

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

(CIN - U99999 MH 1970 SGC - 014574)

REGD. OFFICE:

 "NIRMAL", 2nd Floor, Nariman Point,
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HEAD OFFICE:

 CIDCO Bhavan, CBD Belapur,
 Navi Mumbai - 400 021.
 PHONE : +91-22-6791 8100
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Ref. No. CIDCO/NAINA/PANVEL/Kolkhe/BP-112/Amended CC/2019/1079/SAP/1308 **Date :** 1/10/2019

To,

 ✓ Mr. Esmail Ebrahim Dhariwala,
 POA Holder of M/s Dhariwala Development and other 8
 116/118, Maniar building,
 P.D's Mello Road, Carnac Bunder,
 Mumbai 400009.

Sub: Amended development permission for Sale Component Building no.3 (Wing A,B,C) for proposed Rental Housing Scheme on land bearing Survey No. 95/1(pt), 95/2(pt), 95/3(pt), 98/1, 98/2, 98/3, 98/4/1, 98/4/2A, 98/4/2B, 98/5(pt), 98/7C(pt), 98/8, 98/9, 98/10A, 98/10B, 99/0(pt), 101/3, 101/4A, 101/4B, 101/4C, 101/5, 101/6, 101/7, 101/8A, 101/8B, 101/9, 101/10A, 101/10B, 102, 103/1, 103/2(pt), 103/3, 103/4, 110/1A(pt), 110/4, 110/5A, 110/6A, 110/10, 110/11 (New Survey No. 98/8/1/1, 98/8/1/2, 98/8/1/3, 98/8/1/4) at Village Kolkhe, Taluka - Panvel, District Raigad

Ref.:

Ref.:		
1.	Amended Commencement Certificate granted for Rental building nos.1,2 & 3, Sale building no 1 (Wing A,B & C), Sale Building no.2, vide order no. CIDCO/ NAINA Panvel/ Kolkhe /BP-112/CC/2016/04389 dated 29/08/2016 (Further 2 nd revalidated vide letter no. CIDCO/ NAINA /PANVEL /Kolkhe /BP-112 /CC /Revalidation /2019/309 dated 8/3/2019 by this office. Amended Commencement Certificate granted for Sale building no 1 (Wing A,B & C), Sale Building no.2 vide. order dated 21/02/2018.	
2.	Architect's Application received to this office on 7.12.2018 for development permission for Newly proposed Sale Building no.3 (Wing A,B & C).	
3.	Refusal letter issued by this office on 4/1/2019	
4.	Location clearance and layout approval granted by MMRDA vide letter No. MMRDA/RHD/RHS-63(II)/15/168, dated 28/03/2014 and 07/07/2015 and revalidated vide letter dated 26/9/2014, 07/10/2015, 24/1/2017 and 22/11/2018	
5.	Measurement map issued by Land Record Office bearing No अति तातडी-/ बिनशेती- मो.र.नं.387 /25.09.2017.	
6.	7/12 extract dated 1/10/2019.	
7.	Pherphar dated 4/1/2019.	
8.	Environment clearance granted by GoM, vide letter bearing No SEAC 2014/ CR-187/TC1, dated 06/02/2015 & Revised Environmental clearance granted by Ministry of Environment, Forest and Climate Change as per minutes of the 23 rd meeting of Expert Appraisal Committee (Infra-2) dated 13/10/2017.	
9.	Letter of Dy. Executive Engineer, MSED Co. Ltd, Panvel-II Sub-Division bearing No Dy.E.E./PNL(II)/Tech/1282 dated 08/06/2015	
10.	NOC regarding Water Supply issued by MJP vide letter no. MJPWMDn/NP/TB-2/1855 dated 31/8/2015.	
11.	NOC from NHA regarding access to the property vide letter No RW/MUM/11013/NHA/(4B) PP-1/2013-14/603, dated 09/04/2014.	

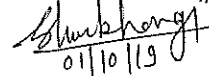


		NOC from NHAI regarding access to property vide letter No RW/MUM/11013/NHAI/NH (17)/4/2016-17/PP-213, dated 23/02/2017. (Refer C/2921) NOC form Mumbai JNPT PORT ROAD COMPANY LIMITED (A SPV of National Highways Authority of India) vide letter no. एन .एच .ए .आय ./पी .आय .यु /पनवेल/एम .जे .पि .आर.सी .एल ./२०१९/३६१, dated 6/06/2019.
	12.	NOC issued by AAI regarding Height clearance, vide letter No Navi/WEST/B/031516/122861, dated 29/3/2016. vide letter No Navi/WEST/B/031516/122864, dated 29/3/2016. vide letter No Navi/WEST/B/062019/406973, dated 27/6/2019.
	13.	NOC issued by TATA Power Co. Ltd vide letter No TLJ/LM-01(BKN)/05 dated 05/01/2015.
	14.	Provisional Fire NOC issued by Fire officer, CIDCO, vide no. CIDCO/FIRE/HQ/E-326/2019 dated 29/5/2019 and Revised letter vide no. CIDCO/FIRE/HQ/E-380/2019 dated 3/7/2019
	15.	Documents submitted by the Architect on 24.04.2019, 3.05.2019, 19.6.2019, 3.7.2019, 4.7.2019, 10.7.2019, 11.7.2019, 16.07.2019, 18.7.2019, 26.7.2019, 31.7.2019, 14.8.2019, 19.8.2019,20.8.2019,26.9.2019,1.10.2019
	16.	Development charges of Rs 14233000/- paid vide receipt No 6900000655/2019, dated 27/09/2019.
	17.	Infrastructure charges of Rs 50883063/- paid vide receipt No 6900000650/2019, dated 27/09/2019.

Sir

With reference to your application No Nil, dated 7.12.2018 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 95/1(pt), and other of Village-Kolkhe, Taluka-Panvel, District-Raigad, the Amended Commencement Certificate, vide letter No. CIDCO/NAINA/PANVEL/Kolkhe/BP-112/Amended CC/2019/1079/SAP/1308, dated 1/10/2019, as required under section 45 of the Maharashtra Regional and Town Planning Act,1966 is enclosed herewith.

Yours faithfully,



(Shubhangi Kale)

Associate Planner (NAINA),
CIDCO

Encl: As above



CC to,

1. Ar. Spaceage Consultant, Shop No 15, B-106,
Natraj Building, Sristi Complex, Mulund-Link Road, Mulund (W), Mumbai 400080
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. Dy Superintendent of Land Records, Agri Samaj
Hall, 1st floor, Panvel, 410206
5. Maharashtra Jeevan Pradhikaran,
Office of the Superintending Engineer,

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.

Plot No 1, Sector No1, Matheran Road --
MJP Circle, Raigad, New Panvel

6. The Sarpanch,
Grampanchayat Kolkhe, Tal-Panvel, Dist-Raigad
7. 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
8. The CCUC, CIDCO



AMENDED COMMENCEMENT CERTIFICATE

The Amended 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 numbers 95/1(pt), 95/2(pt),95/3(pt),98/1,98/2,98/3,98/4/1,98/4/2A, 98/4/2B,98/5(pt),98/7C(pt),98/8,98/9,98/10A,98/10B,99/0(pt),101/3,101/4A,101/4 B,101/4C,101/5,101/6,101/7,101/8A,101/8B,101/9,101/10A,101/10B,102,103/1,10 3/2(pt),103/3,103/4,110/1A(pt),110/4,110/5A,110/6,110/10, 110/11 (New Survey No.98/8/1/1,98/8/1/2,98/8/1/3,98/8/1/4) at Village Kolkhe, Taluka - Panvel, District Raigad

B) Land use (predominant) : Predominantly Residential (N-1) as per sanctioned IDP of NAINA.

C) Details of the proposal with BUA:

Sr.no	Area Statement	Area in Sq.M.	
1	Area of land (As per 7/12 extract)	151681.00	
2	OVERALL AREA APPROVED BY MMRDA	149517.98	
3	NET ELIGIBLE AREA OF PLOT FOR RHS (AFTER ADJUSTMENT OF SWAPPING AREA)	126231.00	
4	AREA OF LAND AS PER MEASUREMENT PLAN OF LAND RECORD OFFICE	126231.00	
5	AREA OF LAND AS PER TRAINGULATION	126231.04	
6	AREA CONSIDERED FOR PROPOSAL (LEAST OF ABOVE)	126231.00	
7	Deduction for Amenity space (10%)	12623.10	
8	Net area of Plot	113607.90	
		Sale plot (75% on 8) as per revised proposal	Rental plot (25% on 8) as per earlier CC granted
9	Area of proposal (in proportion 75:25)	85205.92	28401.98
10	Permissible FSI (on 8)	3.00	1.00
11	Permissible Built Up Area (8 x 10)	340823.70	113607.90
12	Permissible commercial area (15% of 11)	51123.56	17041.19
13	Proposed commercial area	2307.55	849.18
14	Amenity space required (in proportion 75:25)	9467.33	3155.77
15	Amenity space provided	9467.33	3155.77
16	Recreational ground space required (8% on 9)	6816.47	2272.16

17	Recreational ground space provided	7366.14	7914.64
18	Approved built up area as per Amended CC dated 21-2-2018	77063.86	113598.12
19	Proposed built up area of Sale Building no 3	35582.07	0.00
20	Total proposed Built up area	112645.93	113598.12
21	Balanced Built-up area	228177.77	9.78
22	FSI consumed	0.99	0.9999
23	FSI balance	2.01	0.0001
24	Tenement proposed (Residential) (Approved + proposed) (728+489)	1217	3243
25	Units proposed (Commercial) as per Amended CC dated 21-2-2018	52	24
26	No of trees proposed to be planted @ 1per 100 sqm.	779	205
	No of trees proposed to be planted @ 5 per 100 sqm open space	369	396
	Total trees proposed	1148	601
25	Parking [Required (Cars)-Provided (Cars)] for Sale building no 3	662-851	-
	Parking [Required (Two wheelers)-Provided (Two wheelers)] for Sale building no 3	414-564	-

D) Details of the Buildings are as follows:

Buildings for houses to be sold in open market				
1	Bldg No 3 (Wing A, B &C)	Residential	2 Basement + 1 stilt (parking) + 2 podium (parking) + 28 upper Resi. Floor	35582.07
Total				35582.07

E) This Commencement Certificate is to be read along with the accompanying drawings bearing CIDCO/NAINA/PANVEL/Kolkhe/BP-112/Amended CC/2019/1079/SAP/1308, dated 1/10/2019.

This permission shall be read along with the permission granted for free sale component (i.e for Building no.1- Wing A,B,C & Building no.2) vide CC dated 21/02/2018. However, the permission granted for rental component vide dated 29/08/2016 shall remain unchanged.

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.

Signature

- 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 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 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 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 Corporation.
 - 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 45,00,000/-(Rupees Forty Five lakhs Only), deposited vide receipt No 6900000651 dated 27/09/2019 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. 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.
15. The permanent water connection shall be given only after getting the necessary occupancy certificate from the Corporation.
16. 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.
17. The applicant shall ensure that the building materials will not be stacked on the road during the construction period.
18. The applicant shall provide for all necessary facilities for the physically challenged as required / applicable.
19. 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.
20. The amount of Rs 8712000/- (Rs Eighty-Seven Lakh Twelve Thousand only) is paid against Unique Code No 20160302102404501 towards labor cess for period upto 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.
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 Deptt., 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 35 of the Standardized Development Control and Promotion Regulations for Regional Plan area in Maharashtra.
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 in CRZ area without prior clearance / approval from the Competent Authority



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. The applicant shall submit the Revalidated NOC for access from NH-4B and NH-17 from appropriate authority before commencement of work on site.
27. The applicant shall submit the TILR measurement plan showing the demarcation of the open spaces, amenity spaces, internal roads, building Plinths as per all the newly formed survey numbers before applying for Plinth completion certificate.
28. The applicant shall submit structural design and stability report from IIT or VJTI, while approaching to this office for plinth completion certificate
29. The applicant shall submit the Final letter for release of FSI from MMRDA before approaching this office for Plinth Completion certificate.
30. All the conditions mentioned in Minutes of the 23rd Meeting of Expert Appraisal Committee (Infra-2) of MOEFCC dated 13.10.2017 shall be binding on the applicant.
31. All the conditions mentioned in revised Location clearance and layout approval granted by MMRDA vide letter No. MMRDA/RHD/RHS-63(II)/15/168, Dated 28/03/2014 and 07/07/2015 and revalidated vide letter dated 07/10/2015 shall be binding on the applicant.
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 SPANAINA's infrastructure is in place.
36. MEP report submitted by the applicant is sent to Engineering department, CIDCO for vetting. Applicant shall augment the infrastructure as per remarks of engineering department.
37. Conditions mentioned in all submitted NOC's shall be binding on the applicant.
38. All ventilation shafts shall be maintained properly and should be kept open to sky.
39. Compound wall shall be erected on site to ensure that marginal distance can be measured as per drawing before applying for PCC.
40. 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

2/1/17

activities as if no openings exist on the end walls. The applicant shall keep the openings solely at his own risk.

41. The applicant shall permit the use of the internal access roads to provide access to an adjoining land.
42. The applicant shall obtain NOC for advance connections for utilities and services in the lay-out from the Competent Authority wherever necessary
43. 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.
44. The applicant shall provide over-head water tank on the building as per the design standards and to the satisfaction of the Corporation.
45. In case of existing drinking water wells, the same shall be well built and protected.
46. 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.
47. 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.
48. The applicant shall not dispose off any plot, unless the infrastructural facilities mentioned in this certificate are actually provided.
49. 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.
50. 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.
51. NOC for clearing the septic tank is required to be obtained from the Corporation from time to time
52. The applicant shall observe all the rules in force regarding over head/under ground 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.
53. No construction on sub-divided plots will be allowed unless internal road and gutters are constructed to the satisfaction of the Corporation.

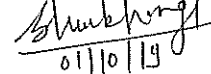


54. All the conditions mentioned in Provisional Fire NOC issued by Fire officer, CIDCO, vide no. CIDCO/FIRE/HQ/E-326/2019 dated 29/5/2019 and Revised letter vide no. CIDCO/FIRE/HQ/E-380/2019 dated 3/7/2019 shall be binding on the applicant.
55. The applicant while undertaking the development on land 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.
56. 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.
57. 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.
58. 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.
59. 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.
60. 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.
61. 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.
62. 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
63. 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.
64. Open space shown in the layout shall be kept open permanently and shall be handed over to the Corporation.

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65. The amenity plot shall be handed over to Corporation free of cost and free of any encumbrances
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,




(Shubhangi Kale)

Associate Planner (NAINA), CIDCO

CC to,

1. Ar. Spaceage Consultant,
Shop No 15, B-106,
Natraj Building, Sristi Complex,
Mulund-Link Road,
Mulund (W), Mumbai 400080
2. The District Collector,
Office of the Collector , Revenue Dept,
Near Hira Kot Lake, Alibag,
Dist-Raigad 402201
3. Dy. Executive Engineer,
MSED Co. Ltd,
Panvel-II Sub-Division
4. Dy Superintendent of Land Records,

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



Agri Samaj Hall, 1st floor,
Panvel, 410206

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 Sarpanch,
Grampanchayat Kolkhe,
Tal-Panvel, Dist-Raigad
7. 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
8. The CCUC, CIDCO