

Amended Layout Approval Letter

No. SROT/BSNA/2501/BP/Kopar-Kalher-01/११४ /2020

Date: 16 OCT 2020

✓ To,

Shri Deepak Goradia, Director,  
Adrika Developers Pvt. Ltd.,  
Lawrence & Mayo House,  
1st Floor, 276, Dr. D. N. Road,  
Fort, Mumbai -400 001

**Sub :** Issuance of amended Layout Approval for the proposed development of Residential & Commercial Buildings on land bearing S. No. 5/4, 5/7, 5/8, 5/11, 5/12, 5/15, 7/1, 7/2, 7/3, 7/4, 7/5, 7/6, 7/7, 7/8, 7/9, 7/10, 7/11, 7/12, 7/13, 7/14, 7/15, 7/16, 7/18, 7/19, 7/20, 7/20A, 7/20B, 7/22, 7/23A, 7/24, 7/25, 7/26, 7/27, 7/28, 7/29A, 7/29B, 8/1A, 8/2B, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7A, 9/7B, 9/8, 9/9, 9/10, 9/11, 10/1, 11/1, 11/2, 11/3, 11/4, 11/5, 11/6, 11/7, 11/8, 11/8A, 11/8B, 11/8C, 11/9, 11/10, 11/11, 11/12, 11/13, 11/14, 11/15, 11/16, 11/17, 11/18, 11/19A, 11/19B, 11/20, 11/21, 11/22, 11/23, 11/25, 12/1, 12/2, 12/3, 12/4, 12/5, 12/5A, 12/6, 12/8, 12/9, 12/10, 12/11, 12/13, 12/14, 12/15, 12/18, 12/19pt, 13/1, 13/2, 13/5, 13/6, 13/7, 13/8, 65/B at village Kopar and S.No. 245/9pt, 246/1C, 246/2B, 247/1pt, 247/2A, 247/2B, 247/2C, 247/4A, 247/4B, 247/5, 247/7/A/1pt, 247/7/B, 247/8, 247/9A, 247/10pt, 247/12pt, 247/13A, 247/13B/1, 247/14pt, 247/15pt, 247/17pt, 247/18, 247/19, 247/20 at village Kalher, Taluka-Bhiwandi, District-Thane

- Ref :**
1. MMRDA's Layout Approval Letter no SROT/BSNA/2501/BP/Kopar-Kalher-01/1646/2019 dated 27/08/2019
  2. MMRDA's Commencement Certificate Letter no SROT/ BSNA/2501 /BP/ Kopar-Kalher-01/1647/2019 dated 27/08/2019
  3. MMRDA letter no. SROT/BSNA/2501/BP/Kopar-Kalher-01/2100/2019 dated 13/11/2019
  4. Application for revised full Layout & Part Commencement Certificate and CC up to plinth for further buildings by architect Mrs. Devyani S. Khadilkar (Architect), M/s. Spaceage Consultant, dt.15/01/2020

Sir,

Please refer to your above cited letter by which you have requested MMRDA for permission to the proposed amended layout for the development of Residential & Commercial Buildings on the land under reference. The Metropolitan Commissioner has approved the layout and the plans as indicated on duly authenticated drawings nos. 1/3 to 3/3 (total 3 nos. drawings) which are enclosed herewith. Gross Plot Area, Net Plot Area, BUA & FSI are as mentioned in table below.

**Mumbai Metropolitan Region Development Authority**

<b>BUA &amp; FSI for Layout</b>				
<b>Sr. No.</b>	<b>Description</b>	<b>Affordable Housing Zone -Residential (Area in Sqm.)</b>	<b>Commercial Zone (Area in Sqm.)</b>	<b>Layout (Area in Sqm.)</b>
1	Gross Plot Area	-	-	81,254.00
2	Net Plot Area	50442.77	9674.75	60117.52
3	Total Permissible FSI= [(Basic FSI=0.95)+ (Additional FSI on payment of premium=0.6)+ Permissible utilization of TDR =0.4)]	1.95	1.95	1.95
4	Permissible BUA	98363.40	18865.76	117229.16
a)	As per Basic FSI (0.95)	47920.63	9191.01	57111.64
b)	As per Additional FSI on Payment of Premium (0.60)	30265.66	5804.85	36070.51
c)	As per permissible utilization of TDR (0.40)	20177.11	3869.90	24047.01
5	Proposed BUA	96488.67	6582.93	103071.60
6	FSI Consumed	1.91	0.68	1.71
7	Balance BUA = (4-5)	1874.73	12282.83	14157.56

The approval to the layout has been approved subject to the following conditions:

1. For any change and variation in the plans, prior approval of MMRDA shall be obtained;
2. 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;
3. This permission / approval shall not entitle the applicant to build on land which is not in his ownership in any way;
4. 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;
5. This Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if –
  - a) The development works in respect of which permission is granted under this certificate is not carried out or the user 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 Metropolitan Commissioner, MMRDA is contravened or is not complied with;
  - c) The Metropolitan Commissioner, MMRDA is satisfied that the same 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 Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966;

6. Any development carried out in contravention of this approval letter is liable to be treated as unauthorized and may be processed against under section 53 or other sections, as case may be, of the MR & TP Act, 1966. To carry out unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine.
7. The applicant shall permit the use of the internal access roads to provide access to an adjoining land;
8. That the conditions laid in this letter shall be binding not only on the applicant but also his/her heirs, executors, administrators and assignees and every person deriving title through or under him.
9. The applicant shall obtain and submit Environmental Clearance (EIA) from the Competent Authority to MMRDA.
10. This 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. 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.
12. For any change and variation in the plans, prior approval of MMRDA shall be obtained.
13. The NOC/Remarks for water main pipe line, Sewage, SWD and such utilities shall be obtained from the Competent Authority while applying for building permission.
14. In the detailed building plans to be approved, the required dimensions and proportions of RG area for the buildings other than the condoned shall be provided as per the applicable DCRs.
15. 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;
16. The Electric Sub-Station shall be constructed for supply of Electricity to the proposed project as per the Electricity Company's requirements prior to issuance of Occupancy Certificate;
17. 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;
18. All the Amenities, Utilities, Facilities and the Road Network within the layout 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 Bhiwandi Surrounding Notified Area published u/s 31(1) of MR & TP Act, 1966;

19. The applicant shall develop RG areas and shall plant the required number of trees as per the provisions of sanctioned DCR for Bhiwandi Surrounding Notified Area & shall submit final NOC from the Tree Authority before applying for Occupancy;
20. Those adequate arrangements for disposing the Solid Waste shall be made for the Entire Project on regular basis;
21. 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;
22. Regarding any disputes MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
23. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, and shall submit the same to MMRDA;
24. The development shall be strictly as per the Sanctioned Development Control Regulations in force for the Bhiwandi Surrounding Notified Area;
25. The applicant shall provide access to private, land locked and government lands which are within the said Project and also surrounded by the said Project at your cost as per the Sanctioned Development Control Regulations in force for the Bhiwandi Surrounding Notified Area;
26. 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;
27. 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;
28. 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;
29. 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;
30. The applicant shall keep the required setback distances in respect of set back from HT lines, if any;
  31. The applicant shall co-operate with MMRDA officials/representative at all times of site visit and carry out instructions given;
  32. 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;
  33. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;
  34. Applicant shall provide area for Electric Sub-Station as per requirements while applying for building permission;
  35. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions.

*Halwane*  
*16.10.2020*

(Bhushan Halwane)  
Planner,  
Planning Division, MMRDA

Enclosure: Layout drawings nos. 3/3(total 3 no of drawing sheet).

Copy to,

1. Mrs. Devyani S. Khadilkar (Architect),  
M/s. Spaceage Consultant,  
Shop no. 15, B-106, Natraj Building,  
Shiv Shrishti Complex, M.G. Link Road,  
Mulund- W, Mumbai-400080
2. The Collector,  
Collector Office, Thane..... As required u/s 45 of MR & TP Act, 1966.

