

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

REGD. OFFICE :

'NIRMAL', 2nd Floor, Nariman Point,

Mumbai - 400 021.

PHONE : (Reception) +91-22-6650 0900 / 6650 0928

FAX : +91-22-2202 2509 / 6650 0933

CIN-U99999 MH 1970 SGC-014574

HEAD OFFICE :

CIDCO Bhavan, CBD-Belapur,

Navi Mumbai - 400 614.

PHONE : +91-22-6791 8100

FAX : 00-91-22-6791 8166

Ref. No.

Date :

CIDCO/NAINA/PANVEL/Kon/BP-89/ACC/2019/461/SAP/sp(BP)/239

12/04/2019

✓ To,

M/s Diana Infrastructure. Ltd,
Indiabulls Finance Centre, 15th floor, Wing A,
Senapati Bapat Marg, Elphinstone (W),
Mumbai 400013.

Sub.: Development of proposed Rental Housing Scheme on land bearing Survey No. 63/0, 64/1, 64/2, 65/1, 65/2, 65/3, 66/2, 66/3, 66/5, 66/6, 66/7, 66/8, 66/13, 66/14, 66/15, 67/1A, 67/1B, 67/2, 68/1, 68/2, 68/3, 68/4, 68/5, 68/6, 68/7, 69/1A, 69/1B, 69/2, 69/6, 69/7, 70/1, 70/2, 71/1B, 71/1A/2/A/5/B, 71/3, 71/4/25/K, 71/5A, 71/6A, 71/6B, 71/7, 71/8/A/9/B, 71/8/B/9/K, 71/10/9/A, 71/11, 71/12, 71/13, 71/14, 71/15, 71/16, 71/17A, 71/17B, 71/17K, 71/18, 71/19, 71/20, 71/21B, 71/22/21/A, 71/23B, 71/24/23/A, 71/25/A/5/K, 71/25B, 81/3, 81/4, 81/5, 81/6, 81/7, 81/8, 81/9, 81/10, 81/11, 81/12, 81/13, 81/14, 82/1, 82/2, 82/3, 82/4, 83/1, 83/4A, 83/5A, 83/6 at Village- Kon, Taluka- Panvel, Dist. - Raigad.

- Ref.:**
1. Commencement certificate issued by this office vide no. CIDCO/NAINA/Panvel/Kon/BP-89/CC/2015/1017 dated 22.07.2015 for rental component.
 2. Commencement certificate issued by this office vide no. CIDCO/NAINA/Panvel/Kon/BP-89/CC/2015/2061 dated 06.11.2015 for sale component.
 3. Commencement certificate issued by this office vide no. CIDCO/NAINA/Panvel/Kon/BP-89/CC/2018/1287 dated 21.02.2018 for fire station.
 4. MMRDA's Revised location clearance no. MMRDA/RHD/RHS-103/14/08 dated 09.01.2017.
 5. MMRDA's NOC for Commencement Certificate for 1.25 FSI (1 FSI of RH component and 0.25 FSI of free sale component) vide no. MMRDA/RHD/RHS-103(II)/20/2017 dated 09.11.2017.
 6. Commencement certificate issued by this office for 1.25 FSI (1.00 FSI of Rental component and 0.25 FSI of free sale component) vide no. CIDCO/NAINA/Panvel/Kon/BP-89/CC/2017/935 dated 05.12.2017.
 7. MMRDA's NOC for Commencement Certificate for 0.50 FSI of Free Sale Component. (Total - 1.00 for RH & 0.75 for Free sale) vide no. MMRDA/RHD/RHS-103(II)/23/2018 dated 16.02.2018.
 8. MMRDA's NOC for Commencement Certificate for 0.50 FSI of Free Sale Component. (Total - 1.00 for RH & 1.25 for Free sale) vide no. MMRDA/RHD/RHS-103(II)/66/2018 dated 23.05.2018.
 9. MMRDA's Revised layout approval vide no. MMRDA/RHD/RHS-103(II)/106/2018 dated 02.08.2018.
 10. Measurement map Issued by Land Record Office bearing अ.ता/निमताना/हदकायम मो. र. नं. 4 (11779)/30.12.2017 dated 22.02.2018.
 11. Environment clearance granted by GoM, vide letter bearing no. SEAC 2010/CR-526/TC-2 dated 04.02.2013.
 12. Amended Environment clearance granted by GoM, vide letter bearing no. SEAC 2010/CR-526/TC 1 dated 01.04.2015.

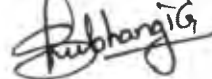
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13. Letter of superintending Engineer, MJP Circle, Raigad, Panvel, bearing no. MJPCR/DB/502/2011, dated 10.02.2011 regarding water supply assurance.
14. NOC issued by Airport Authority of India, vide letter no. BT-1/NOC/MUM/13/NM/1302, dated 22.01.2014 for maximum permissible height of the building.
15. Letter of Chief Engineer (Commercial) MSEB bearing No Co-ord cell/Diana Infrastructure Limited/ No 155598, dated 19/05/2011, regarding power supply assurance.
16. Letter of executive Engineer, Alibaug PWD, bearing No. अवि/प्रशा/२/२१७८ dated ११/०३/२०११ regarding access to the land by SH-82, Kon-Savala Road.
17. Revised Fire NOC issued by Fire Officer, CIDCO vide no. सिडको /अग्निशमन /मुख्यालय /४४६/२०१८ dated 12.10.2018.
18. Development charges of Rs.2,12,48,000/- for rental component paid vide receipt no. 422251, dated 13.02.2015.
19. Development charges of Rs.2,87,83,500/- for rental component paid vide receipt no. 430530, dated 08.07.2015.
20. Development charges of Rs.9,61,99,000/- for sale component paid vide receipt no. 440728, dated 02.11.2015.
21. Development charges of Rs.1,76,000/- for fire station paid vide receipt no. 478390, dated 05.02.2018.
22. Development charges of Rs.1,30,47,800/- for Amended CC paid vide receipt no.496970, dated 12.04.2019.
23. Labor cess of Rs.14,53,000/- paid vide receipt no. 422250, dated 13.02.2015.
24. Labor cess of Rs.2,03,35,500/- paid vide receipt no. 440729, dated 02.11.2015.
25. Undertaking submitted by applicant regarding payment of Labor cess dated 11.04.2019.
26. Infrastructure charges of Rs.8,71,60,000/- paid vide receipt no. 496960, dated 09.04.2019.
27. This office's letter no. CIDCO/NAINA/Panvel/Kon/BP-89/CC /2018/2262 dated 22.10.2018.
28. Applicant's application dated 06.08.2018, 15.02.2019, 11.04.2019.

Sir / Madam,

With reference to your application No Nil, dated 06/08/2018 for grant of 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 land bearing Survey No. 63/0, and others of Village-Kon, Taluka-Panvel, District-Raigad, the Amended Commencement Certificate, vide letter No. CIDCO/NAINA/PANVEL/Kon/BP-89/ACC/2019/461/SAP/SP(BP)/239 dated 18/04/2019, as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.

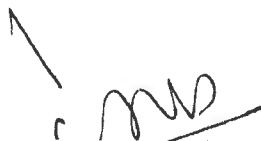
Yours faithfully,



(Shubhangi Bhishnurkar)
Associate Planner NAINA, CIDCO

Encl: As above
CC to:

1. M/s Octave Consultant,
04, Joelyn, Sherly Rajan Road,
Off Carter Road, Bandra (W),
Mumbai 400050



2. The District Collector,
Office of the Collector, Revenue Dept,
Near Hirakot Lake, Alibag,
Dist-Raigad 402201
3. Dy. Executive Engineer, -----
MSED Co. Ltd,
Panvel-II Sub-Division
With a request to ensure that the Occupancy
Certificate is obtained by the applicant before
giving permanent power supply.
4. The Executive Engineer,
Alibaug (PWD).
5. Dy Superintendent of Land Records,
Agri Samaj Hall, 1st floor,
Panvel, 410206.
6. Superintending Engineer, MJP Circle,
Raigad, Panvel.
7. The Sarpanch,
Grampanchayat at Kon,
Tal-Panvel, Dist-Raigad
8. The Tehshildar, Panvel
Talathi training centre,
Sai nagar, Tal. Panvel,
Dist. Raigad, 410206
9. The Chief Planner, Rental Housing Division,
MMRDA, 7th floor, M.M.R.D.A. office building,
Bandra-Kurla Complex, C-14 & 15, E Block Bandra (E),
MUMBAI - 400 051
10. The CCUC, CIDCO

AMENDED COMMENCEMENT CERTIFICATE

The Commencement Certificate / Building Permit is hereby granted under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXXVII of 1966), as under:

- A) Location : Survey No. 63/0, 64/1, 64/2, 65/1,65/2, 65/3, 66/2, 66/3, 66/5, 66/6, 66/7, 66/8, 66/13, 66/14, 66/15, 67/1A, 67/1B, 67/2, 68/1, 68/2, 68/3, 68/4, 68/5, 68/6, 68/7,69/1A, 69/1B, 69/2, 69/6, 69/7, 70/1, 70/2, 71/1B, 71/1A/2/A/5/B, 71/3, 71/4/25/K, 71/5A, 71/6A, 71/6B, 71/7, 71/8/A/9/B, 71/8/B/9/K, 71/10/9/A, 71/11, 71/12, 71/13, 71/14, 71/15, 71/16, 71/17A, 71/17B, 71/17K, 71/18, 71/19, 71/20, 71/21B, 71/22/21/A, 71/23B, 71/24/23/A, 71/25/A/5/K, 71/25B, 81/3, 81/4, 81/5, 81/6, 81/7, 81/8, 81/9, 81/10, 81/11, 81/12, 81/13, 81/14, 82/1, 82/2, 82/3, 82/4, 83/1, 83/4A, 83/5A, 83/6 at Village- Kon, Taluka- Panvel, Dist. - Raigad.
- B) Land use (predominant) : As per Sanctioned Interim Development Plan of NAINA, the land u/r is in Predominantly Residential (N-1). Part of the land is affected by proposed 45m wide IDP road & proposed MMC.
- C) Details of the proposal with Built Up Area (BUA) :

AREA STATEMENT			
1	Area as per 7/12 & proposal approved by MMRDA (as per L.C)		116100.00
2	Area of plot as per triangulation of TILR 2018 plan issued by land records office.		117788.30
3	Area of plot as per physical survey		118672.85
4	Area considered (least of above)		116100.00
5	Deductions For		
	(a) Area Under Proposed MULTI MODAL CORRIDOR		6818.93
	(b) Area under 45m wide proposed IDP Road (Kon-Savla road)		541.83
	(c) Any Reservation		NIL
	Total (a+b+c)		7360.76
6	Gross Area of plot (4-5)		108739.24
7	Deduction for Amenity space, 15% of 6		16310.89
8	Net Area of Plot (6-7) for FSI computation		92428.35
9	Cap on Net Area of Plot for the purpose of FSI computation by MMRDA (REF: MMRDA LC no. MMRDA/RHD/RHS-103/14/08; dated 9th Jan. 2017)		91746.92
		SALE PLOT	RENTAL PLOT
10	Area of proposal (in proportion 75:25)	68810.19	22936.73
11	Permissible FSI on 9	3	1
12	Permissible Built-up Area (9x11)	275240.76	91746.92
13	Permissible Commercial Area 15% of (12)	41286.11	13762.04
14	Proposed Commercial Built Up Area	527.46	1011.82
15	Built up area proposed for Residential	272677.06	90856.92
16	Built up area proposed for Club House	1778.39	--
17	Total built up area proposed	274982.90	91868.74
18	Balance Built Up Area	136.04	--
19	FSI Consumed	3	1

20	FSI Balanced	0	0
21	No. of Units		
	Residential	3539	2692
	Commercial	4	29
22	Amenity spaces required (in proportion 75 : 25)	12233.16	4077.72
23	Amenity spaces provided	12239.24	4077.73
24	Recreation Ground space required(8% ON 8 in proportion 75:25)	5545.70	1848.57
25	Recreation Ground space provided	5547.14	2161.81
26	No of trees required to be planted (RG + Plot area)		1235
	On R.G. @ 5 trees per 100 sqm		389
	On Plot area @ 1 tree per 100 sqm		846

D) Details of the Buildings are as follows:

Sale Component				
Sr. No.	Bldg. No with Wing	Predominant use	No of Floors	BUA in Sq.mt.
1	Bldg No 1	Residential	Gr (parking) + 1 podium (parking) + 3 podium (resi./parking) + 1 podium (garden/ resi.) +32 upper resi. floor	20283.853
2	Bldg No 2 (wing A)	Residential	Gr (parking) @7.20 M lvl + 2 podium (resi./parking) + 1 podium (garden/ resi.) +28 upper Resi floor	18837.737
	Bldg No 2 (wing B)	Residential	Gr (parking) @7.20 M lvl + 2 podium (resi./parking) + 1 podium (garden/ resi.) +28 upper Resi floor	18837.737
3	Bldg No 3 (wing A, B & C)	Residential	Gr (parking) + 4 podium (resi./parking) + 1 podium (garden/ resi.) +32 upper resi. floor	66028.989
4	Bldg No 4 (wing A, B, C, D & E)	Residential	Gr (parking) + 4 podium (resi./parking) + 1 podium (garden/ resi.) +32 upper resi. floor	82659.755
5	Bldg No 5 (wing A, B & C)	Residential	Gr (parking) + 4 podium (resi./parking) + 1 podium (garden/ resi.) +32 upper resi. floor	66028.989
Total Residential BUA				272677.06
Commercial Built Up Area (Including Club House)				527.460
Club House Built Up Area				1778.390
Total Sale Built Up area				274982.90

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Rental Component				
Sr. No.	Bldg. No with Wing	Predominant use	No of Floors	BUA in Sq.mt.
1	Wing F	Residential	Stilt (Pt) + 23	6794.328
Commercial Built Up Area				168.619

E) This Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAINN PANVEL/Kon/BP-89/ACC/2019/461/SAP/SP(BP) 233 dated 18/04/2019.

Development permission to 5 buildings of rental portion comprising of Built-up area of 84905.791 has been granted by this office vide Order No. CIDCO/NAINA/PANVEL/Kon/BP-89/CC/2015/1017, dated 22/07/2015. (Wing-A,B,C,D, & E).

This Development permission shall supersede the Development permission granted by this office to 5 buildings of sale portion vide Order No. CIDCO/NAINA/PANVEL/Kon/BP-89/CC/2015/2061, dated 06/11/2015.

F) This commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue. Thereafter, building wise 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.

I. This Commencement Certificate is liable to be revoked by the SPA-NAINA 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 plans.
- b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the SPA-NAINA is contravened.
- c) The Managing Director, CIDCO, is satisfied that the Commencement Certificate 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

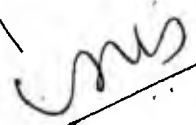
2. The applicant shall:-

- a) Inform to the SPA-NAINA immediately after starting the development work in the land under reference.
- b) Give written notice to the SPA-NAINA on completion upto the plinth level & obtain plinth completion certificate for each building separately, before the commencement of the further work.
- c) Give written notice to the SPA-NAINA regarding completion of the work.
- d) Obtain the occupancy certificate from the SPA-NAINA.
- e) Permit authorized officers of the SPA-NAINA to enter the building or premises for the purpose of inspection.
- f) Pay to the SPA-NAINA the development charges as per provisions stipulated in

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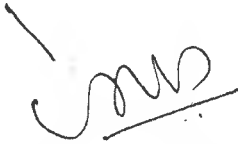
the Maharashtra Regional & Town Planning Act 1966, amended from time to time, and other costs, as may be determined by the SPA-NAINA for provision and/or upgradation of infrastructure.

- 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 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/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 SPA-NAINA.
 - d) FSI permitted.
 - d) Number of Residential flats/Commercial Units with their areas.
 - 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 amount of Rs. 934000/- (Rupees Nine Lakh Thirty Four Thousand only), deposited vide receipt No.422252 dated 13.02.2015, Rs.1996000/- (Rupees Nineteen Lakh Ninety Six Thousand only), deposited vide receipt No. 430531 dated 08.07.2015 and Rs.13671000/- (Rupees One Crore Thirty Six Lakh Seventy One Thousand only), deposited vide receipt No. 440727 dated 02.11.2015 with the Authority as security deposit shall be forfeited either in whole or in part at the absolute discretion of the SPA-NAINA 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 SPA-NAINA.
 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 directed by Industries, Energy & labour Department, Government of Maharashtra, under Building and other Construction workers Welfare Act 1996, and as per दि. २१ एप्रिल २००८ रोजीचे शासन परिपत्रक क्र. बीसीए १२००७/प्र.क्र.७८८/कामगार ७ and सचिव (कामगार) यांचे दि. ०३ जुलै २०१० रोजीचे पत्र क्र. बीसीए (इमारत)-२००९/प्र.क्र.१०८/कामगार , the applicant shall pay 'Building and other Construction workers Welfare Cess' at notified rates on the cost of construction (Excluding the land cost) to Building and other Construction workers Welfare Board, for construction period exceeding one year.
22. 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 Deptt., Govt. of Maharashtra , vide No.



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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.

23. You shall make arrangement and provision for Rain Water Harvesting and grey water recycling in accordance with the regulation number 40 of the Sanctioned Development Control and Promotion Regulations for Interim Development Plan of Navi Mumbai Airport Influence Notified Area (NAINA).
24. 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.
25. No development shall be carried out in CRZ area without prior clearance / approval from the Competent Authority
26. The applicant shall co-operate with the officials/representatives of the SPA-NAINA at all times of site visit and comply with the given instructions.

SPECIFIC CONDITIONS

27. The design of Rental Unit is as approved by MMRDA.
28. All the conditions mentioned in revised Location clearance and layout approval granted by MMRDA vide letter No.MMRDA/RHD/RHS-103/14/08 dated 09.01.2017 and vide No. MMRDA/RHD/RHS-103(II)/106/2018 dated 02.08.2018 respectively shall be binding on the applicant.
29. All the conditions of amended Environment Clearance granted by GoM, vide letter bearing no. SEAC 2010/CR-526/TC I dated 01.04.2015 shall be binding on the applicant.
30. The applicant shall execute the work of underground services in supervision of technical expert in the field. Also the applicant shall ensure smooth functioning of the services provided in consultation and under supervision of expertise of that field.
31. The developer 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.
32. The developer 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.
33. The arrangement for off-site infrastructure shall have to be made by the applicant till SPA-NAINA's infrastructure is in place.
34. The developer shall get the survey numbers sub-divided from the Collector for the portion included in Rental Housing component in due course of time.
35. The applicant has to ensure access of minimum 18.00 M width as required under RHS.



36. LC is granted by MMRDA with specific condition; "The Developer shall incorporate the 30 M wide RP road if it is restored in the final RP approved by the GoM and shall apply for revised location clearance to MMRDA by deducting the area under 30M wide RP road reservation." Hence applicant shall obtain NOC from MMRDA regarding above specific condition before applying for PCC of rental Wing -F.
37. NA measurement map from land records office incorporating layout, internal roads, building plinths and open spaces shall be submitted while approaching to this office for first Plinth Completion Certificate.
38. The applicant shall submit structural design and stability report from IIT or VJTI, while approaching to this office for plinth completion certificate.
39. 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.
40. This permission is being granted subject to condition that, Orders passed by Hon'ble Court in SCS 167/2013 and SCS 379/2013 , SCS -8/2014 and appeal no. 619/2017 at any stage of development shall be binding on the applicant.
41. Regarding access through Kon-Savla road: Gate no. 3 is proposed near Kon Savla road. As per NA order issued by Collector, Raigad dated 10.08.2011 separate access NOC for connecting road (जोडरस्ता) needs to be obtained from concern Road Authority to have direct access from the same.
42. Applicant shall submit the revised AAI NOC before applying for PPC.
43. MEP report submitted by applicant is sent to Engineering department, CIDCO for vetting. Applicant shall augment the infrastructure as per remarks of engineering department.
44. The building no. 1 and Building 5 (A, B and C Wings) are affected by disputed survey nos for which an appeal no. 619/2017 is pending before Dy. Director Land Records, Konkan Division, Mumbai. Stop work issued by this office vide letter no. CIDCO/NAINA/PANVEL/KON/BP-89/Notice/2017/43 dated 20.01.2017 shall be continued for these building till matter is resolved.
45. All Ventilation Shafts shall be maintained properly and should be kept open to sky.
46. Conditions mentioned in all submitted NOC's shall be binding on the applicant.
47. 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.
48. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.
49. The applicant shall obtain NOC for advance connections for utilities and services in the lay-out from the Competent Authority wherever necessary.
50. 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.
51. The applicant shall provide over-head water tank on the building as per the design standards and to the satisfaction of the Corporation.

52. In case of existing drinking water wells, the same shall be well built and protected.
53. 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.
54. 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.
55. The applicant shall not dispose off any plot, unless the infrastructural facilities mentioned in this certificate are actually provided.
56. 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.
57. 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.
58. NOC for clearing the septic tank is required to be obtained from the Corporation from time to time.
59. 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.
60. No construction on sub-divided plots will be allowed unless internal road and gutters are constructed to the satisfaction of the Corporation.
61. The applicant while undertaking the development on land shall preserve, as far as practicable existing trees. Where trees are required to be felled, 3 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.
62. Every plot of land shall have at least 1 tree for every 100 sqm or part thereof of the plot area and 5 trees for every 100 sqm or part thereof for R.G. 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.
63. 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.
64. The applicant shall get the approved 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

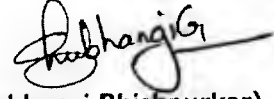
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dimensions and area of the roads, open space or other reservations. The demarcated layout measurement plan certified by DySLR shall be submitted before applying for first plinth completion certificate.

65. 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.
66. 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.
67. 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.
68. The applicant shall submit to Corporation the Scheme of the development of the determined compulsory recreational space and develop it in accordance with the approved scheme.
69. 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.
70. Open space shown in the layout shall be kept open permanently and shall be handed over to the Corporation.
71. 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
72. The applicant shall construct the Common Facility Center (CFC) / amenity space, if any as proposed and approved in the plan and shall use it for the intended purpose only.
73. 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.
74. 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.
75. The applicant shall provide the Solar water heating systems in the buildings, as may be applicable.
76. 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,



(Shubhangi Bhishnurkar)
Associate Planner (NAINA), CIDCO

CC to:

1. M/s Octave Consultant,
04, Joelyn, Sherly Rajan Road,
Off Carter Road, Bandra (W),
Mumbai 400050
2. The District Collector,
Office of the Collector, Revenue Dept,
Near Hirakot Lake, Alibag,
Dist-Raigad 402201
3. Dy. Executive Engineer,
MSED Co. Ltd,
Panvel-II Sub-Division
4. The Executive Engineer,
Alibaug (PWD).
5. Dy Superintendent of Land Records,
Agri Samaj Hall, 1st floor,
Panvel, 410206.
6. Superintending Engineer, MJP Circle,
Raigad, Panvel.
7. The Sarpanch,
Grampanchayat at Kon,
Tal-Panvel, Dist-Raigad
8. The Tehshildar, Panvel
Talathi training centre,
Sai nagar, Tal.Panvel,
Dist.Raigad, 410206
9. The Chief Planner, Rental Housing Division,
MMRDA, 7th floor, M.M.R.D.A. office building,
Bandra-Kurla Complex, C-14 & 15, E Block Bandra (E),
MUMBAI - 400 051
10. The CCUC, CIDCO

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

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