

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

**REGD. OFFICE :**

"NIRMAL", 2nd Floor, Nariman Point,  
Mumbai - 400 021.  
PHONE : (Reception) 00-91-22-6650 0900  
00-91-22-6650 0928  
FAX : 00-91-22-2202 2509 / 6650 0933

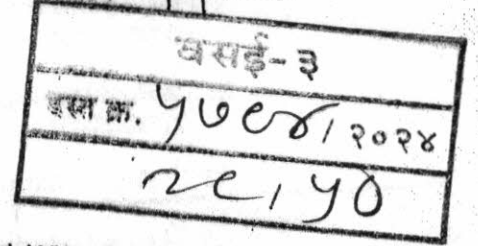
**HEAD OFFICE :**

CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614.-  
PHONE : 00-91-22-6791 8100  
FAX : 00-91-22-6791 8166

Ref. No. CIDCO/ ATPO(VSR)/ BP-4622/CC/ 53

To,  
Shri. Hemant A. Patil, Director of  
DDPL Global Infrastructure Pvt. Ltd.,  
Unicom House, Shreeji Vihar, Opp. MTNL, S.V.Road,  
Kandivali (W),  
MUMBAI - 400 067.

Date : 2/9/2013



Sub: Revised Development Permission for proposed Residential With Shopline Building No.2 & Residential Building No.3, 4 & 12 in plot no.1 on land bearing S. No.2, S. No.3, H. No. 7,8, S. No. 4, H. No. 6,8,12,20, S. No. 5, H. No.3,4,5,5/8,6/2,6/3,6/4,6/6,6/7,6/8,7,S.No.6,H. No.1/1,1/3,2/1,2/2,2/3,3,4,5/1,5/2,5/4,5/5,5/6,5/8,6,S.No.7,H.No.1,2/1,3,4/1,4/3,4/5,5/1,5/3,5/4,5/5,5/6,6/1,6/2,7,7/11,9/1,9/4, S. No. 8, H. No.1, S. No. 9, H. No. 2,4 & 6, S: No. 10, H. No. 1,2,3,4,5,6, S. No. 11, H. No. 2, S. No. 12, H. No. 1,2,3,4,5,6,7,8,9,10,11, S. No. 13, H. No. 1,4/1,5,6, S.No.14, H.No.8, S. No. 15, H. No. 2,3,4,6, S. No. 16, H. No. 1,3,4,5 & 6, S. No. 22, H. No. 4,5,6, S.No.23, H.No.1,2,4, S. No. 24, H. No. 1,2, S.No.25, No.26, H.No. 1/1,1/2,1/3,2A,2B, S.No.28, H.No. 1,2,4,5,6,7, S. No. 30, H. No. 1,2,3, S.No.31, S.No.32, H.No.1,2/1,2/2,2/3, S. No. 33, H. No. 2,3,4,7,8,9, S. No. 35, H. No. 1,2, S. No. 36, H. No. 2,3A,5,6, S. No. 37, H. No. 1, S. No. 38, H. No. 1,3, S. No. 39, H. No. 2, S. No. 42, H. No. 2,3,4,5A,7A,8A,16, S. No. 43, H. No. 1,2A,3A,4C, S. No. 44, H. No. 1,2,3A,7P,8,9,10,11,12,13,14,15, S. No. 45, H. No. 1A,2A,3A,3B,4,5,6, S.No.46, H.No. 4,5,6,7,8, S. No. 47, H. No. 1A,3A,4A,5,8,9, S. No. 48, H. No. 1,2,3, S. No. 50, H. No. 4,5,6,7,8, S. No. 51, H. No. 1A,2,4,5,6,7,8,9,10,11,12, S. No. 52, H. No. 1,4,5/1A, 5/2, S. No. 54, H. No. 4/2,6, S. No. 55, H. No. 2,5, S. No. 56, H. No. 1/2,2,3, S.No.66, H.No.6, S. No. 75, H. No. 1,2,3, S. No. 76, H. No. 1,2,3,4,5,6,7,8, S. No. 78, S. No. 79, H. No. 2, S.No.117, H.No. 2, 4/1,4/2,4/3, S. No. 119, H. No. 3, S. No. 126, H. No. 2,4,12 at Village : Tivri, Tal : Vasai, Dist : Thane

- Ref. :
- 1) MMRDA's Location Clearance for Building Approval under Rental Housing Scheme, Dated 27/08/2008, No. MMRDA/1/01.
  - 2) Revised Location Clearance for Building Approval from MMRDA dated 14/11/2008, No. MMRDA/RHS-1/08/296
  - 3) Commencement certificate for Rental Housing Scheme No. CIDCO/VSR/CC/BP-4622/E/730 dated: 02/07/2010.
  - 4) Environment Clearance Report form MOEF No. SEAC-2010/CR341/TC-2 dated: 20/11/2010

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नगररचना विभाग  
माहितीचा अधिकार अधिनियम, २००५  
अन्वये दिलेली माहिती क्र. ६०२६२  
दिनांक २८/९/२०१३



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Ref. No.

Date : 2/9/2013

- 5) Revised Development Permission No. CIDCO/VSR/RDP/BP-4622/E/022 dated: 01/06/2011
- 6) Revised Development Permission No. CIDCO/VSR/RDP/BP-4622/E/022 dated: 27/06/2012
- 7) NOC from Airport Authority of India Dated: 23/09/2011, by BP-1/NOCC/CSG on/2011.

8) Fire NOC form VVCMC VVCMC/FIRE/20/2011-12 dated: 15/04/2011

9) Your Request letter no. G+14 structures and relaxation in height

10) This office letter no. CIDCO/VSR/ATPO (VV-2013/36, dated: 15/05/2013 for obtaining Clearance from Director, Maharashtra Fire Services.

11) Clearance from Director, Maharashtra Fire Services to grant height permission by letter dated: 24/07/2013.

12) This office letter no. CIDCO/ATPO(VV)/2013/545, Dated: 21/08/2013 for compliances to Director, MFS.

13) Your Compliance Report Letter Dated: 22/08/2013, of

- Soil investigation report of M/s. Shree Samarth Krupa Geotechnics (SSK), dated: 02/11
- Verification Report of Soil investigation and Structural Stability for G+14 Structures, by IIT, Dept of Civil Engineering, Powai, Dated: 28/07/2011, Ref No. DRD/CE/RSG-32/11-12.
- Structural Stability certificate issued by M/s. Shanghavi & Associated, dated: 21/08/2013

Sir,

Whereas, this office had granted Development Permission to your project under Rental Housing Scheme as per above referred Commencement Certificate and whereas, this office received the clearance from Director, Maharashtra Fire Services, for permitting the height, it is to inform you that Revised Permission is hereby granted for the proposed layout of Residential building under section 45 of Maharashtra Region and Town Planning Act 1966 (MAH XXVII of 1996) to Mr. Hemant A. Patil Director, DDPL Global Infrastructures Pvt. Ltd. please find enclosed herewith approved revised development permission for proposed residential building / residential with Shopline buildings of village-Tivri, Tal-Vasai, Dist-Thane as per the following details.

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दिनांक... २.६.१३.२२

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वसई-३  
दस्ता क्र. ५००८/२०२  
३९१५०

HEAD OFFICE :  
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New Mumbai - 400 614.  
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Ref. No. CIDCO/ATPO(VVSR)/BP-4622/CC/ 53

Date : 2/7/2013

Revised Development Permission for proposed Residential With Shopline Building No.2 & Residential Building No.3, 4 & 12 in plot no.1 land bearing S.No.44, H.No.2,13,14 & 15, S.No.45, H.No.4,5 & 6, S.No.46, H.No.8, S.No.50, H.No.7 & 8 and S.No.51, H.No.2 of Village - Tirvi, Taluka- Vasai, Dist-Thane under Sec.45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966).

Please find enclosed herewith approved revised development for proposed Residential With Shopline Building No.2 & Residential Building No.3, 4 & 12, of Village: Tirvi, Taluka: Vasai, Dist: Thane, as per the following details :-

| Sr. No. | Predominant Use                     | Plot No. | Building no. and wings | No. of Floors | No. of Flats | No. of Shops | Total Built up Area |
|---------|-------------------------------------|----------|------------------------|---------------|--------------|--------------|---------------------|
| 1       | Residential With Shopline (Amended) | 1        | 2 (Wing-A To I)        | (Stilt/pt+14) | 930<br>#     | 8            | 23377.83            |
| 2       | Residential (Amended)               | 1        | 3 (Wing-A To D)        | (Stilt+14)    | 380          | Nil          | 9476.52             |
| 3       | Residential (Amended)               | 1        | 4 (Wing-E & F)         | (Stilt+14)    | 220          | Nil          | 5486.08             |
| 4       | Residential (Amended)               | 1        | 12 (Wing-A To D)       | (Stilt+14)    | 408          | Nil          | 10172.12            |

Building No. 2 of Sector-I, Building No. 14&15 of Sector-V, And Building No.17,20 &22 of Sector-VI, in Plot No-2 are Deleted Now.

The order is to be read along with the accompanying drawing with this letter. This Commencement Certificate shall supersede the earlier Commencement Certificate granted on the subject land.

The conditions of Commencement Certificate granted vide this office letter no. CIDCO/ATPO(BP)/VSR/CBP-4622/RDP-2013/27 dated: 29/05/2013 stands applicable to this approval, along with the following additional conditions:

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प्राथमिक अविभाज्य अधिनियम, २००५  
अन्वये दिवस मालिका क्र. ....  
दिनांक... १८/८/२३ २५२६८



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| वसई-३                  |
| दस्ता क्र. ५७७८ / २०१४ |
| ३५५०                   |



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Date : 2/7/2013

CIDCO/ATPO(VVSR)/BP-4622/CC/ 53

You shall abide by all the conditions mentioned in EE (VV)'s Engineering Report.

- You shall abide by all the conditions mentioned in the Clearance letter of Director, Maharashtra Fire Services, Dated- 24/07/2013.
  - The structural safety including soil strata, stability and integrity of the land and environmental approval etc. shall be the responsibility of the Developer which shall be examined by this office.
  - The complete layout plan shall be approved by the Director, Maharashtra Fire Services envisaging the captive Fire Station with desired plant and machinery and responsibility to manage that Fire Station as per the policy being framed by the Urban Development Department, which is under active consideration of Principal Secretary (I), UDD.
  - The Developer shall strictly obtain the Fire approval for each and every building and shall comply with the active and passive protection and Life safety Measures as per provisions of the Maharashtra Fire Prevention and Life Safety Measures Act, 2006 which is mainly based on the part III and Part IV of the National Building Code of India 2005.
  - The Civil Aviation permissions shall be obtained by the Developer, if necessary.
  - You shall submit 3 sets of approved drawings to the Director, Maharashtra Fire Services along with soft copies.
  - Statutory fee of Director, Maharashtra Fire Services shall be deposited.
- You shall indemnify and keep indemnified CIDCO for structural stability for St+14 structures.
- FSI applicable as per rental housing shall be considered only after submission of the MOU/agreement/Document with MMRDA.
- Till you submit the agreement with MMRDS, you shall not exceed FSI 1.75.
- You shall abide by the Rental Housing Policies as may be enforced by MMRDA.
- You are required to provide a solid waste disposal unit at a location accessible to the Municipal sweepers, to store/dump solid waste in 2 compartments of 0.67 CUM 1.33 CUM. Capacity for every 50 tenements or part thereof the non-bio degradable & bio-degradable waste respectively.

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 अच्ये दिले. क. मयेवर  
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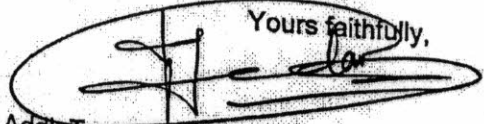
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| 33140                |

Ref. No. CIDCO/ATPO(VVSR)/BP-4622/CC/53 Date: 2/9/2013

7. Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
8. Cupboards, if any, to be constructed as per Development Control Regulations provisions.
9. The Size of the tenement should not be more than 25 sq.mt. in Special Residential Zone (SRZ).
10. The development permission granted to you vide our letter no. CIDCO/ATPO(BP)/VVSR/CBP-4622/RDP/2013/27 dated: 29/05/2013 is hereby revalidation on your request up to 03/09/2014.
11. This amended plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.

The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

Yours faithfully,  
  
 Addl. Town Planning Officer (VVSR)

Encl.: a/a  
 C.C. to

- 1) M/s. Ajay Wade & Associates  
 A/6, Sai Tower, Ambadi Road,  
 Vasai Road (West)
- 2) The Collector, Office of the Collector, Thane.
- 3) The Tahasildar  
 Office of the Tahasildar, Vasai
- 4) Taluka Inspector of Land Records,  
 Opp. Tahasildar Office, Vasai (W), Tal-Vasai
- 5) Dy. Commissioner, Vasai Virar City Municipal corporation, Virar
- 6) MC, MMRDA, Bandra Kurla Complex, Bandra (E)

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 मालिका क्र. ५०८०/२०२४  
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 दिनांक २९/०५/२०१३

