



स्वातंत्र्याचा अमृत महोत्सव

# महाराष्ट्र राज्य रस्ते विकास महामंडळ मर्यादित



म.रा.र.वि.म.  
(महाराष्ट्र शासनाचा उपक्रम)

Letter No. MSRDC/SPA/BP-542/Layout Approval/2023/2058

Date: 14 DEC 2023

## 'FINAL APPROVAL TO THE LAND SUB-DIVISION/ LAYOUT'

To,

M/s. Riyasat Infra Developers Pvt. Ltd.

Through Mr. Pushpendra Kumar Saini.

Centre Point, Survey no. 34, 2<sup>nd</sup> Floor,

Kolkhe, Mumbai Pune Highway,

Palaspa Phata, Panvel, Raigad- 410 206.

Sir,

With reference to your Application dated 31/03/2023, 30/06/2023 & 04/10/2023 for land sub-division approval, under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work in respect of land bearing Sr. No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A & 159/2 of village- Nadhal, Tal. Khalapur, Dist. Raigad. The land sub-division Layout is finally approved as demarcated, under Section 45 of the Maharashtra Regional & Town Planning Act 1966, subject to following conditions:

These remarks are issued subject to the following conditions:

1. These remarks shall always be read with the plan accompanying with this letter.
2. The Applicant/Developer shall provide at their own cost, the Infrastructural facilities including roads with storm water drains, sewer lines, water supply lines, development of recreational open spaces etc. This work shall generally be completed within two years. The building permission on plots shall be granted depending upon the percentage of infrastructure work completed. The layout plots should be released for construction in stages according to infrastructure work completed.
3. This permission is limited to only for Sr. No. 146/1, 146/2, 146/4, 146/5, 146/6/A, 152/1, 152/2, 153, 154, 156/1, 156/3, 158/2/A & 159/2 of village- Nadhal, Tal. Khalapur, Dist. Raigad and does not entitle you to develop any other land.
4. This land sub-division Layout permission shall remain valid for a period of one year commencing from the date of its issue. And shall remain valid for 4 years in the aggregate but shall have to be renewed every year from the date of its issue.
5. Applicant has to submit undertaking submitted in respect of recreational open space as stipulated in Regulation No.3.4, the said open space admeasuring 12,571.401 Sq. M. stand

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निगम कार्यालय: विशेष नियोजन प्राधिकरण एक्सप्रेसवे स्मार्ट सिटी प्रकल्प-१, ११ वा मजला, ए-विंग, शेल्टन सफायर, भूखंड क्र. १८ आणि १९, क्रोमाच्या मागे, सत्र न्यायालयाजवळ, सेक्टर १५, सी.बी.डी. बेलापुर, नवी मुंबई - ४००६१४. दूरध्वनी: (०२२) २७५७ ५७७७

नोंदणीकृत कार्यालय: नेपियन्सी रोड, प्रियदर्शनी पार्क शेजारी, मुंबई - ४०००३६

दूरध्वनी: (०२२) २३६७ ५९०९ (०२२) २३६९ ३७८९ (०२२) २३६९ ९०३०

सीआयएन: U45200MH19965GQ101586

जीएसटी: 27AAACM6833QZP

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- vested in the name of plot holders of the layout or society of the plot holders and you have no right of ownership or interest in the said recreational open space.
6. The Amenity space area should not be less than 10% i.e. **12,605.563 Sq. M.**, these amenity spaces shall be developed by the owner for the uses mentioned in the definition of amenity. However, the Authority may insist for handing over the amenity space to the Authority by way of deed, free of encumbrances to this authority, at free of cost.
  7. These remarks shall not be considered as a proof of ownership, for any dispute in any court of law.
  8. The width of any road as shown in the layout should be kept as per the approved layout width and all the roads should be constructed in such a way that they are suitable for traffic.
  9. The Applicant/ Developer shall strictly adhere the **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37(1AA)UD-13 dtd. 02.12.2020 as amended from time to time which are applicable to land under reference.
  10. Solar powered street lights are to be installed along the roads.
  11. The Applicant/Developer shall not change the use, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
  12. This land sub-division Layout permission is based on the documents submitted by the Applicant / Developer. This Commencement Certificate doesn't absolve the applicant any legal matter pending against him. The Authority shall not be held liable for any legal matter that may arise in future and the Applicant / Developer is solely responsible for settling for the same.
  13. This permission is liable to be revoked by the MSRDC, as per the Reg. no. 2.15 of **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA) UD-13 dtd. 02.12.2020 as amended from time to time.
  14. Before starting any development in individual plot, the owner shall take building permission from this office. However, in order to get such permission, owner shall have to submit separate TILR plan of each plot along with necessary documents required as per provisions of **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification no. TPS-1818/CR-236/18/18/Sec.37 (1AA) UD-13 dated 02/12/2020 as amended from time to time.
  15. The Architect / Owner shall ensure that construction and demolition waste generated during the construction process is managed in accordance with the relevant rules. If any legal disputes arise due to mismanagement of the generated construction and demolition waste, the Applicant / Owner shall be held responsible for the same
  16. It shall be the responsibility of the owner/Developer to co-ordinate the roads in the adjoining lands.
  17. The responsibility of Authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer.
  18. The size and location of Sub-station may be fixed in consultation of MSEDCL.

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19. The applicant/developer shall bound by the rules of Tree act and the applicant/developer shall be responsible for planting & growing of indigenous species trees along the roads planned in the map.
20. It shall be the responsibility of the owner/Developer to develop the Recreational Open Spaces & roads in the final layout and it will be mandatory to keep then open for all.
21. The internal roads within this approved layout and those connecting to adjacent plots shall form part of Public Street. The applicant/ Developer shall develop and maintain the same at their own cost till such time the Authority invokes the Reg. no. 3.3.11 of **Unified Development Control and Promotion Regulations for Maharashtra State** sanctioned vide Notification No: TPS-1818/CR-236/18/Sec.37 (1AA) UD-13 dtd. 02.12.2020 as amended from time to time. The applicant shall not restrain the public from using it.
22. These remarks are issued based on the 7/12 extracts, measurement map of the land records office and other documents furnished to this office.
23. The conditions stipulated in remarks by the Tehsildar, Khalapur dated 04/08/2023 related to this proposal and NOCs by various Authorities and the order of tentative permission of this office dated 07/11/2023 shall be strictly adhered to.
24. The development charges to be levied, because of the upcoming vital infrastructure project shall be communicated in due course of time and the applicant shall abide to such assessments, failure to pay the same may result in revocation of the Layout Approval, which may also include blacklisting for failure of such payments.

A Set of Certified Plans (1 Set - 2 No. of Drawings) for 'final approval to the land sub-division/ layout' is enclosed herewith.

Thanking you,

Office Copy Signed  
By VC&MD  
MSRDC Ltd.

  
Deputy Chief Planner 14.12.23  
SPA-MSRDC

Office No. 022-27575777

Date: 14 DEC 2023

Office Stamp:



CC to:

1. Er. Pranay P. Pashilkar (PMC/TP/72/2022) Office no. 06, Amrut Garden, Plot no. 103, Sector-17, Khanda Colony, Panvel (W) 410 206.
2. The District Collector, Office of the Collector, Revenue Dept, Alibag, Dist – Raigad 402201.
3. Dy. Superintendent of Land Records, near Tehsil Office Khalapur, Tal. Khalapur, Dist. Raigad- 410202.
4. Group GramPanchyat Lodhivali, At. Post- Lodhivali, Tal.- Khalapur, Dist.- Raigad 410 206.