

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

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Ref. No.

CIDCO/NAINA/PANVEL/Vardoli/ITP/BP-236/CC/2018/1649

Date :

11.05.2018

To,

M/s Wadhwa Construction & Infrastructure Pvt. Ltd.,
301, Platina, plot no. C-59, G-Block,
BKC, Bandra (E), Mumbai 400098.

Sub: Development Permission for proposed Residential buildings on plot/pocket RZ-8 and RZ-9 of Integrated Township Project on land bearing Survey No. 40/1 & others (total 142 in number) at Village- Vardoli, Taluka- Panvel, Dist.- Raigad.

- 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. NA Measurement map issued by Land Record Office bearing अतितातडी/बिनशेती/मो.रजं. ४११/०४.०४.२०१८.
 3. ITP layout approval vide no. CIDCO/NAINA/Panvel/Vardoli/ ITP/BP-236/Layout/2018/1380 dated 13.03.2018.
 4. 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.
 5. Letter of Addl. Chief Engineer (II), CIDCO vide no. CIDCO/ACE(ii)/2017, dated 18.04.2017, regarding assurance for giving water supply.
 6. NOC issued for Height clearance of building from AAI, vide No. NAVI/WEST/B/041217/208760, dated 23/05/2017.
 7. Environment Clearance granted by environment department IA/MH/MIS/64748/2017; F.No. 21-258/2017/IA-III dated 13.10.2017
 8. Fire NOC issued by CFO, CIDCO vide no. CIDCO/FIRE/HQ/47/2018 dated 13.04.2018
 9. Development Charges paid Rs. 3,21,95,500.00/- vide receipt no. 478835 dated 10.05.2018.
 10. Your application dtd. 02.04.2018 & 08.05.2018.

Sir/ Madam,

With reference to your application No Nil, dated 02.04.2018 & 08.05.2018 for grant of 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 and RZ-9 of Integrated Township Project on land bearing Survey No. 40/1 & others (total 142 in number) at Village- Vardoli, Taluka- Panvel, Dist.- Raigad, the Commencement Certificate, vide letter No. CIDCO/NAINA/PANVEL/Vardoli/ITP/BP-236/CC/2018/1650 dated 11.05.2018, as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.

Yours faithfully,

**(Bhushan R. Chaudhari)**

Associate Planner (NAINA), CIDCO

Encl: As above

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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.
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. The Desk Officer, UD-12,
Urban Development Department, Government of Maharashtra,
4th floor, Mantralaya, Madam Cama Road,
Hutatma Rajguru Chowk, Nariman Point,
Mumbai - 400032.
7. Chief Engineer (II), CIDCO
8. The CCUC, CIDCO

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

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

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: Plot no. RZ-8 and RZ-9 of Integrated Township Project on land bearing Survey No. 40/1 & others (total 142 in number) at Village- Vardoli, Taluka- Panvel, Dist.- Raigad.
- B) Land use (predominant):
- As per Sanctioned RP of MMR & as per corrigendum dtd 18.10.2016 of draft RP-2016, the land u/r falls in Urbanisable Zone-I.
 - As per Draft & Modified Draft DP of NAINA, the land u/r falls in Predominantly Residential (N-1), with DP reservation shown therein. Plot no. RZ-8 and RZ-9 are shown as residential zone in Sanctioned ITP layout.
- C) Details of the proposal with BUA:

S.No.	Particulars	Area in Sq.mt.	
		(RZ-08)	(RZ-09)
1	Area of plot (as per ITP layout)	51334.75	37895.400
2.	Deduction for		
	a. Existing Road	-	-
	b. Proposed Road	-	-
	c. Area under reservation if any	-	-
	Total (a+b+c)	0	0
3.	Gross Area of Plot (1-2)	51334.75	37895.400
4.	Deduction for Amenity Space (if any)	0	0
5.	R.G. Open space required (10% of 1)	5133.48	3789.540
6.	R.G. Open space provided	5133.69	3888.196
7.	Net Plot Area (3-4)	51334.75	37895.400
8.	Permissible FSI	NA	NA
9.	Permissible Built Up Area (including Social Housing) (as per ITP layout)	98713.39	64949.050
10.	Proposed Built Up Area (free Sale)	98297.70	41635.328
11.	Proposed area of Social housing	-	21043.591
12.	Total proposed Built Up Area	98297.70	62678.919
13.	Total No. of Units Proposed (R)	1562	1372
	a. Free sale units	1562	918
	b. Social housing units	-	454
14.	No. of trees to be planted	777	568

Required Social Housing component		
Sr. No.	Details	Area In Sq.mt.
1	Total BUA proposed of RZ-8 plot (free Sale)	98297.70
2	Total BUA proposed of RZ-9 plot (free Sale)	41635.328

3	Total BUA proposed	139933.028
4	Required BUA for social housing (15% of 3)	20989.954
5	Required BUA for EWS (25% of 4)	5247.488
6	Required BUA for LIG (75% of 4)	15742.465
7	Proposed BUA for EWS	5273.479
8	Proposed BUA for LIG	15770.112
9	Total proposed BUA for Social Housing (proposed in RZ-09)	21043.591

D) Details of the Buildings are as follows:

Plot	Bldg. No	Predominant use	No of Floors	BUA in Sq.Mt.
RZ-08	Building 1 Wing A1 (Type A)	Residential	Lower Stilt + Upper Stilt + 24 th upper floors	12962.711
	Building 1 Wing A2 (Type A)		Lower Stilt + Upper Stilt + 24 th upper floors	12962.711
	Building 2 Wing B3 (Type B)		Lower Stilt + Upper Stilt + 24 th upper floors	14098.248
	Building 3 Wing C1 (Type B)		Lower Stilt + Upper Stilt + 25 th upper floors	14656.262
	Building 3 Wing C2 (Type B)		Lower Stilt + Upper Stilt + 25 th upper floors	14656.262
	Building 4 Wing F3 (Type B)		Stilt + 25 th upper floors	14305.240
	Building 4 Wing F4 (Type B)		Lower Stilt + Upper Stilt + 25 th upper floors	14656.262
RZ-09	Building 1 Wing D1 (Type A)	Stilt + 25 th upper floors	12965.230	
	Building 1 Wing D2 (Type A)	Stilt + 25 th upper floors	12713.116	
	Building 1 Wing D3 (Type A)	Stilt + 25 th upper floors	12405.166	
	Building 1 Wing D4 (Type A)	Stilt + 25 th upper floors	12522.939	
	Building 1 Wing D5 (Type A)	Stilt + 25 th upper floors	12072.470	
Total BUA in Sq.Mt.				160976.619

E) This Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAINA/Panvel/Vardoli/ITP/BP-236/CC/2018/1650, dated 11.05.2018.

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.

1. This Commencement Certificate 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 plans.
 - 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 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 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-II/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.

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- 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. 49,10,500.00/- (Rupees Forty Nine Lakhs Ten Thousand Five Hundred only), deposited vide Challan No. 478834 dated 10.05.2018 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

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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

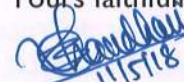
26. All the condition mentioned in Environment Clearance granted by environment department IA/MH/MIS/64748/2017; F.No. 21-258/2017/IA-III dated 13.10.2017 shall be binding on applicant.
27. All the condition mentioned in the Fire NOC issued by CFO, CIDCO vide no. CIDCO/FIRE/HQ/47/2018 dated 13.04.2018 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 within 6 months from the date of approval of ITP layout by doing measurement of land from Land Records Department and this shall also include details of stretch of road passing through MESZ.
30. For Building no. 1- Wing D1, D2, D3, D4 & D5, Building 2- Wing B3, Building 3- Wing C1 & C2, Building 4- Wing F3 & F4, no sale permission shall be required.
31. The project proponent shall submit documents showing ownership/NOC of lands on which the 18m approach road has been proposed within 4 months from the date of approval of ITP layout (or the period extended thereafter). Sale permission for building no. 1 wing A1 & A2 of plot RZ-08 shall be granted only after submission of these documents.
32. 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.
33. 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.
34. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.
35. The applicant shall obtain NOC for advance connections for utilities and services in the lay-out from the Competent Authority wherever necessary.
36. 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.
37. The applicant shall provide over-head water tank on the building as per the design standards and to the satisfaction of the Corporation.
38. In case of existing drinking water wells, the same shall be well built and protected.

39. 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.
40. 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.
41. The applicant shall not dispose off any plot, unless the infrastructural facilities mentioned in this certificate are actually provided.
42. 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.
43. NOC for clearing the septic tank is required to be obtained from the Corporation from time to time.
44. 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.
45. No construction on sub-divided plots will be allowed unless internal road and gutters are constructed to the satisfaction of the Corporation.
46. 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.
47. 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.
48. 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.
49. 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 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.
50. 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.

51. 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.
52. 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.
53. 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
54. 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.
55. Open space shown in the layout shall be kept open permanently.
56. 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.
57. 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.
58. 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.
59. The applicant shall provide the solar water heating systems in the buildings, as may be applicable.
60. 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,


11/5/18

(Bhushan Chaudhari)

Associate Planner (NAINA), CIDCO