

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

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CIN-U99999MH1970SGC-014574Ref. No. CIDCO/NAINA/Panvel/Vardoli/STP/BP-236/Layout/2017/988 **Date :** 12/12/2017**To,**

M/s Wadhwa Construction and Infrastructure Pvt. Ltd.
301, Platina, 3rd Floor, Plot No. C-59, G-Block,
BKC, Bandra (East), Mumbai-400 098.

Sub: Proposed Special Township Project (STP) on land bearing Survey Numbers 40/1, and others (total 142 in numbers) at Village-Vardoli, Taluka-Panvel, District-Raigad.

- Approval to Layout Plan

- Ref:**
1. GoM notification dated 13/03/2006 and 30/06/2014.
 2. Location Clearance granted by the UDD GoM vide Notification Number TPS. 1714/451/CR-70/15/UD-12, dated 2/12/2015.
 3. Letter of Intent issued by this office vide number CIDCO/NAINA/PLNG/STP/BP-236/LOI/2016/4968, dated 25/11/2016 and renewed dated 23/05/2017.
 4. Environment clearance granted by Environment Department vide No IA/MH/MIS/64748/ 2017; F.No. 21-258/2017-IA-III dated 13/10/2017.
 5. Consultation report of Jt Director of Town Planning Konkan division vide letter No जा.क्र. विशेषनगर वसाहत/मो.वार्दाळी/ता.पनवेल/सहसंकोवि/1500 दि. 01/08/2017.
 6. Development Charges paid vide receipt number 478165 dated 07/12/2017
 7. Your application dated 01/01/2016 and 07/12/2017

Sir/ Madam,

With reference to your application dated 01/04/2016 and 07/12/2017 for grant of layout approval to the subject STP under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), to carry out development work on subject land, the layout approval, vide letter No. CIDCO/NAINA/Panvel/Vardoli/STP/BP-236/Layout/2017/989 dated **12/12/2017**, as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.

Yours faithfully,

**(Bhushan Chaudhari)**

Associate Planner (NAINA), CIDCO

Encl: As above

CC to:

1. M/s Hiten Sethi Architects,
Ground Floor, Yayati CHS,
Plot No. 9, Sector - 58A,
Palm Beach Road, Nerul,
Navi Mumbai – 400 706.
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. The Divisional Joint Director of Town Planning,
3rd floor, Konkan Bhavan,
CBD Belapur, Navi Mumbai 400614
5. The Desk Officer, UD-12,
Urban Development Department, Government of Maharashtra,
4th floor, Mantralaya, Madam Cama Road,
Hutatma Rajguru Chowk, Nariman Point,
Mumbai - 400032
6. Matheran Monitoring Committee,
Matheran Nagar Parishad Samiti Sabhgruh,
Matheran, Taluka-Karjat, District-Raigad


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LAYOUT APPROVAL

The commencement for layout is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

A) Location : Proposed Special Township Project (STP) on land bearing Survey Numbers 40/1, 40/2, 40/3, 40/4, 40/5, 43/0, 44/1, 44/2, 45/0, 46/2/1, 46/2/2, 46/3, 48/16, 50/1(Pt), 50/2, 51/1, 51/2, 51/4, 51/5, 52/0, 53/0, 54/0, 55/4, 56/1, 56/2, 56/3, 56/4, 56/5, 57/1, 57/3B, 57/4, 59/2, 59/3, 59/5, 60/1, 60/2(Pt), 60/3, 60/4, 61/1, 61/2, 62/1, 62/2, 63/1, 70/2, 70/3, 71/1, 71/2/A, 71/3, 71/4, 71/5, 71/7, 113/2, 113/4, 113/5, 115/5, 115/6, 115/7(Pt), 117/13, 117/14, 117/15(Pt), 117/16, 117/17, 117/18(Pt), 117/19(Pt), 117/20(Pt), 117/21/1(Pt), 117/24(Pt), 117/26(Pt), 117/28(Pt), 117/29, 117/30, 117/31, 117/32, 118/0, 119/2, 119/3, 119/5, 119/6, 119/7, 119/8, 119/9, 119/10, 119/11, 119/13, 119/15, 119/16, 119/17, 119/18(Pt), 119/19, 119/20, 119/21, 119/22, 119/23, 119/24, 119/25, 119/26(Pt), 119/29(Pt), 119/32(Pt), 120/2, 121/0, 122/1A, 122/2, 122/3, 122/4, 122/5, 122/6, 122/8, 123/1, 123/2, 124/1, 124/2, 125/0, 126/0, 127/0, 128/1, 128/2, 128/3, 128/4, 128/5, 128/6(Pt), 128/7, 128/8, 128/9, 128/11, 128/12, 128/13, 128/14(Pt), 128/15, 128/16, 128/17, 128/18, 128/19(Pt), 128/21(Pt), 131/11(Pt), 131/12(Pt), 131/13(Pt), 136/2(Pt), 137/1, 137/2, 137/3, 145/2, and 146/0 (total 142 in numbers) at Village-Vardoli, Taluka-Panvel, District-Raigad.

B) Land use (predominant)

As per sanctioned and draft Regional Plan of Mumbai Metropolitan Region, draft and modified draft DP of NAINA, the land falls in following zones:

Sanctioned MMR RP:	Urbanisable-1 (U-1) Zone
Draft MMR RP:	Institutional Zone
Draft DP and Modified Draft DP:	'Predominantly Residential Zone' (R-1) Land is affected by the Reservation of Park (348-P), Playground (350-PG), Growth Center (346-GC) and 24.00m & 36.00 m wide DP road.

C) Details of area and land under various zones is as under:

PLOT AREA STATEMENT		AREA IN SQ.M
1	Area of the Plot as per Location Clearance	574504.00
2	Deductions	
a	As per Divisional Commissioners NOC	13560.00
b	Land excluded as per Forest NOC	1570
c	Area under existing road	1302
3	Area considered for the Layout permission	558072.00
4	Area as TILR	557400.88

5	As per as per Physical Survey	557400.88
6	Gross area of the Project	557400.88
7	Deductions	
a	Land under Hill Slopes	91778.60
b	Land under DP reservations	As per Draft DP Deduction Not Required
8	Net Plot Area	465622.29
9	FSI Permissible	
	a. Normal FSI	1.00
	b. Premium FSI	0.00
	c. Total Permissible FSI	1.00
	d. Maximum Permissible Built Up Area *	465622.29
10	Trees to be planted*	
	* At the rate of 150 trees per Ha	

LAND USE STATEMENT		LAND AREA REQUIRED (IN SQ.M)	LAND AREA PROVIDED (IN SQ.M)
A	Project Area	557400.88	
B	Area Under Slopes	91778.60	91778.60
C	Net plot area	465622.29	
D	Land to be Surrendered to CIDCO (A X 15%)*	83610.13	83869.00
E	Open Space (10% OF A)	55740.09	56360.91
E1	PARKS (1/3 x E)	18580.03	18750.05
E2	Playground (2/3 x E)	37160.06	37610.86
F	Amenities (5% OF A)	27870.04	27932.00
G	Growth Center	-	4555.08
H	Schools with PG	-	57146.18
H1	Schools	-	18098.75
H2	School Playground	38250.00	39047.43
I	Health	10000.00	10190.54
J	Economic Activities	-	24186.57
K	Roads	-	86634.85
L	Utilities	-	13449.84
M	Land for Residential Development +Ews	-	101297.32
TOTAL			557400.88

- D) This layout approval is to be read along with the accompanying drawings bearing CIDCO/NAINA/Panvel/Vardoli/STP/BP-236/Layout/2017/989, dated 12/12/2017.

- F) This approval for layout commencement shall remain valid for a period of one year. Thereafter revalidation shall be done in accordance with provision under Section – 48 of MR&TP Act- 1966 and as per relevant regulations of the Development Control Regulations in force.
1. This layout approval is liable to be revoked by the Corporation if:
- The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plan.
 - Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - The Managing Director, CIDCO, is satisfied that the approval is obtained /produced by the applicant by fraudulent means or by misrepresentation of facts, and the applicant and every person deriving title through or under him, in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning (MR&TP) Act, 1966.

GENERAL CONDITIONS

2. The applicant shall :-

- Inform to the Corporation immediately after starting the development work in the land under reference.
- Give written notice to the Corporation on final demarcation of various plots and completion of WBM roads in the layout & obtain completion certificate for the work commenced in accordance with approved layout.
- Give written notice to the Corporation regarding completion of the work.
- Permit authorized officers of the Corporation to enter the premises for the purpose of inspection.
- Pay to the Corporation the development charges as per provisions stipulated in the Maharashtra Regional & Town Planning Act 1966, amended from time to time, and other costs, as may be determined by the Corporation for provision and/or upgradation of infrastructure.
- Always exhibit a certified copy of the approved plan on site.
- As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19th July, 1994 for all buildings following additional conditions shall apply.
- As soon as the development permission for new construction or re-development is obtained by the Owners/Applicant, he shall install a 'Display Board' at a conspicuous place on site indicating following details :-
 - Name and address of the owner/applicant, Architect and Contractor.

- b) Survey Number/City survey Number, Ward number, village and Tahsil name of the Land under reference along with description of its boundaries.
 - c) Order Number and date of grant of development permission or re-development permission issued by the Corporation.
 - d) Plot area statement and FSI permitted on each plot.
 - d) Proposed Number of Residential & Commercial Units in each plot
 - e) Address where copies of detailed approved plans shall be available for inspection.
 - ii. A notice in the form of an advertisement, giving all the details mentioned in (i) above, shall be published in two widely circulated newspapers one of which should be in regional language.
3. The bank guarantee of Rs. 92,700,000.00/- (Rupees Nine Crore Twenty Seven lakhs only) furnished by IDFC Bank Limited, with the Authority with a view to assure performance by the Owners to develop and maintain the infrastructure and development in the Special Township shall be revoked in the event of breach of any conditions of the Bank Guarantee and Agreement executed by the owners.. Such forfeiture shall be without prejudice to any other remedy or right of the Corporation
4. The responsibility of authenticity of the documents vests with the applicant and his appointed licensed Architect/Engineer.
5. This permission does not entitle the applicant to develop the land which does not vest with him.
6. The conditions of this approval shall be binding not only on the applicant but also on his successors, and every person deriving title through or under them.
7. The provisions in the proposal which are not in conformity with the applicable Development Control Regulations and other Acts are deemed to be not approved.
8. The grant of this permission is subject to the provisions of any other law for the time being in force and that may be applicable to the case and getting clearances from the Authorities concerned.
9. The applicant shall not take up any development activity on the aforesaid property till the court matter pending if any, in any court of law, relating to this property is well settled.
10. The land vacated in consequence of the enforcement of the set-back rule, as may be prescribed by the Authorities, shall form part of the public street.
11. The applicant shall keep the land free from encumbrances, which will be required for proposed road, railway, and any other infrastructure facilities, as may be required for DP reservations and to accommodate the reservations of the authorities such as MMRDA, NHAI, PWD, DFCC etc.

12. The applicant shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labor Department, GoM from time to time, for labors working on site.
13. Neither the granting of this permission nor the approval of the drawings and specifications, nor the inspection made by the officials during the development shall in any way relieve Owner/Applicant/Architect/Structural Engineer/Applicant of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
14. The applicant shall co-operate with the officials/representatives of the Corporation at all times of site visit and comply with the given instructions.
15. It shall be responsibility of the applicant to inform in writing to the village officer and the Tahsildar within thirty days from the date of this permission regarding change of use of the land. The applicant shall also pay necessary non-agriculture assessment of these lands and submit copy of the receipt to this office

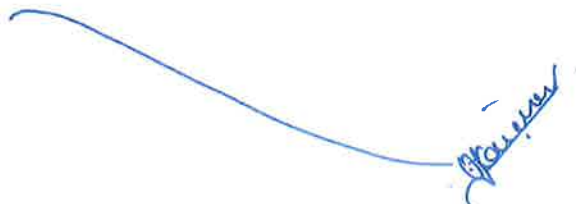
SPECIFIC CONDITIONS

16. As per stringency, it shall be mandatory for the developer to surrender 15% land at this stage to SPA-NAINA, in consultation with the CEO.

As per Modified Draft DP DCPR of NAINA for 201 villages, land to be surrender is 7.5% of gross area at par with the provisions of Sanctioned IDP DCPR of NAINA of 23 villages. After approval of DCPR of 201 villages, percentage of land surrender may change. In such circumstances, it shall be responsibility of the applicant to get amended layout permission from CIDCO

17. All conditions of Divisional Commissioner NOC no. कार्य 2/जमिन-2/सीआर-810/2016, दि 20/6/2016 and 04/10/2017 shall be binding on the applicant. Survey number 121/0, 40/4, 44/2, 119/16, 128/15, 115/7 (6 in numbers) are not considered in layout permission in accordance with this NOC.
18. All the conditions mentioned in Chief Forest Conservator, Thane NOC vide number कक्ष-6(3)/20/जमीन/209/16-17, दि 17/9/2016 shall be binding on the applicant.
19. All the conditions mentioned in Environment clearance granted by Environment Department vide No IA/MH/MIS/64748/ 2017; F.No. 21-258/2017-IA-III dated 13/10/2017 shall be binding on the applicant. In case of any change, in the conditions and contents of EC, you shall obtain revised clearance from Environment Department.
20. No construction shall be permissible on the lands having slope equal to or more than 1:5, in the said Project, whether such lands are specifically marked as such on the Development Plan/Regional Plan or not. No development activity shall be permissible and no development involving cutting/levelling/filling shall be allowed on such lands to provide city level amenities like Play Ground, Gymnasium, Stadium, etc. Also FSI of such land shall not be permissible. It shall be binding on the Applicant Company to conserve all the area of hill-tops/hill-slopes and to keep the same free from any development.

21. All the conditions mentioned in STP Notification dated 10/03/2006, 01/01/2014 and 30/06/2014 and any subsequent Notifications shall be binding on the applicant. The applicant shall scrupulously follow these Notifications.
22. All the conditions mentioned in Location Clearance granted by the UDD GoM vide Notification Number TPS. 1714/451/CR-70/15/UD-12, dated 2nd December, 2015 shall be binding on the applicant.
23. All the conditions mentioned in Letter of Intent issued by this office vide number CIDCO/NAINA/PLNG/STP/BP-236/LOI/2016/4968, dated 25/11/2016 and renewed dated 23/05/2017 shall be binding on the applicant.
24. JDTP has given consultation remarks on subject proposal through letter No जा.क्र. विशेषनगर वसाहत/मौ.वार्दोळी/ता.पनवेल/सहसंकोवि/1500 दि. 01/08/2017 which were put forward to VC & MD. The layout permission proposal is being granted in accordance with the approval given by VC & MD. The applicant shall submit the proposal of layout permission under ITP policy immediately after grant of this permission.
25. Building construction shall be taken only after 18m wide access available. You shall submit concrete proposal for land under Growth Center to be surrendered to CIDCO within 6 months from this permission by doing measurement of land from Land Records Department.
26. You shall submit details of ownership of propose road through which you will be seeking access to the propose ITP and this shall also include details of stretch of road passing through MESZ.
27. The land under minimum 18.00 meter wide access road, and other internal layout roads free of encumbrances shall be developed by the applicants to the satisfaction of the Authority.
28. No construction activity is permissible on S.no. 122.
29. Realignment and reshaping of reservation of Development Park and Playground and 18m road proposed by alignment of these reservations is subject to final approval of modified Draft DP of NAINA by Government of Maharashtra.
30. It shall be binding on applicant to provide NOC for water supply of adequate capacity while seeking permission for building construction.
31. The existing and proposed roads shall be kept open for the general public. The applicant shall permit the use of the internal access roads to provide access to adjoining lands.
32. This approval shall not be considered as a proof of ownership, for any dispute in any Court of law. In case of any suit pending in any court of law, the decision taken by Court or the Orders passed by the Court in such matter shall be binding on the applicant.



33. The applicant shall develop all on-site infrastructure including roads, water supply, power, solid waste disposal, storm water disposal, sewage disposal and any other infrastructure as may be prescribed by the Planning Authority at its own cost.
34. All the onsite infrastructure, i.e. roads, including R.P.roads, approach road, street lights, water supply and drainage system shall be provided and maintained in future by the applicant till urban local body is constituted for such area and the applicant shall also carry out development of amenity or proposals, if any designated in the Regional plan, in accordance with the prevailing regulations
35. The applicant would be required to develop proper internal distribution and maintenance systems for waters supply and distribution and shall specially undertake rain water harvesting, groundwater recharging and waste water recycling projects within the Township.
36. The applicant shall make suitable and environment friendly arrangements for the disposal and treatment of sewage and solid waste as per requirements of Maharashtra Pollution Control Board. Recycling sewage for gardening shall be undertaken by the applicant.
37. The applicant shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with MPCP. The applicant shall make provision for disposal of solid waste/garbage at approved site of land filling at his own cost.
38. The applicant shall ensure continuous and good quality power supply to township area. The applicant may draw the power from existing supply system or may go in for arrangement of captive power generation with the approval from concerned authority. If power is drawn from an existing supply system, the applicant shall before commencement of development, procure a firm commitment of power for the entire township from the power supply company.
39. The Township shall provide at least 10% of the total area as park/garden/playground with proper landscaping and open uses designated in the Township shall be duly developed by owner/applicant. This open spaces shall be open to general public without any restriction or discrimination.
40. The applicant shall provide public utilities/ amenities/ facilities be as per Govt. Norms and standards or as may be determined by CIDCO.
41. The Notifications / Orders issued by departments of irrigation, environment, pollution, public works, heritage, forest, health, forest, etc of the Government from time to time shall be binding on the applicant.
42. Consent of establishment shall be obtained from Maharashtra Pollution Control Board under Air and Water Act before commencing any work at site.
43. The BUA and number of tenements mentioned against each plot in the layout shall not exceed in any case.

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44. The applicant shall scrupulously follow the guidelines mention in the Environment clearance and make compliance of environment friendly measures mentioned in the clearance
45. The applicant shall not carry out any development on land not belonging to him or not having power of attorney in his favor to develop or the land either affected by ownership disputes/claims/encumbrances etc which shall be validated by the Competent Authority.
46. NA measurement map from land records office incorporating layout roads, plots designated for uses and open spaces etc in accordance with layout approved herewith shall be submitted while approaching to this office for phase-wise building permission proposal.
47. In case of any discrepancies observed in the approved plans vis-a-vis the consolidated map issued by DySLR, which will affect the layout, buildings etc with respect to the requirement of DCRs or any conditions in the NOC's that are not submitted prior to this approval, but are required to be or will be submitted subsequently (such as Railways, Highways, CRZ, Electric Authorities for HT lines, underground pipelines etc), the applicant shall have to accordingly amend the lay-out, locations of buildings etc and obtain fresh layout approval for the same from the Corporation and then only proceed with the

Records Office, the same submitted to this office, shall be binding on you.

for basic infrastructure provided unless the basic authority.

to be sold or otherwise subject to the conditions about these conditions

of sullage and sewage treatments, ensure that this

NOc while making

part thereof, of the plot in the above prescribed

opment has prescribed under Maharashtra (Urban

48. In case of dispute regarding measurement map issued by Land Records Office, the same shall be rectified/resolved and revised measurement map shall be submitted. Any changes suggested by Land Records office at later date shall be binding on you.

49. It would be obligatory on the part of the applicant firstly to provide basic infrastructure and as such no permission for sale of plot/flat shall be allowed until basic infrastructure is completed by the applicant to the satisfaction of A

50. In case of unavoidable circumstances, if the plot is intended to be disposed off by the applicant, it shall be done by the applicant, subject to the conditions mentioned in this order. He shall invariably make specific mention about the same in the deed to be executed by him.

51. If the applicant does not make adequate arrangements for disposal of waste before sale of the plots, he shall, through appropriate agreement, ensure that the obligation is cast upon the buyers of the plot or tenements.

52. The applicant shall follow the conditions mentioned in tree preservation order for development on subject land.

53. Every plot of land shall have at least 1 tree for every 80 sqm or more area. Where the number of existing trees in the plot is less than the above standard, additional number of new trees shall be planted.

54. Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under the Maharashtra (Area) Preservation of Trees Act, 1975, the same shall prevail.

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55. The applicant shall make entry of Special Township Project/ Integrated Township Project in the 7/12 extract of the Notified land under this project.
56. The formation level of the land shall be achieved as per the Engineering report, according to the specified R.L. Further, the required arrangements of storm water drain and septic tank /STP or any other arrangement as may be prescribed shall have to be provided as per the specifications.
57. Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted / being granted to the applicant; it shall be lawful on the part of the Corporation to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State PSU, Local Authority or any public Authority as may be issued by them from time to time.

Yours faithfully, ^


12/11/17
(Bhushan Chaudhari)

Associate Planner (NAINA), CIDCO



CC to:

1. M/s Hiten Sethi Architects,
Ground Floor, Yayati CHS,
Plot No. 9, Sector - 58A,
Palm Beach Road, Nerul,
Navi Mumbai – 400 706.
2. The District Collector,
Office of the Collector, Revenue Dept,
Near Hira Kot Lake, Alibag,
Dist-Raigad 402201
3. Dy Superintendent of Land Records,
Agri Samaj Hall, 1st floor,
Panvel, 410206
4. The Divisional Joint Director of Town Planning,
3rd floor, Konkan Bhavan,
CBD Belapur, Navi Mumbai 400614
5. The Desk Officer, UD-12,
Urban Development Department, Government of Maharashtra,
4th floor, Mantralaya, Madam Cama Road,
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6. Matheran Monitoring Committee,
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