Singh,  
Mr. Zahan Battivala, and M/s Swaroop Agencies Pvt Ltd,  
92A, Meher Apartments, Altamount Road,  
Mumbai 400026

Subject: Proposed Special Township Project (STP) on land bearing Survey Numbers 38/0, and other of Village-Khanavale, Taluka-Panvel, District- Raigad, and Survey Numbers 6/1, and other of Village,-Talegaon, Taluka- Khalapur, District- Raigad.

**Approval to Social Housing , economic activity and pro-rata Phase-1 Residential**

- Ref:
1. GoM notification dated 10/03/2006, 30/06/2014 and 01.01.2014
  2. Location Clearance granted by GoM vide Notification No TPS. 1710/1042/C.R. 29/12/UD-12 dated 6/09/2014
  3. GoM Letter No टीपीएस-१८१५/अनौस/७८/१५/नावि-१३ dated 18/03/2016
  4. Layout approved by this office vide No. CIDCO/NAINA/STP/BP-79/Layout/2016/4261, dated 09/08/2016
  5. N.A. measurement plan bearing No अ.ता.वि.शे.मो.र.न.३६४/२५/११/२०१६ and अ.ता.वि.शे.मो.र.न.२९५/०३/१२/२०१६, issued by Land records Department
  6. Provisional Fire NOCs No. Authority/FIRE/KHR/2015/ 299 & 278 & 280, dated 21/12/2015
  7. Consultation report of Jt Director of Town Planning Konkan Division dated 27/10/2016 and 09/12/2016
  8. Bank Guarantee No.13940100006503 dated 11/01/2017, issued by Axis Bank
  9. Development charges of Rs 3,56,60,500/- paid vide receipt NO 467443, dated 02/03/2017
  10. Application of your appointed architect dated 28/12/16, 05/01/17 & 09/02/17

Sir/ Madam,

With reference to your application dated 28/12/2016 and 05/01/2017 for grant of development permission to the proposed STP under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), and to carry out development work of buildings on subject land, the building plan approval, vide letter No. CIDCO/NAINA/STP/BP-79/CC/2017/152 dated 14/03/2017, as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.

Yours faithfully,

  
(Smita S. Shirodkar)

Associate Planner (NAINA),  
Authority

Encl: As above

CC to:

1. Ar. Dinesh Nayak & Asso.,  
Trimurti Society, Near Virupaksh Mandir,  
Shivaji Road, Panvel 410206
2. The District Collector,  
Office of the Collector, Revenue Dept,  
Near Hirakot Lake, Alibag,  
Dist-Raigad 402201
3. Dy Superintendent of Land Records,  
Agri Samaj Hall, 1st floor,  
Panvel, 410206
4. Dy Superintendent of Land Records,  
Khalapur, Tal-Raigad
5. The Divisional Joint Director of Town Planning,  
3<sup>rd</sup> floor, Konkan Bhavan,  
CBD Belapur, Navi Mumbai 400614
6. The Desk Officer, UD-12,  
Urban Development Department, Government of Maharashtra,  
4th floor, Mantralaya, Madam Cama Road,  
Hutatma Rajguru Chowk, Nariman Point,  
Mumbai - 400032
7. MSRDC Ltd.  
Opp.Bandra Reclamation Bus Depot,  
Near Lilavati Hospital, K.C.Marg, Bandra (West)-400050

o/c

**COMMENCEMENT CERTIFICATE FOR SOCIAL HOUSING, ECONOMIC ACTIVITY AND PRO-RATA PHASE-1  
RESIDENTIAL BUILDINGS**

The commencement for the buildings mentioned in this letter is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under.

- A) Location :** Survey Numbers 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2, 68/0, 81/2A, 81/2B, 40/0, 47/2, 50/12, 50/13, 69/0, 41/1, 41/2, 44/3, 47/1, 71/0, 36/2, 37/1, 37/2, 78/0 of Village-Khanavale, Taluka-Panvel, District- Raigad, and Survey Numbers 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/1/1, 7/1/2, 7/1/3, 7/1/4, 7/1/5, 7/1/6, 7/1/7, 7/1/8, 7/1/9, 7/1/10, 7/1/11, 7/1/12, 7/1/13, 7/1/14, 7/1/15, 7/1/16, 7/1/17, 7/1/18, 7/1/19, 7/1/20, 7/1/21, 7/1/22, 7/1/23, 7/1/24, 7/1/25, 7/1/26, 7/1/27, 7/1/28, 7/1/29, 7/1/30, 7/1/31, 7/1/32, 7/1/33, 7/1/34, 7/1/35, 7/1/36, 7/1/37, 7/1/38, 7/1/39, 7/1/40, 7/1/41, 7/1/42, 7/1/43, 7/1/44, 7/1/45, 7/1/46, 7/1/47, 7/1/48, 7/1/49, 7/1/50, 7/1/51, 7/1/52, 7/1/53, 7/1/54, 7/1/55, 7/1/56, 7/1/57, 7/1/58, 7/1/59, 7/1/60, 7/1/61, 7/1/62, 7/1/63, 7/1/64, 7/1/65, 7/1/66, 7/1/67, 7/1/68, 7/1/69, 7/1/70, 7/1/71, 7/1/72, 7/1/73, 7/1/74, 7/1/75, 7/1/76, 7/1/77, 7/1/78, 7/1/79, 7/1/80, 7/1/81, 7/1/82, 7/1/83, 7/1/84, 7/1/85, 7/1/86, 7/1/87, 7/1/88, 7/1/89, 7/1/90, 7/1/91, 7/1/92, 7/1/93, 7/1/94, 7/1/95, 7/1/96, 7/1/97, 7/1/98, 7/1/99, 7/1/100 of Village-Talegaon, Taluka- Khalapur, District- Raigad.

**B) Land use (predominant)**

As per sanctioned Regional Plan of Mumbai Metropolitan Region, the land falls in following zones:

Survey Numbers	Zone
S. No 30, 32, 36, 37, 39, 41, 42, 43, 44, 47, 50, 68 Village Khanavale and S. No 4,5,6,7,8,9 V1234 Village-Talegaon	G-1
Village Khanavale- S.no. 69,70,71,72,73,74,75,76,78	Forest
Village Khanavale- S.no. 38,40,81	Partly G-1 and partly Forest

As per draft regional plan of MMR (2016-36), the said land falls under G-1 Zone, and the proposed buildings falls outside 30 M buffer from forest Zone.

The Jt. Director of Town Planning, Konkan Division vide letter dated 27/10/2016 and 09/12/2016 have given consultation to the proposed buildings in accordance with clause No 7(c) of STP Notifications.

**C) Details of proposal and built-up area of buildings:**

Area statement		
Sr.No.	Description	Area (in Sq.M.)
<b>A</b>	<b>Layout area details</b>	
1	Area of land as per 7/12 extracts	435286
	Area of land as per NA measurement plan	431675.63
	Area of land as per triangulation	431675.64
2	Area of land considered in proposal (least of above)	431675.63
3	Area of land having Slopes greater than 22.5 deg	82271.608
4	Area Excluding the Slopes	349404.02



5	Total BUA permissible (including EWS housing) as per 0.6 i.e (5+0.1) FSI	209642.41 (174702.01+34940.40)
B	<b>Phase-I residential area details</b>	
1	Area of land as per NA measurement plan	30175.177
	Area of land as per triangulation and approved layout	30175.177
2	Permissible BUA in RZ-1 as per approved layout	56332.381
3	Proposed Residential BUA	54169.576
4	Proposed Economic Activity (commercial component/shops) in Ph-1 Plot	840.016
C	<b>Commercial Plot area details</b>	
1	Area of land as per NA measurement plan	11785.516
	Area of land as per triangulation and approved layout	11785.516
2	Permissible BUA in CZ-1 as per approved layout	24293.84
3	Proposed Commercial BUA/Economic activity in CZ-1	10727.89
4	Balance BUA in CZ-1 Plot	13565.95
5	Total Economic activity proposed (B-4)+(C-3)	11567.906
D	<b>EWS-1 Plot area details</b>	
1	Area of land as per NA measurement plan	6555.302
	Area of land as per triangulation and approved layout	6555.300
2	Permissible BUA in EWS, Ph-1 plot as per approved layout	12975.054
3	Proposed EWS BUA in EWS-1/EWS( Ph-1) plot.	11946.502
4	Balance BUA in EWS-1/EWS( Ph-1) plot	1128.552

Details of buildings and no of tenements in each building is as under

Details of Buildings								
Sr. No	Bldg. No	Wing/block	No with	No of units	Predominant use	No of Floors	BUA Sq. M	in
Residential Phase-I								
1	Tower 1	Wing A		87	Residential	Gr + upper 13 resi. floor	21982.240	
		Wing B		100		Gr (earth filling) + upper 12 resi. floor		
		Wing C		84		Stilt + upper 12 resi. floor		
2	Tower 2	Block D		89	Residential	Gr + upper 13 resi. floor	11688.555	
		Block E		52		Gr (earth filling) + upper 13 resi. floor		
3	Tower 3	Wing F		82	Residential	Lower Stilt + upper stilt + Gr + upper 13 residential floors	20598.781	
		Wing G		106				
Economic activity/commercial component in Residential Phase-I Plot								
1	Tower 2			5	Commercial	Ground (double ht.)	492.01	
2	Tower 3	Wing F		3	Commercial	348.006	348.006	
Commercial Building								