

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

(CIN - U99999 MH 1970 SGC - 014574)

**REGD. OFFICE:**

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**HEAD OFFICE:**

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Navi Mumbai - 400 021.  
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Ref. No. CIDCO/NAINA/PANVEL/Kolkhe/BP-81/Amended CC/2020/97/SAP/1880

Date : 26/02/2020

To,

M/s Sanvo Resort Pvt. Ltd.,  
702, Marathon max, Mulund goregaon Link road,  
Mulund (W), Mumbai 400080.

**Sub:** Amended Development Permission of proposed Rental Housing Scheme on land bearing Gut Numbers 94/1/D/1, 94/1/D/2, 95/1/2/1, 95/1/2/2, 95/1/2/3, 95/2/2, 95/3/2/1, 95/3/2/2, 95/4, 96/1, 96/2, 97/1, 97/2/1, 97/2/2, 98/6/2/1, 98/6/2/2 (Old Gut. No. 94/1D, 95/1, 95/2, 95/3A, 95/3B, 95/4, 96/0, 97/1, 97/2, 98/6A/1, 98/6A/2, 98/6B, 98/6C & 98/6D) of Village-Kolkhe, Taluka-Panvel, Dist.-Raigad.  
**(Amendment of Phase-2 of sale component)**

- Ref:**
1. Amended Commencement certificate issued by this office vide no. CIDCO/NAINA/Panvel/Kolkhe/BP-81/Amended CC/2018/1095 dated 09.01.2018.
  2. NA and CC granted by District Collector Office, Raigad vide letter No. मशा/एल.एन.ए.१(ब)/प्र.क्र.१७३/२०११ dated २०/१०/२०१२
  3. Revised Location clearance and layout approval granted by MMRDA vide letter No MMRDA/RHD/RHS-74[II]/17/89, dated 17/05/2017.
  4. Measurement map issued by Land Record Office bearing no. अ. ता. बि. शे. मो. र. नं. ४०९/१४/०३/२०१८ dated ०८/०३/२०१८.
  5. Environment clearance granted by GoM, vide letter bearing No SEAC 2010/CR-501/TC.2, dated 16/05/2011.
  6. Revalidation of Environment clearance granted by GoM, vide letter bearing no. SEAC- 2018/CR-74/Est. dated 14.06.2018.
  7. Letter of Project Director, PIU, Panvel, Mumbai JNPT Port Road Company Ltd, bearing No NHAI/PIU/Panvel/MJPRCL/2016/2882 dated 16.03.2016.
  8. Letter of Project director, PIU, Panvel, Mumbai JNPT port road company ltd. bearing no. NHAI/PIU/Panvel/MJPRCL/2019/2276 dated 28.02.2019.
  9. Letter of Executive Engineer, MJP, New Panvel, Raigad bearing no. जा.क्र. मजीप्राजव्यवि / नप /तांशा -१/२७४१/२०१७ dated ५/१२/२०१७, regarding conditional in principal sanction of water supply.
  10. Power supply NOC from Executive Engineer, Maharashtra State Electricity Distribution Co.Ltd. Panvel (R) Dn. vide no. EE/PNL(R)/Tech no.00440 dated 07.02.2011.
  11. NOC issued by Airports Authority of India, vide letter dated 06/06/2016, 07/10/2019.
  12. Revised provisional Fire NOC issued by Fire Officer, CIDCO, Vide No. सिडको /अग्निशमन /मुख्यालय /२०१९/SAP-६१२ dated 22.11.2019.
  13. Development charges paid vide  
- Receipt no. 478272, dated 03.01.2018 of Rs.15,59,55,500/-.




- Receipt no. 478607, dated 21.03.2018 of Rs.2,62,500/-.
  - Receipt no. 496703, dated 13.02.2019 of Rs.3,19,500/-.
  - Receipt no. 6900000583/2019, dated 13.09.2019 of Rs.2,14,200/-.
  - Receipt no. 6900001089/2019, dated 18.02.2020 of Rs.18,40,400/-.
14. This office's letter no. CIDCO / NAINA / Parvel / Kolkhe / BP-81 / Refusal / 2019 / 870 / SAP / 906 dated 17.07.2019.
  15. Your application dated 17.06.2019, 02.08.2019.

Sir,

With reference to your application No Nil, dated 17.06.2019, 02.08.2019 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. 94/1/D/1 and others of Village- Kolkhe, Taluka- Parvel, District- Raigad, the Amended Commencement Certificate, vide letter No. CIDCO/NAINA/PANVEL/Kolkhe/BP-81/AmendedCC/2020/97/SAP/1880, dated 26/02/2020, as required under section 45 of the Maharashtra Regional and Town Planning Act, 1966 is enclosed herewith.

Yours faithfully,

 26/2/2020

(Shubhangi Bishnurkar)  
Associate Planner (NAINA), CIDCO

Encl: As above

CC to,

1. ✓ M/s Matrix, Ar. Santosh Dubey,  
702, Marathon max, Mulund Goregaon Link road,  
Mulund (W), Mumbai 4000806
2. The District Collector,  
Office of the Collector, Revenue Dept,  
Near Hirakot Lake, Alibag, Dist-Raigad 402201
3. Asst. Engineer,  
MSED Co. Ltd,  
Parvel-II Sub-Division
4. Dy Superintendent of Land Records,  
CIDCO samaj mandir, ground floor,  
Sector-18, Besides Bathiya school, New Parvel  
Tal.Parvel, Dist.Raigad.
5. Maharashtra Jeevan Pradhikaran,  
Office of the Superintending Engineer,  
Plot No 1, Sector No1, Matheran Road  
MJP Circle, Raigad, New Parvel
6. The Tehshildar, Parvel, Talathi training centre,  
Sai nagar, Tal.Parvel,Dist.Raigad, 410206

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

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



7. The Sarpanch,  
Grampanchayat Kolkhe, Tal-Parvel, Dist-Raigad.
8. The Chief Planner, MMRDA,  
Planning Division, 7th floor, M.M.R.D.A. office building,  
Bandra-Kurla Complex, C-14 & 15, E Block Bandra (East),  
MUMBAI - 400 051
9. The CCUC, CIDCO-NAINA



*Handwritten signature*



**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 : Gut Numbers 94/1/D/1, 94/1/D/2, 95/1/2/1, 95/1/2/2, 95/1/2/3, 95/2/2, 95/3/2/1, 95/3/2/2, 95/4, 96/1, 96/2, 97/1, 97/2/1, 97/2/2, 98/6/2/1, 98/6/2/2 (Old Gut. No. 94/1D, 95/1, 95/2, 95/3A, 95/3B, 95/4, 96/0, 97/1, 97/2, 98/6A/1, 98/6A/2, 98/6B, 98/6C & 98/6D) Village-Kolkhe, Taluka-Panvel, District-Raigad.
- (B) Land use (predominant) : As per Sanctioned Interim Development Plan of NAINA, the subject land falls in Mix Use Zone (N-3)

**(C) Details of the proposal with BUA:**

AREA STATEMENTS			
Sr.No.	Particulars	Area in Sqm.	
1	Area of the proposal approved by MMRDA (as per L.C.)		106920.00
2	Area of Land as per 7/12 extracts and NA order		106920.00
3	Area of the Land as mentioned in N.A. TILR		106920.00
4	Area of the Land as per Physical survey		107443.00
5	Area considered (least of above)		106920.00
6	Deductions For		
(a)	Any Reservation		NIL
7	Gross Area of plot (5-6)		106920.00
8 (a)	Amenity space required 10% of 7		10692.00
(b)	Amenity space provided		10692.82
9	Net Area Of Plot (7-8)		96227.18
		SALE PLOT	RENTAL PLOT
10	Area of proposal (in proportion 75:25)	72171.00	24056.80
11	Permissible FSI on 10	4	4
12	Permissible Builtup Area (9x11)	288681.54	96227.18
13	Permissible Commercial Area 15% of (12)	43302.23	14434.08
14	Commercial Built Up area		
14(a)(i)	OC Granted Built up area	-----	423.87
(ii)	Remaining area for which amended CC granted on 09/01/2018	1036.94	649.62
(iii)	Proposed Amended CC for phase-II	1878.96	-----
15	15. Amenity spaces required (in proportion 75 : 25)	8019.00	2673.00
16	16. Amenity spaces provided	8019.47	2673.35
17	17. Recreation Ground space required (8% of 10)	5773.68	1924.54
18	18. Recreation Ground space provided	6213.85	4489.81
19(a)(i)	OC Granted Built up area	69176.08	18852.78
(ii)	Remaining area for which amended CC granted on 09/01/2018	155603.48	77360.95
(iii)	Proposed Amended CC for phase-II	<b>43936.94</b>	-----
19(b)	Total Built Up Area ((19(a)(i)+(ii)+(iii))	<b>268716.50</b>	<b>96213.73</b>



20	Balance Built Up Area ((12 - 19(b))	19965.04	13.45
21	FSI Consumed	3.72	4.00
22	FSI Balance	0.28	0.00
23	Total No. Of Units for phase- I , II , III	4199	5678
	Commercial for phase- I , II , III	108	65
	Residential for phase- I , II , III	4091	5613
24	No of trees proposed to be planted	954	413
25	Balcony Area Statement	*	NA
26	Parking Area Statement	**	NA

**Details of proposed buildings are as under:**

Building for houses to be sold in open market				
Sr. No.	Bldg. No with Wing	Predominant use	No of Floors	BUA in Sq.mt.
1.	Building No. S4+S5 (Wing- A)	Residential	2 Basements + Part Ground (Resi) / Part stilt (Parking) + 2 Podium (Parking) / corresponding to 3 Residential floors + 4 <sup>th</sup> Part Residential/Part Podium (Garden) + 24 upper Resi. floor	10558.53
	Building No. S4+S5 (Wing- B)		2 Basements + Part Ground (Resi) / Part stilt (Parking) + 2 Podium (Parking)/ corresponding to 3 Residential floors + 4 <sup>th</sup> Part Residential/Part Podium (Garden) + 23 upper Resi. floor	12914.21
	Building No. S4+S5 (Wing- C)		2 Basements + Stilt (Parking) + 2 Podium (Parking)/ corresponding to 3 Residential floors + 4 <sup>th</sup> Part Residential/Part Podium (Garden) + 23 upper Resi. floor	9061.30
	Building No. S4+S5 (Wing- D)		2 Basements + Stilt (Parking) + 2 Podium (Parking)/ corresponding to 3 Residential floors + 4 <sup>th</sup> Part Residential/Part Podium (Garden) + 23 upper Resi. floor	9523.94
Total Residential BUA				42057.98
Commercial Built Up Area (Building No. S4+S5 (Wing- E))				1878.96
<b>Total Sale Built Up area of Building S4+S5 (Phase-II)</b>				<b>43936.94</b>
Note: S1 to S3 cluster constitutes Phase-I, S4+S5 cluster constitutes Phase-II & S6 cluster constitutes Phase-III.				



- E) This Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAINA/PANVEL/Kolkhe/BP-81/Amended CC/2020/97/SAP/1880, dated **26/02/2020**.

For only phase-2 buildings of sale portion this Development permission shall supersede the Development permission granted by this office vide Order No. CIDCO/NAINA/Panvel/Kolkhe/BP-81/Amended CC/2018/1095 dated 09.01.2018.

MMRDA vide letter dated 15/10/2013, 20/11/2013, 22/12/2014 and 01/02/2017 had released Cumulative FSI of 2.5 out of 3.00 FSI for free sale component and entire 1.00 FSI for rental component.

- 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-11/RDP, Dated 19<sup>th</sup> 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 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. 1,54,66,000.00/- (Rupees One Crores Fifty Four Lakhs Sixty Six thousand Only), deposited vide Challan no. 478275 dated 03.01.2018 and Rs. 37,500.00/- (Rupees Thirty Seven thousand Five Hundred Only), deposited vide Challan no. 487926 dated 19.12.2018 with the Corporation 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 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. The amount of Rs 1,16,36,500.00/- (Rs. One Crores Sixteen Lakhs Thirty Six Thousand Five Hundred only) is paid against Unique Code No **20170302102417001** towards labor cess for period up to one year. As directed by Industries, Energy & labour Department, Government of Maharashtra, under Building and other Construction workers Welfare Cess 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 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.
23. You shall make arrangement and provision for Rain Water Harvesting in accordance with the regulation number 40.2.1 of the DCPRs of Sanctioned IDP of 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 Corporation at all times of site visit and comply with the given instructions.

**SPECIFIC CONDITIONS:**

27. All the conditions mentioned in Environment clearance granted by GoM, vide letter bearing No SEAC 2010/ CR-501/TC.2, dated 16/05/2011 and Revalidation of Environment clearance granted by GoM, vide letter bearing no. SEAC- 2018/CR-74/Est. dated 14.06.2018 shall be binding on the applicant. As per specific conditions





of environment clearance, in case of any deviation or alterations in the proposal than the submissions to Environment Dept, revised environment clearance shall be obtained before commencing work above plinth level.

28. With reference to latest communication received from Airport Authority of India you shall submit wing wise fresh height NOC issued by Airport Authority of India before commencing construction work beyond plinth level for each wing.
29. You shall construct buildings within FSI released by MMRDA through NOC for CC.
30. All the conditions mentioned in revised Location clearance No MMRDA/RHD/RHS-74(II)/17/89, dated 17/05/2017 shall be binding on the applicant.
31. All the conditions mentioned in Revised Provisional Fire NOC issued by Fire Officer, CIDCO, vide No. सिडको /अग्निशमन /मुख्यालय /२०१९/SAP-६१२ dated 22.11.2019 shall be binding on you.
32. 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.
33. 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.
34. 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 Corporation at its own cost.
35. The arrangement for off-site infrastructure shall have to be made by the applicant till SPA-NAINA's infrastructure is in place.
36. 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.
37. All the conditions mentioned in access NOC shall be binding on the applicant.
38. All the conditions mentioned agreement executed between GAIL shall be binding on the applicant.
39. NA measurement map from land records office incorporating layout roads amenity plots and open spaces shall be submitted while approaching to this office for first Plinth Completion Certificate.
40. The applicant shall submit structural design and stability report from IIT or VJTI, while approaching to this office for plinth completion certificate.
41. 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.





42. 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.
43. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.
44. The applicant shall obtain NOC for advance connections for utilities and services in the lay-out from the Competent Authority wherever necessary
45. 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.
46. The applicant shall provide over-head water tank on the building as per the design standards and to the satisfaction of the Corporation.
47. In case of existing drinking water wells, the same shall be well built and protected.
48. 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.
49. 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.
50. The applicant shall not dispose off any plot, unless the infrastructural facilities mentioned in this certificate are actually provided.
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. NOC for clearing the septic tank is required to be obtained from the Corporation from time to time






54. 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.
55. No construction on sub-divided plots will be allowed unless internal road and gutters are constructed to the satisfaction of the Corporation.
56. 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.
57. Every plot of land shall have at least 1 tree for every 100 sqm 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.
58. 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.
59. 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.
60. 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.
61. 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.
62. 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.





63. 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
64. 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.
65. Open space shown in the layout shall be kept open permanently and shall be handed over to the Corporation.
66. 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
67. 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.
68. 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.
69. 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.
70. The applicant shall provide the solar water heating systems in the buildings, as may be applicable.
71. 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,

 26/2/2020

**(Shubhangi Bishnurkar)**  
Associate Planner (NAINA), CIDCO

CC to,

1. M/s Matrix, Ar. Santosh Dubey,



702, Marathon max, Mulund Goregaon Link road,  
Mulund (W), Mumbai 4000806

2. The District Collector,  
Office of the Collector , Revenue Dept,  
Near Hirakot Lake, Alibag,  
Dist-Raigad 402201
3. Asst. 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. Dy Superintendent of Land Records,  
CIDCO samaj mandir, ground floor,  
Sector-18, Besides Bathiya school, New Panvel  
Tal.Panvel, Dist.Raigad.
5. Maharashtra Jeevan Pradhikaran,  
Office of the Superintending Engineer,  
Plot No 1, Sector No1, Matheran Road ---  
MJP Circle, Raigad, New Panvel With a request to ensure that the Occupancy  
Certificate is obtained by the applicant before  
giving permanent water supply.
6. The Tehshildar, Panvel, Talathi training centre,  
Sai nagar, Tal.Panvel,Dist.Raigad, 410206
7. The Sarpanch,  
Grampanchayat Kolkhe,  
Tal-Panvel, Dist-Raigad.
8. The Chief Planner, MMRDA,  
Planning Division, 7th floor, M.M.R.D.A. office building,  
Bandra-Kurla Complex, C-14 & 15, E Block Bandra (East),  
MUMBAI - 400 051.
9. The CCUC, CIDCO-NAINA

