

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

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HEAD OFFICE :

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Navi Mumbai - 400 614.
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Ref. No. CIDCO/NAINA/Panvel/Vardoli/ITP/BP-236/Layout/2018/1380

Date : 13/03/2018

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

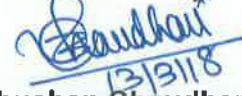
- Approval to Master Layout Plan

- 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. STP Layout approval issued by this office no. CIDCO/NAINA/Panvel/Vardoli/STP/BP-236/Layout/2017/988 dated 12/12/2017
 6. Development Charges paid vide receipt number 478165, 478562 dated 07/12/2017, 08/03/2018 respectively.
 7. Your applications dated 24/01/2018, 01/03/2018 and 08/03/2018.

Sir/ Madam,

With reference to your application dated 24/01/2018, 01/03/2018 and 08/03/2018 for grant of layout approval to the transited ITP 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/ITP/BP-236/Layout/2018/1381 dated 13/03/2018, 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 Hira Kot Lake, Alibag,
Dist-Raigad 402201
3. **Dy Superintendent of Land Records,**
Agri Samaj Hall, 1st floor,
Panvel, 410206
4. **The Desk Officer, UD-12,**
Urban Development Department, Government of Maharashtra,
4th floor, Mantralaya, Madam Cama Road,
Hutatma Rajguru Chowk, Nariman Point,
Mumbai - 400032
5. **Matheran Monitoring Committee,**
Matheran Nagar Parishad Samiti Sabhgruh,
Matheran, Taluka-Karjat, District-Raigad

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MASTER 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 transited Integrated Township Project (ITP) 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 (pt), 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:	Urbanisable-1 (U-1) Zone (As per Corrigendum 2 dated 18.10.2016)
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	574540.00
2	Deductions	
a	Area for which Divisional Commissioners has not given NOC	10210.00
b	Difference in Area of S.Nos adjacent to MESZ Buffer Line	7449.03
3	Net Area of Proposal	556880.97

4	Area as per TILR and Physical Survey	560085.12
5	Area considered for Layout Permission (Lesser of 3 and 4)	556880.97
6	Net Plot Area	465622.29
7	FSI Permissible	
	a. Normal FSI	1.00
	b. Premium FSI	0.00
	c. Total Permissible FSI	1.00
	d. Maximum Permissible Built Up Area *	556880.97
10	Trees to be planted*	
	* At the rate of 150 trees per Ha	
	** Note: Developer shall avail additional Built up area as per Clause No. 7.2.2 of ITP separately as per proposed phasing.	
	*** Note: Land under DP reservations and Hill slopes ($\geq 1:5$) not deducted for Net plot area calculations.	

LAND USE STATEMENT		LAND AREA REQUIRED (IN SQ.M)	LAND AREA PROVIDED (IN SQ.M)	BUILT UP AREA (IN SQ.M)
A	Project Area	556880.97		
B	Area Under Slopes	86703	86703	
C	Net plot area	470177.67		
D	Land to be Surrendered to CIDCO (A X 7.5%)*	41766.07	42006.47	
E	Town Level Play-ground (7.5% of A)	41766.07	42009.39	0.00
F	Town Level Parks (5% OF A)	27844.05		
F1	50% of Parks in Non Hill Slopes area	13922.02	14005.81	0.00
F2	50% of Parks shown on Hill Slopes area governed by ITP policy (Slope area more than or equal to 1:5)	13922.02	13922.02	0.00
H	Schools	6961.01	7074.84	7001.87
H1	School Playground	10557.54	18142.15	0.00
Economic Activity				
I	Health			2100.32
J	Market	55688.10	56055.64	1000.00
K	Town Hall			5000.00
L	Economic Activities			111376.19
	Total Economic Activity			55688.10
M	Growth Center	-	4225.68	
N	Roads	-	84219.79	

N1	Bus Bays	-	410.39	16.00
O	Utilities			
O1	Fire Station	3000.00	3143.24	1500.00
O2	Sewage Waste Management	4000.00	4121.37	50.00
O3	Burial Ground	2000.00	2003.79	50.00
O4	Bus Station	3000.00	4113.82	50.00
O5	Police Station	1000.00	1270.12	500.00
O6	Solid Waste Management	As per Requirement	825.27	
O7	Other Utilities	-	5397.76	0.00
P	Land for Residential Development +EWS	-	181152.14	428236.58
P1	EWS Built Up	-		64235.49
TOTAL			556880.97	621116.45

- D) This layout approval is to be read along with the accompanying drawings bearing CIDCO/NAINA/Panvel/Vardoli/ITP/BP-236/Layout/2018/1381, dated **13/03/2018**.

This layout approval shall supersede the layout approved under erstwhile STP Policy vide No CIDCO/NAINA/Panvel/Vardoli/STP/BP-236/Layout/2017/988 dated 12/12/2017 shall be binding on the applicant.

- 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:

- a) 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.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
- c) 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 final demarcation of various plots and completion of WBM roads in the layout & obtain certificate of commencement for the work completed in accordance with approved layout.
 - c) Give written notice to the Corporation regarding completion of the work.
 - d) Permit authorized officers of the Corporation to enter the premises for the purpose of inspection.
 - e) 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.
 - f) Always exhibit a certified copy of the approved plan on site.
 - g) 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.
 - i. 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 :-
 - a) 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 Transited Integrated 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 take up development activity only on the lands vested with him with clear rights and title. In case of lands intertwined with court matter, if any, the Order passed by Hon'ble Court shall be binding on the applicant.
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. It shall be mandatory for the developer to surrender 7.5% land to SPA-NAINA, in consultation with the CEO.
17. All conditions of Divisional Commissioner NOC no. कार्या 2/जमिन-2/सीआर-810/2016, दि 20/6/2016, 04/10/2017 and 07/03/2018 shall be binding on the applicant. Survey number



121/0, 40/4, 44/2, 119/16, 128/15 (5 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, and he shall make compliance of environment friendly measures mentioned in the clearance.
20. No construction shall be permitted on the lands within the HFL. Also on land in Hill Top & Hill Slope Zone and lands having slope equal to or more than 1:5 in the said Project, whether specifically marked as such on the Regional Plan or not. No development of any sort and activity involving cutting / leveling / filling shall be permissible on such lands. Provided that, it shall be permissible to use such lands for Plantation, Park, Garden purposes and others as mentioned in ITP policy Access road to township development with minimum cutting and other users as otherwise permissible in respective Regional Plans and the FSI of such lands shall be permissible to the extent as prescribed in ITP policy.
21. All the conditions mentioned in ITP notification dated 26/12/2016 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. The ITP master layout plan is approved by VC & MD on the condition that the project proponent be permitted to take up layout / infra works (i.e. works that were granted permissions and C.C under STP). Accordingly layout approval and C.C. be granted for ITP with the condition that within 4 months from such C.C., the project proponent will submit documents showing ownership/NOC for lands on which the 18m approach road has been proposed.
25. In case these documents are not submitted within this period (or the period extended thereafter), the application of project proponent for transition from STP to ITP shall stand rejected.
26. Development Permission and C.C. for buildings be issued and Project proponent can take up building construction on the condition that no sale permission will be granted till the submission of documents mentioned at point no. 24 above.



27. 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.
28. You shall submit details of ownership of propose road along with measurement plan from land record office through which you will be seeking access to the propose ITP and this shall also include details of stretch of road passing through MESZ.
29. 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.
30. No construction activity is permissible on S.no. 122.
31. 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.
32. It shall be binding on applicant to provide NOC for water supply of adequate capacity while seeking permission for building construction.
33. 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.
34. 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.
35. 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.
36. 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
37. 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.
38. 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.
39. The applicant shall develop Eco-friendly garbage disposal system by adopting the recycling and bio-degradation system in consultation with MPCP. The applicant shall



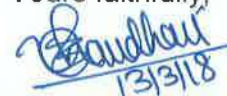
make provision for disposal of solid waste/garbage at approved site of land filling at his own cost.

40. 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.
41. The Township shall provide at least 7.5% of the total area as playground and 5% as parks /gardens 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.
42. The applicant shall provide public utilities/ amenities/ facilities be as per Govt. Norms and standards or as may be determined by CIDCO.
43. 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.
44. Consent of establishment shall be obtained from Maharashtra Pollution Control Board under Air and Water Act before commencing any work at site.
45. The BUA and number of tenements mentioned against each plot in the layout shall not be changed without the permission of the Planning Authority.
46. 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.
47. 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.
48. 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 make changes / amendments and seek permission of the Planning Authority.
49. 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 to this office. Any changes suggested by Land Records office at later date shall be binding on you.



50. The applicant shall complete/erect/develop/construct entire basic required infrastructure in Master Layout plan to the satisfaction of Authority, before applying for Occupancy Certificate of the project as whole. However, in case of application for part occupancy, such completion shall be as prescribed in phase program.
51. In case of unavoidable circumstances, if the plot is intended to be sold or otherwise 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 these conditions in the deed to be executed by him.
52. 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.
53. The applicant shall follow the conditions mentioned in tree NOC while making development on subject land.
54. 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.
55. 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.
56. The applicant shall make entry of Integrated Township Project in the 7/12 extract of the Notified land under this project.
57. 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.
58. 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,



(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. **Dy Superintendent of Land Records,**
Agri Samaj Hall, 1st floor,
Panvel, 410206
4. **The Desk Officer, UD-12,**
Urban Development Department, Government of Maharashtra,
4th floor, Mantralaya, Madam Cama Road,
Hutatma Rajguru Chowk, Nariman Point,
Mumbai - 400032
5. **Matheran Monitoring Committee,**
Matheran Nagar Parishad Samiti Sabhgruh,
Matheran, Taluka-Karjat, District-Raigad

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