

Conditional Amended Layout Approval Letter

No. SROT/Growth Centre/2401/BP/
ITP-Amended Layout/Usarghar-Sandap-01/73 /2020

Date: 03 FEB 2020

To,

Shri. Sandeep. S.Runwal,
Director, M/s. Horizon Projects Pvt Ltd,
Runwal & OmkarEsquare, 5th Floor,
Opp Sion – Chunabhatti Signal,
Sion (E), Mumbai-400 022

Sub : Issuance of Conditional Layout Approval (LA) for the proposed Integrated Township Project on land bearing S. Nos. 17/1, 17/2, 17/3/A, 17/3/B, 17/4, 17/5, 19/1, 19/2, 19/3, 19/4, 20/3, 20/4, 20/5, 34/1, 36/1/A, 36/1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93(Pt), 103/2, 103/3, 103/4, 103/5, 103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11, 103/12, 103/13, 103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2, 106/3, 107/1, 107/2A, 107/2B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22, 107/23, 107/24, 107/25A, 107/25B, 107/26A, 107/26B, 108/1, 108/2, 108/3, 109(Pt), 134/1, 134/2, 134/3 of Village Usarghar, Taluka-Kalyan, Dist-Thane and S. No. 2, 21 (1) pt. of Village Sandap, Taluka-Kalyan, Dist-Thane in the proposed Growth Center at Kalyan.

- Ref :**
1. Location Clearance (Conditional) issued by Urban Development Dept. Govt. of Maharashtra under No. 1217/331/C.R-72/17/UD-12 Dt: 21/08/2017
 2. MMRDA Conditional Letter Of Intent (LOI) dt. 23/04/2018 & Conditional Layout Approval dt. 23/04/2018 for Integrated Township Project
 3. M/s Saakar Architects letters dt 22/08/2019, 20/09/2019, 03/10/2019 & 13/11/2019

The Government of Maharashtra vide Notification dated 21.08.2017 at ref. no. (1) above has granted Conditional Locational Clearance to the 'Integrated Township Project' situated at Vill. Usarghar & Sandap, Tal - Kalyan, Dist - Thane on land admeasuring approximately 52.835 Ha (Area considered for proposal is 49.19 Ha), u/s 44(2) of MR & TP Act, 1966 to you. Now, please refer to your above cited letter at ref no. (3) above, by which you have requested for permission of MMRDA for the Conditional Amended Layout Approval (area approx. 49.19 Ha.) of the proposed development of 'Integrated Township Project' on the land under reference.

The Metropolitan Commissioner hereby grant 'Conditional Amended Layout Approval' to the Master Layout as indicated on duly authenticated drawing nos. 05/05 (total 05 No of drawing sheet)

Mumbai Metropolitan Region Development Authority

which is enclosed herewith. The total gross plot area of the land u/r admeasures 52.835 Ha (Area considered for proposal is 49.19 Ha). Details of Plot Area allotted for Mandatory Town Level Amenities for Integrated Township Project is as mentioned in the Table below

Table: Details of Plot Area allotted for Mandatory Town Level Amenities for Integrated Township Project.			
Sr.No	Description	Total Required Area (In sq.m)	Total Proposed Area (In sq.m)
1.	Spaces for Recreation:		
a.	Gardens & Parks	24,595.89	26,060.81
b.	Play Ground	36,893.83	46,257.36
c.	Additional Sector Level Open Space (10%) : Calculated by considering area of the sector excluding roads in ,aster layout plan and town level amenity spaces excepting economic activities (i.e 10 % of 2,43,326.16)	24,332.68	27,232.07
2.	Spaces for Combined Schools (Primary Schools + Secondary School):	6,148.97	7,188.88
3.	Community Health Care Facilities:	1,229.79	1,650.47
4.	Community Market:	2,000.00	2,000.00
5.	Public Assembly Facilities (Town Hall and/or Auditorium including Library):	5,000.00	5,647.31
6.	Economic Activities (Commercial Plot):	49,191.77	49,269.47
7.	Public Utilities:		
a.	Fire Brigade Station	3000.00	3055.30
b.	Sewage Waste management project (SWMP)	4000.00	4096.48
c.	Cremation Ground	2000.00	2000.00
d.	Burial Ground	2000.00	2007.99
e.	Bus Station/Transport Hub	3000.00	3098.77
f.	Police Station	1000.00	1367.69
g.	Electric Sub-Station	As per requirement	8554.57
h.	Other Public Utilities	As per requirement	Will be provided as per requirement of Competent Authority
i.	Public Parking Facilities	As per prevailing DCR	6776.39
j.	Solid Waste Management	As per requirement	1200.00

The Conditional Layout Approval (LA) to the Master Layout has been approved subject to the following conditions:

1. All the conditions mentioned in MMRDA Conditional Letter Of Intent (LOI) dt. 23/04/2018 & Conditional Layout Approval dt. 23/04/2018 for Integrated Township Project shall be binding on applicant ;
2. The applicant shall obtain permission/approval for amalgamation/subdivision of lands u/r, as depicted in the accompanying drawing;
3. The applicant shall submit fresh amalgamated / separate 7/12 extract;
4. For any change and variation in the plans, prior approval of MMRDA shall be obtained;
5. The work of filling of low lying land, diverting nallas, laying sewer lines etc, if any, should not be done unless the due intimation is given to concerned Authority and their permission is obtained for proceeding with the work;
6. This permission / approval shall not entitle the applicant to build on land which is not in his ownership in any way;
7. MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect / land owner, POA holder etc. and their successors who have approached MMRDA for the approval. MMRDA shall stand indemnified from any disputes and notarized undertaking shall be submitted by applicant within a week from the date of this letter;
8. All the conditions of conditional Locational Clearance dated 21/08/2017 granted by the Government of Maharashtra for the Integrated Township Project on the land under reference shall be binding on the applicant;
9. This Conditional Layout Approval Letter is liable to be revoked by the Metropolitan Commissioner, MMRDA if:
 - a. The Integrated Township Project in respect of which Layout Approval is granted under this letter is not carried out or the user thereof is not in accordance with the provisions of Integrated Township Project;
 - b. Any of the conditions subject to which the Conditional Layout Approval Letter is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with partly or fully;
 - c. The Metropolitan Commissioner, MMRDA is satisfied that the Conditional Layout Approval Letter is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of the Integrated Township Project Notification as amended from time to time and relevant sections of the Maharashtra Regional & Town Planning Act 1966;

10. This Conditional Layout Approval Letter shall not be construed as development permission and separate application for Building Permission shall be made by you. This approval shall not be construed as authorization of any development carried out already in violation of any rules and regulation applicable;
11. This approval has been issued by considering the present available access to the plot as depicted on the Layout Plan submitted to MMRDA by Applicant/Architect for approval. The responsibility of peaceful, uninterrupted, continuous access and any further dispute with regards to the access road to the plot under reference vests with the Applicant and his Licensed Architect;
12. That the Water Supply shall be sourced / supplied with potable quality by developer at his cost. The norms of Recycling the water/ Rain water harvesting shall be applicable as prescribed by Government from time to time;
13. That substation shall be constructed for supply of Electricity to the Project as per the Electricity Company's requirements;
14. That the Internal Roads, DP roads, Reservations, Amenities and Plots shall be demarcated by TILR/ SLR and should get it certified by MMRDA before development;
15. All the Amenities, Utilities, Facilities and the Road Network shall be fully developed by the Developer at his own cost as per the specifications given by the MMRDA. The amenities shall be in concurrence with the sanctioned provisions of DCR's for 27 Villages Notified Area published u/s 31(1) of MR & TP Act, 1966;
16. DP Reservations of Gardens (G48, G48-A, G7 & G3), Play Ground (PG4, PG1 & PG27), Parking Lot (PA1), Market (M1) and Public Office & Staff Quarters, School (SC-2) and the DP roads located within the 'Integrated Township Project' shall be developed by the applicant as per requirement of MMRDA/competent authority and after the development shall be handed over to MMRDA/competent authority free of cost;
17. That the applicant shall develop RG areas and shall plant the required number of trees in the RG area as per the provisions of sanctioned DCR's for 27 Villages Notified Area before applying for Occupancy Certificate;
18. Those adequate arrangements for disposing the Solid Waste shall be made for the Entire Project on regular basis;
19. That the setback area if any and the DP Roads shall be duly constructed and handed over the Concerned Authorities before requesting for occupation permission or as directed by MMRDA;
20. The applicant shall install the Rain Water Harvesting System as per UDD's Notification No. TPB/432001/2133/CR-230/01/UD-11; Dt. 10/03/2005;

21. Regarding any disputes MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
22. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, and shall submit the same to MMRDA;
23. The development shall be strictly as per the Notification No TPS-1816/CR-368/16/Part-I/DP-ITP/UD-13, dated 08/03/2019 amended from time to time and the Development Control Regulations in force for the 27 Villages Notified Area of Kalyan and Ambernath Taluka;
24. The applicant shall submit the proposal for Commencement Certificate as per the Development Control Regulations in force for 27 Villages Notified Area of Kalyan and Ambernath Taluka and as per provisions laid down in Regulation No. 6 of Annexure 'B' of the Integrated Township Project Notification dated 08/03/2019 amended from time to time;
25. The applicant shall provide 9.00 m wide access to private, land locked and government lands which are within the said Project and also surrounded by the said Project at your cost;
26. The development shall be strictly as per the MOEF Notification dt. 19/02/1991 as amended up-to-date. The applicant shall comply with all the conditions as mentioned in Environmental clearance dt 13/02/2017 by State Level Environment Impact Assessment Authority. Applicant shall not carry out any development on lands for which Environmental Clearance is not obtained from the Competent Authority. Also, the conditions of Environmental Clearance dated 13/02/2017 are binding on the applicant. The applicant shall obtain Environmental Clearance for the additional BUA proposed in the said ITP before applying for commencement certificate to MMRDA;
27. The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted /produced to MMRDA shall be considered to be authentic on the basis of the undertakings given by the Licensed Architect / Applicant / Developer;
28. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plan roads, amenity areas, development plan reservations etc. demarcated from the TILR and accordingly submit a consolidated TILR map and get the same verified with approved plans, from the Lands & Estate Cell of MMRDA, prior to requesting for issuance of Occupancy Certificate;
29. In case any discrepancies are observed in the approved plans vis-à-vis the consolidated map issued by TILR which will affect the layout, buildings etc w.r.t to the requirements 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 Railway, Highway, Electric Authorities for HT lines etc), the applicant will have to accordingly amend the lay-out, locations of buildings etc. and obtain fresh Commencement Certificate for the same from MMRDA and only then proceed with construction accordingly;
30. The permissible built-up area will be restricted any time in future on the basis of the minimum of land areas considering the minimum internal lines of boundaries of the layout, consolidated TILR maps by survey of external boundaries for the proposed project, actual area in possession as per survey maps and the land area as per ownership documents;
 31. The conditions of NOC dated 08/11/2017 from Water Resources Department shall be binding on the Applicant;
 32. The conditions of NOC dated 10/04/2017 from Chief Conservator of Forest, Forest Department, Government of Maharashtra shall be binding on the Applicant;
 33. The conditions of NOC dated 22/05/2017 issued by Thasildar, Kalyan shall be binding on the Applicant;
 34. The conditions of NOC dated 08/03/2018 issued by Collector, Thane shall be binding on the Applicant;
 35. The conditions of NOC dt. 09/06/2017 from Archaeological Survey of India shall be binding on the Applicant;
 36. The conditions of NOC dt. 22/05/2017 from Thasildar, Kalyan regarding Ownership, Non-Tribal & Non Government Land shall be binding on the Applicant;
 37. The applicant shall keep the required setback distances in respect of set back from HT lines, if any;
 38. The applicant shall co-operate with MMRDA officials/representative at all times of site visit and carry out instructions given;
 39. The applicant shall abide by all the conditions of all the NOC's obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference;
 40. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;
 41. Applicant shall provide area for Electric Sub-Station as per requirements of ITP or as directed by competent authority;
 42. Applicant shall provide area for Other Public Utilities as per requirements of ITP or as directed by competent authority;

43. Applicant shall provide area for Public Parking facilities as per the norms of prevailing DCR or as per requirements of ITP or as directed by competent authority;
44. Applicant shall provide Public Parking Facilities as per the norms of sanctioned DCR for 27 Villages of Kalyan and Ambarnath Taluka while applying for building permission;
45. Applicant shall provide area for Solid Waste Management as per requirements of ITP or as directed by competent authority;
46. The ITP shall have access of 18.00 M. width or more width before requesting for the issuance of Occupancy Certificate for the 'Integrated Township Project' under reference;
47. The Applicant shall ensure adequate connectivity within their layout under reference;
48. The applicant shall obtain prior Approval/NOC for MMC before start of any construction of structures/buildings surrounded by MMC as shown in layout plan;
49. If there is any change in alignment of MMC, then it will be binding on applicant to obtain revised Approval/NOC for MMC and accordingly amend the layout;
50. Applicant should ensure to maintain connectivity within layout;
51. Any decision from competent authority for MMC passing through layout will be binding on applicant;
52. As per the provision of Clause 6.1 (f) read with Clause 12.6 of the Notification dated 08/03/2019 for the development of 'Integrated Township Project', the applicant is required to submit the Bank Guarantee for the development of the basic infrastructure of the 'Integrated Township Project' under reference before requesting for the issuance of Commencement Certificate for the said 'Integrated Township Project';
53. The applicant shall obtain approval from Director, Town Planning, GoM for shifting and change of shape the DP reservations falling entirely within ITP;
54. The provisions of TPS shall be applicable to the applicant's ITP and the applicant shall pay the necessary applicable fees, charges, etc. to MMRDA, as and when made applicable by MMRDA under TPS as ensured by the applicant in their Undertaking dt. 15/11/2016;
55. The applicant shall obtain the Consent to establish from MPCB before applying for Commencement Certificate from MMRDA;
56. The applicant shall comply with all the conditions mentioned in NOC dt 21/04/2017 from Dedicated Freight Corridor Corporation of India Ltd and also applicant should ensure to maintain connectivity within layout;
57. Applicant shall handover an area @ 2% of the gross area of ITP (9863.22 sqm) shall be earmarked and shall be handed over free of cost to the respective Authority for Development of the City Level Facilities and separate 7/12 extract shall in name of competent authority shall be obtained and submit to MMRDA;

58. All the NOC's and documents submitted by the applicant for the subject ITP shall be binding on the applicant;
59. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions.

This Conditional Letter of Layout Approval issued with the approval of Metropolitan Commissioner.



Copy to,

1. **Architect Sandeep Prabhu,**
2nd floor, Nakshatra, A wing,
Near TMC, Almeida Road, Panchpakhadi,
Thane (W) – 400 602
2. **The Collector,**
Collector Office, Thane..... As required u/s 45 of MR & TP Act, 1966.
3. **The Municipal Commissioner,**
Kalyan-Dombivli Municipal Corporation,
ShankarraoChowk, Kalyan(W) – 421 301.....With reference to KDMC's letter
No. जा.क्र. कडोमपा/इ.प्रशेकर,92 dated
26/08/2016.