

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

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**HEAD OFFICE:**

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**Ref. No.**

CIDCO/NAINA/Panvel/Vardoli/ITP/BP-236/Amended perm/2019/585/SAP/162

**Date :**

20/05/2019

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

-Amended Master Layout and building plan approval.

Ref:

1. Location Clearance granted by the UDD GoM vide Notification Number TPS. 1714/451/CR-70/15/UD-12, dated 2/12/2015.
2. ITP layout approval vide no. CIDCO/NAINA/Panvel/Vardoli/ ITP/BP-236/Layout/2018/1380 dated 13:03.2018.
3. Development permission granted by this office vide no. CIDCO/NAINA/Panvel/Vardoli/ITP/BP-236/CC/2018/1649 dated 11.05.2018
4. NA Measurement map issued by : Land Record Office bearing अतितातडी/बिनशेती/मो.रजं. 411/04.04.2018.
5. Letter of Superintending Engineer, Superintending Engineer, M.S.E.D.Co Ltd, Pen Circle, Pen No. SE/PC/Tech/ 00989 dated 29.02.2016, regarding assurance for giving power supply.
6. Letter of Addl. Chief Engineer (II), CIDCO vide no. CIDCO/ACE(ii)/2017, dated 18.04.2017, regarding assurance for giving water supply.
7. NOC issued for Height clearance of building from AAI, vide No. NAVI/WEST/B/041217/208760, dated 23/05/2017.
8. Environment Clearance granted by environment department IA/MH/MIS/64748/2017; F.No. 21-258/2017/IA-III dated 13.10.2017
9. Fire NOC issued by CFO, CIDCO vide no. CIDCO/FIRE/HQ/864 dated 07.05.2019
10. Development Charges paid Rs. 6329500.00/- vide receipt no. 6900000028/2019 dated 07.05.2019.
11. Your application dtd 12.10.2018, 24.10.2018, 22.01.2019, 26.02.2019, 08.05.2019 and 15.05.2019.

**Sir/ Madam,**

With reference to your application No Nil, dated 12.10.2018, 24.10.2018, 22.01.2019, 26.02.2019, 08.05.2019 and 15.05.2019 for grant of Amended Master layout approval and amended Commencement Certificate under Section 44 of the Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), to carry out development work / Building on

plot/pocket no. RZ-8 of Integrated Township Project on land bearing Survey No. 40/1 & others (total 142 in number) at Village- Vardoli, Taluka- Panvel, Dist.- Raigad, the amended permission vide letter No. CIDCO/NAINA/Panvel/Vardoli/ITP/BP-236/Amended perm/2019/585/SAP/ 162 dated 20/05/2019, 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

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. The MSED Co. Ltd.  
M.S.E.D.Co Ltd, Pen Circle, Pen.

With a request to ensure that the Occupancy Certificate is obtained by the applicant before giving permanent power supply.

4. Dy Superintendent of Land Records,  
Agri Samaj Hall, 1st floor,  
Panvel, 410206

5. The Tehshildar,  
Office of the Collector, Revenue Dept,  
Near Hira Kot Lake, Alibag, Dist-Raigad 402201.

6. Matheran Monitoring Committee,  
Matheran Nagar Parishad Samiti Sabhgruh,  
Matheran, Taluka-Karjat, District-Raigad

7. The Desk Officer, UD-12,  
Urban Development Department, Government of Maharashtra,  
4th floor, Mantralaya, Madam Cama Road,  
Hutatma Rajguru Chowk, Nariman Point,  
Mumbai - 400032.

8. The Chief Engineer (II), CIDCO

With a request to ensure that the Occupancy Certificate is obtained by the applicant before giving permanent water supply.

9. The CCUC(NAINA), CIDCO

**AMENDED MASTER LAYOUT APPROVAL AND AMENDED COMMENCEMENT  
CERTIFICATE**

The commencement for master layout and buildings on RZ8 of the layout is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

**A) Location :** 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:	As per corrigendum dtd 18.10.2016 of draft RP-2016, the land u/r falls in Urbanisable Zone-1
Draft DP and Modified Draft DP:	'Predominantly Residential Zone' 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:**

I. Details of area of master layout is as under:

Sr. No.	Particulars	Land Area In Sq.M
1	Area of the Plot as per Location Clearance	574540.000
2	Deductions	
a	Area for which Divisional Commissioner has not given NOC	10210.000
b	Difference in Area of S.Nos. adjacent to MESZ Buffer Line	7449.030
3	Gross Area of Proposal (Including Lands under Hill slopes and DP Resrvations) 1-2(a+b)	556880.970
4	Area as TILR and Physical Survey	560085.120
5	Area Considered for Layout permission (lesser of 3 and 4)	556880.970
6	FSI Permissible	

	a. Basic FSI	1.000
	b. Additional Permissible FSI by payment of Premium	0.700
	c. Additional FSI availed on payment of Premium	0.700
	d. Total FSI (Basic + Premium)	1.700
	e. Maximum Permissible Built Up Area (5 x 6d)	946697.649
7	Nos. of Trees to be planted (150 Trees / Hectare) As per clause 12.3 of ITP Notification dtd. 20.11.2018	8353

II. Details of RZ 8 plot are as under:

i. Area statement

Sr. No	Plot Area Statement	Area in Sq.M.
1	Area of the RZ8 plot as per Master Layout	94104.839
2	Deductions	
	Area Under Reservation (If Any)	0.000
	Total	0.000
3	Gross Area of the Plot (1 - 2)	94104.839
4	Deduction for Amenity Space	0.000
5	RG open Space Required (10% of 1)	9410.484
6	RG open Space Provided	10724.980
7	Net Plot Area (3-4)	94104.839
8	Permissible FSI	NA
9	Assigned Built Up Area as per master layout	
a	Free sale	589123.893
b	Social Housing	65357.613
10	Proposed Built Up Area (free sale)	174889.564
a	Built Up Area against basic residential FSI	102930.481
b	BUA against premium FSI	71959.083
11	Proportionate Social Housing BUA Required on RZ-08 Plot	15531.822
a	Required BUA for EWS (25% of 13)	3859.893
b	Required BUA for LIG (75% of 13)	11579.679
12	Total Proposed BUA for Social Housing Proposed in RZ-08	15531.823
a	Proposed BUA for EWS	3895.592
b	Proposed BUA for LIG	11636.231
13	Total proposed BUA of RZ8 (including social housing) 10+12	190421.387
14	Total No of Units Proposed in RZ-08 Plot	3263
a	Free Sale Units	2926
b	Social Housing Units	337
	- EWS	99
	- LIG	238
15	No of trees proposed to be Planted as per DCPRs (5 per 100 Sq. M of RG area and 1 per 100 Sq.M of balance area)	1374

ii. Building-wise built-up area:

Sr. No.	Plot	Building No	Predominant Use	No of Floors	Proposed BUA in SQM
1	RZ-	Building No 5 - Wing	Residential	Ground + 25 Upper Floors	13059.35

	08	D1 (Type A)			
2		Building No 5 - Wing D2 (Type A)		Lower Ground + Upper Ground + 25 Floors	13270.26
3		Building No 5 - Wing D3 (Type A)		Ground + 25 Upper Floors	12860.55
4		Building No 5 - Wing D4 (Type A)		Ground + 25 Upper Floors	12659.86
5		Building No 5 - Wing D5 (Type A)		Ground + 25 Upper Floors	12076.54
6		Building No 3 - Wing C1 (Type B)		Lower Ground 1 + Lower Ground 2 + Upper Ground + 25 Upper Floors	15247.69
7		Building No 3 - Wing C2 (Type B)		Lower Ground + Upper Ground + 25 Floors	15123.90
8		Building No 3 - Wing C3 (Type B)		Lower Ground + Upper Ground + 10 Floors	6547.827
9		Building No 2 - Wing B3 (Type B)		Upper Ground + 25 Floors	14652.60
10		Building No 4 - Wing F2 (Type B)		Upper Ground + 25 Floors	14652.60
11		Building No 4 - Wing F3 (Type B)		Lower Ground + Upper Ground + 25 Floors	15009.90
12		Building No 4 - Wing F4 (Type B)		Lower Ground + Upper Ground + 12 Floors	7668.219
13		Building No 1 - Wing A1 (Type C)		Ground + 25 Upper Floors	14167.67
14		Building No 1 - Wing A2 (Type C)		Ground + 10 Upper Floors	6019.621
15		Building No 1 - Wing A3 (Type C)		Ground + 5 Upper Floors	3256.502
16		Building No 6 - Wing A4 (Type C)		Ground + 25 Upper Floors	14148.29
				<b>Total</b>	<b>190421.387</b>

iii. Social housing tenements details and allocation:

Flat no.	Proposed Social Housing (unit locations)									
	Bldg.5 Wing D5					Bldg. 5 Wing D4		Bldg.1 Wing A3		
	Type	Unit location	EWS units	Unit location	LIG units	Unit location	LIG units	Type	Unit location	LIG units
1	1 RK	Gr, 1 <sup>st</sup> to 15 <sup>th</sup> flr	16					1 BHK	Gr, 1 <sup>st</sup> to 3 <sup>rd</sup> flr	4
2	1 BHK			Gr, 1 <sup>st</sup> to 25 <sup>th</sup> flr	26			2 BHK		0
3	1 BHK			1 <sup>st</sup> to 25 <sup>th</sup> flr	25			1 BHK	Gr, 1 <sup>st</sup> to 3 <sup>rd</sup> flr	4
4	1 BHK			Gr, 1 <sup>st</sup> to	26			1 BHK		4

5	1 BHK			25 <sup>th</sup> flr	26	5 <sup>th</sup> to 25 <sup>th</sup> flr	21	2 BHK	0	0
6	1 RK	Gr, 1 <sup>st</sup> to 15 <sup>th</sup> flr.	16					1 BHK	Gr, 1 <sup>st</sup> to 3 <sup>rd</sup> flr	4
7	1 RK		16					1 BHK		4
8	1 BHK			6 <sup>st</sup> to 25 <sup>th</sup> flr	20	5 <sup>th</sup> to 25 <sup>th</sup> flr	21	1 BHK		4
9	1 RK	Gr, 1 <sup>st</sup> to 16 <sup>th</sup> flr.	17					1 BHK		4
10	1 RK		17					1 BHK		4
11	1 BHK			6 <sup>st</sup> to 25 <sup>th</sup> flr	20	5 <sup>th</sup> to 25 <sup>th</sup> flr	21			
12	1 RK	Gr, 1 <sup>st</sup> to 16 <sup>th</sup> flr.	17							
<b>Total</b>			<b>99</b>		<b>143</b>		<b>63</b>			<b>32</b>
<b>TOTAL NUMBER OF SOCIAL HOUSING UNITS</b>							<b>337</b>			

D) This amended permission is to be read along with the accompanying drawings bearing CIDCO/NAINA/Panvel/Vardoli/ITP/BP-236/Amended perm/2019/585/SAP/162, dated 20/05/2019.

This permission shall supersede the earlier permissions granted vide No CIDCO/NAINA/Panvel/Vardoli/ITP/BP-236/Layout/2018/1380 dated 13.03.2018 and CIDCO/NAINA/Panvel/Vardoli/ITP/BP-236/CC/2018/1649 dated 11.05.2018

F) This approval for amended master layout and amended commencement certificate on RZ8 for the particular building under reference from the date of its issue 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 and Commencement Certificate are 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 :-

- a) Inform to the Corporation immediately after starting the development work in the land under reference.
  - b) Give written notice to the Corporation on completion up to the plinth level & obtain plinth completion certificate for each building separately, before the commencement of the further work.
  - c) Give written notice to the Corporation regarding completion of the work.
  - d) Obtain the occupancy certificate from the Corporation.
  - e) Permit authorized officers of the Corporation to enter the building or premises for the purpose of inspection.
  - f) 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.
  - g) Always exhibit a certified copy of the approved plan on site.
  - h) As per Govt. of Maharashtra memorandum vide No. TBP/4393/1504/C4-287/94, UD-11/RDP, Dated 19<sup>th</sup> July, 1994 for all buildings following additional conditions shall apply.
    - i. As soon as the development permission for new construction or re-development is obtained by the Owners/Developer, he shall install a 'Display Board' at a conspicuous place on site indicating following details;-
      - a. Name and address of the owner/developer, 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. FSI permitted.
      - e. Number of Residential flats/Commercial Units with their areas.
      - f. 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 amount of Rs. 14, 62, 000.00/- (Rupees Fourteen Lakhs Sixty-Two Thousand only), deposited vide Challan No. 690000020/2019 dated 07.05.2019 with the Authority as security deposit shall be forfeited either in whole or in part at the absolute discretion of

the Corporation for breach of any of the conditions stipulated in the Commencement Certificate. 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 Commencement certificate 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. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Corporation to direct the removal or alternation of any structures erected or the use contrary to the provisions of this approval. Corporation may cause the same to be carried out and recover the cost of carrying out the same from the applicant / owner and every person deriving title through or under them.
11. 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.
12. The applicant shall provide the right of way to the existing road passing through the survey numbers. Also he 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.
13. No new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until Occupancy Certificate is granted by the Corporation. If the occupancy is reported before grant of Occupancy Certificate, the security deposit of the said building shall be forfeited, and the Corporation may impose/levy penalty, as may be determined, to regulate such occupancies.
14. It may please be noted that the applicant has to make provisions for infrastructure at his own cost till CIDCO executes and provides the same.
15. The applicant shall ensure potable water to the consumer / occupier of tenements/units for perpetuity. The occupancy certificate will be granted only after verifying the provision of potable water to the occupier.
16. The permanent water connection shall be given only after getting the necessary occupancy certificate from the Corporation.



17. The applicant is required to provide a solid waste disposal unit for non-bio degradable & bio-degradable waste separately, of sufficient capacity, at a location accessible to the Municipal sweepers, to store/dump solid waste.
18. The applicant shall ensure that the building materials will not be stacked on the road during the construction period.
19. The applicant shall provide for all necessary facilities for the physically challenged as required / applicable.
20. 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.
21. As per the notification dtd. 14th September 1999 and amendment on 27th August 2003, issued by Ministry of Environment & Forest (MOEF), Govt. of India and as per Circular issued by Urban Development Dept., Govt. of Maharashtra, vide No. FAR/102004/160/P. No. 27/UD-20, dtd. 27/02/2004, for all Buildings following additional condition shall apply.

The Owners/Developer shall use Fly Ash bricks or blocks or tiles or clay fly ash bricks or cement fly ash bricks or blocks or similar products or a combination of aggregate of them to the extent of 100 % (by volume) of the total bricks, blocks & tiles as the case may be in their construction activity.

22. You shall make arrangement and provision for Rain Water Harvesting in accordance with the regulation number 40.2.1 of the DCPR of Modified Draft Development Plan of NAINA.
23. 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/Developer of such development from responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
24. No development shall be carried out on the area having slope greater than 1:5 and no construction shall be permissible within 100ft from hill slope.
25. The applicant shall co-operate with the officials/representatives of the Corporation at all times of site visit and comply with the given instructions.

#### SPECIFIC CONDITIONS

26. All the condition mentioned in Environment Clearance granted by environment department IA/MH/MIS/64748/2017; F.No. 21-258/2017/IA-III dated 13.10.2017 shall be binding on applicant.
27. All the condition mentioned in the Fire NOC issued by CFO, CIDCO vide no. CIDCO/FIRE/HQ/864 dated 07.05.2019 shall be binding on applicant.
28. All the condition mentioned in the Location Clearance granted by the UDD GoM vide Notification Number TPS. 1714/451/CR-70/15/UD-12, dated 2/12/2015 shall be binding on applicant.



29. You shall submit concrete proposal for land under Growth Center to be surrendered to CIDCO till 30<sup>th</sup> June 2019 by doing measurement of land from Land Records Department and this shall also include details of stretch of road passing through MESZ.
30. The project proponent shall submit all compliances including documents showing ownership/NOC of lands on which the 18m approach road has been proposed on or before till 30<sup>th</sup> June 2019. Sale permission for building no. 1 wing A2 & bldg. no. 4 wing E3 of plot RZ-08 shall be granted only after submission of these documents.
31. As per regulation No 9.5 of ITP Notification dated 08.03.2019, you shall immediately intimate to MHADA regarding the numbers and details of Social Housing Component to be disposed by them to the allottee.
32. It shall be sole responsibility of the applicant to settle any dispute arising out of access road on his own cost and risk and neither CIDCO nor any of its officer shall be responsible of any of matter arising out of access related issues.
33. The compound wall shall be erected on site to ensure that marginal distance can be measured as per drawing before applying for the Plinth Completion certificate.
34. The openings provided shall not vest any easement right on the part of the other user. The Corporation or the concerned public body as the case may be, has freedom to carry out the activities as if no openings exist on the end walls. The applicant shall keep the openings solely at his own risk.
35. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.
36. The applicant shall obtain NOC for advance connections for utilities and services in the lay-out from the Competent Authority wherever necessary.
37. The applicant may approach the Authority Concerned for the temporary power requirement, location of the transformer etc. The permanent power connection shall be obtained only after getting the necessary Occupancy Certificate from the Corporation.
38. The applicant shall provide over-head water tank on the building as per the design standards and to the satisfaction of the Corporation.
39. In case of existing drinking water wells, the same shall be well built and protected.
40. While extracting water from underground, the applicant will strictly follow the instructions given by Sr. Geologist of the Groundwater Surveys Development Agency (G.S.D.A.) to ensure that proper quality and quantity of water is available to the applicant and no contamination of the water source and its surroundings takes place.
41. The applicant shall provide at his own cost, the infrastructural facilities (such as Internal Access, channelization of water, arrangements of drinking water, arrangements for commutation, disposal of sullage and sewage, arrangement of collection of solid waste etc) within the plot, of such standards (i.e. standards relating to design, material or specifications) as stipulated by the Corporation, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made to satisfaction of the Corporation.

42. The applicant shall not dispose off any plot, unless the infrastructural facilities mentioned in this certificate are actually provided.
43. If the applicant does not make adequate arrangements for disposal of sullage and sewage before sale of the plots, he shall, through appropriate agreements, ensure that this obligation is cast upon the buyers of the plot or tenements.
44. NOC for clearing the septic tank is required to be obtained from the Corporation from time to time.
45. The applicant shall observe all the rules in force regarding overhead/underground electric lines / transmission lines/utilities passing through the layout while designing the individual buildings and the same shall be specified at the time of submission for the approval of the Corporation.
46. No construction on sub-divided plots will be allowed unless internal road and gutters are constructed to the satisfaction of the Corporation.
47. The applicant while undertaking the development on land shall preserve, as far as practicable existing trees. Where trees are required to be felled, 2 trees shall be planted for every tree to be felled. Cutting / felling of trees shall be carried with prior approval of the Tree Authority concerned.
48. Every plot of land shall have at least 150 trees per Hectare. or part thereof, of the plot area. Where the number of existing trees in the plot is less than the above prescribed standard, additional number of new trees shall be planted.
49. Where the tree authority having jurisdiction in the area under development has prescribed standards or regulations in respect of preservation of trees under Maharashtra (Urban Area) Preservation of Trees Act, 1975, the same shall prevail.
50. The applicant shall get the approved amended layout demarcated on the site by the licensed Surveyors. The measurement plan shall be certified by the DySLR, concerned. The demarcation of approved layout on the site shall be carried out without altering the dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by DySLR shall be submitted before applying for plinth completion certificate.
51. 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 etc), the applicant shall have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from the Corporation and then only proceed with the construction activity.
52. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, water supply, Electrical installation etc, shall be in accordance with the provisions prescribed in the National Building Code and/or Development Control Regulations, in force.



53. 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.
54. The applicant shall submit to the Corporation the scheme of the development of the determined compulsory recreational space and develop it in accordance with the approved scheme
55. The applicant shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Corporation. Also no changes in the Recreational Ground (RG) and amenity space area and their locations will be permitted.
56. Open space shown in the layout shall be kept open permanently.
57. The applicant shall construct the society office/room as proposed and approved in the plan and it shall not be used for any other purpose. This society office/room shall be handed over to the Co-operative housing Society to be formed in due course.
58. The applicant shall make suitable arrangements for temporary accommodation and permanent accommodation of the tenants, if any, in case of redevelopment schemes and will also submit a proposal to that effect. Plinth Completion Certificate shall be issued only after such a proposal is received.
59. For the portion of the compound wall rounded off at the corner at road junctions, M.S. grills over 0.75 m of brick work, up to the height of 1.5 m from the ground shall be provided.
60. The applicant shall provide the solar water heating systems in the buildings, as may be applicable.
61. 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,

  
20/5/19

**(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 Hirakot Lake, Alibag,  
Dist-Raigad 402201.

3. The MSED Co. Ltd.  
M.S.E.D.Co Ltd, Pen Circle, Pen.

With a request to ensure that the Occupancy Certificate is obtained by the applicant before giving permanent power supply.

4. Dy Superintendent of Land Records,  
Agri Samaj Hall, 1st floor,  
Panvel, 410206

5. The Tehshildar,  
Office of the Collector, Revenue Dept,  
Near Hirakot Lake, Alibag, Dist-Raigad 402201.

6. Matheran Monitoring Committee,  
Matheran Nagar Parishad Samiti Sabhgruh,  
Matheran, Taluka-Karjat, District-Raigad

7. The Desk Officer, UD-12,  
Urban Development Department, Government of Maharashtra,  
4th floor, Mantralaya, Madam Cama Road,  
Hutatma Rajguru Chowk, Nariman Point,  
Mumbai - 400032.

8. The Chief Engineer (II), CIDCO

With a request to ensure that the Occupancy Certificate is obtained by the applicant before giving permanent water supply.

9. The CCUC(NAINA), CIDCO



