

Date: 10. OCT. 2024

"Commencement Certificate"

To,
Mr. Ravi Khubchandani, Mr. Uraaz Bahl, Mr. Riaaz Batlivala,
Cat. Avtejinder Singh Maan, Mr. Santosh Bahl, Dr. Amarjit Singh,
Mr. Zahan Batlivala & M/s. Swaroop Agencies Pvt. Ltd.
Through Power of Attorney Holder "Mr. Ravi Khubchandani"
& "Mr. Amit Sharma"
508, Ceejay House, Dr. Annie Besant Road,
Worli, Mumbai 400018.

Sub: Commencement Certificate for the Proposed Residential Buildings on plot no. Residential Zone (RZ) – 3 part of Integrated Township Project on land bearing Survey nos. 38/0 and others of Village: Khanavale and Survey no. 6/1 and others of Village: Talegaon of Taluka: Khalapur, Dist: Raigad

This has reference to your application received to MSRDC dated 19.08.2024 for grant of 'Commencement Certificate' under section 44 of the Maharashtra Regional and Town Planning Act 1966 to carry out development work /construction of **Building Permission on Residential Zone 3 of sanctioned Integrated Township Project** on land bearing 38/0, 74/0, 36/1, 73/0, 30/1, 75/0, 42/4, 42/1, 42/3, 32/2, 39/0, 43/0, 44/4, 70/1, 70/2, 72/0, 76/1, 76/2, 68/0, 81/2A, 81/2B, 40/0, 47/2, 50/12, 50/13, 69/0, 41/1, 41/2, 44/3, 47/1, 71/0, 36/2, 37/1, 37/2, 78/0 27/1, 29/2, 29/3, 29/5, 30/2, 31/0, 33/1 (partly), 33/2, 34/1A (partly), 42/2, 44/1, 44/2, 45/0, 46/0, 50/4, 50/5, 50/6B (partly), 64/0, 81/3, 82/2A (partly), 82/4 and 82/5 of Village –Khanavale, Taluka-Panvel, Dist- Raigad and Survey no. 6/1, 6/5, 7/1, 6/6, 7/2, 7/3A, 7/4, 5/2A, 5/2B, 9/2, 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 7/3B, 7/B1, 7/B2, 7/B3, 7/B4, 7/B5, 7/B6, 7/B7, 7/C1, 7/C2, 7/C3, 7/C4, 7/C5, 7/C6, 7/C7, 7/C8, 7/C9, 7/C10, 8/3A1, 8/3A2, 8/3A3, 8/3A4, 8/3A5, 8/3A6, 8/3A7, 8/3A8, 8/3A9, 8/3A10, 8/D1, 8/D2, 8/D3, 8/D4, 8/D5, 8/D6, 8/D7, 8/D8, 8/B1, 8/B2, 8/B3, 8/B4, 8/B5, 8/B6, 8/C1, 8/C2, 8/1A1, 8/1A2, 8/1A3, 8/1A4, 8/1A5, 8/1A6, 9/B1, 9/B2, 9/B3, 9/B4, 9/B5, 9/B6, 9/B7, 9/B8, 9/D1, 9/D2, 9/D3, 9/D4, 9/D5, 9/D6, 9/D7, 9/D8, 9/C1, 9/C2, 9/C3, 9/C4, 9/C5, 9/C6, 9/C7, 9/C8, 9/C9, Survey no. 6/2, 7/3/B/8, 7/3/B/9, 7/C/11, 7/C/12, 8/1/A/7, 8/3/A/11, 8/3/A/12, 8/B/7, 8/D/10, 8/D/9, 9/1, 9/B/9, 9/B/10, 9/C/10, 9/C/11, 9/D/9, 9/D/10_of Village –Talegaon, Taluka-Khalapur, Dist- Raigad.

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Project Office : Special Planning Authority Expressway Smart City Project-1, 11th Floor, A-Wing, Shelton Sapphire, Plot No. 18 & 19, Behind Croma, Near Sessions Court, Sector 15, C.B.D. Belapur, Navi Mumbai - 400614 Tel: (022) 2757 5777

Registered Office: Nepean Sea Road, Besides Priyadarshini Park, Mumbai 400036

Now, this Commencement Certificate/building permit is being granted under section 45 of the said Act, and under the Integrated Township Project Policy of the Government subject to the following terms and conditions:-

- 1) This Commencement Certificate should be read along with Master layout approved under Sanctioned Integrated Township Project as per Reg. No. 14.1 of Unified DCPR and subsequent conditions imposed by MSRDC vide letter no. MSRDC/SPA/ITP-3/Amended Layout/2024/480 dated 15.03.2024.
- 2) This Building Permission is limited to Built up area of about **1,70,597.641 sq.mt for Residential building on Residential Zone-3** of sanctioned Integrated Township Project on land under reference as indicated in the drawings (67 Sheets) enclosed herewith.
- 3) The land vacated in consequence of the enforcement of the setback rule shall form part of the public street.
- 4) 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 permission has been granted.
- 5) This Commencement Certificate/building permit shall remain valid for a period of one year commencing from the date of its issue. If the construction is not commenced within a period of one year, this Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of Maharashtra Regional and Town Planning Act 1966.
- 6) This permission is limited for "Residential Zone 3" of sanctioned Integrated Township Project on land under reference and does not entitle you to develop any other land.
- 7) This Building Permission is limited for following buildings(Indicated with No. of storeys and Height)and Built-up area, shown against it:

Details of buildings for Residential zone -3						
Sr. No.	Building No. /Tower No.	No. of Units	Predominant Use	No. of Floors	P line area / Net BUA in sq.mt.	Building height in mts.
1.	Tower 1	329	Residential	Ground + 42 no. of storey	35290.338	128.30
2.	Tower 2	329		Ground + 42 no. of storey	36375.020	128.30
3.	Tower 3	329		Ground + 42 no. of storey	27377.779	128.30

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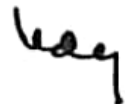
Details of buildings for Residential zone -3						
Sr. No.	Building No. /Tower No.	No. of Units	Predominant Use	No. of Floors	P line area / Net BUA in sq.mt.	Building height in mts.
4.	Tower 4	329	Commercial	Ground + 42 no. of storev	27377.651	128.30
5.	Tower 5	329		Ground + 42 no. of storev	36375.020	128.30
6.	MLCP Commercial	35		Ground + 1 no. of storey	6067.142	29.60 mt
7.	Club House	--	Commercial	At MLCP lev. 5 th + upper two floor	1666.724	29.60
8	MLCP (Drivers room)			MLCP 1 st Floor	67.967	29.60
Total number of units		1645				
Total Net BUA proposed in the scheme					1,70,597.641	

- 8) All the conditions mentioned in Locational Clearance No. TPS/1710/1042/CR-29/10/UD-12 dated 07.09.2013 & TPS No. 1710/1042/CR. 29/12/UD-12 dated 06.09.2014 & No. RPMMRDA/ Mauje- Khanavale Tal- Panvel & Talegaon ,Tal. Khalapur /ITP/CR-108/21/TPV-3/295 dated 14.01.2022 shall be binding on the applicant.
- 9) The drawings are scrutinized based on Unified Development Control & Promotional Regulation. Therefore, the Applicant/Developer shall strictly adhere to the Unified Development Control & Promotional Regulation applicable for Mumbai Metropolitan Region in Maharashtra sanctioned by the State Government under section 37 (IAA) (c) & Section 20(4) of the Maharashtra Regional & Town Planning Act, 1966 vide notification No. TPS-1818/CR-236/18/DP&RP/Sec.37(IAA)(c) & Sec.20 (4)/UD-13 dated 02 December, 2020 as amended from time to time which is applicable to land under reference.
- 10) This permission is liable to be revoked by the MSRDC, as per the Reg. No. 2.15 of Unified Development Control and Promotion Regulations dated 02/12/2020 as amended from time to time, if there is misinterpretation of material fact in the application on the basis of which this Commencement Certificate is issued. Further, this Commencement

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Certificate shall be revoked, if any of the restrictions imposed by the MSRDC are contravened or not complied with.

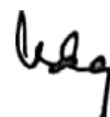
- 11) This Commencement Certificate is based on the documents submitted by the Applicant/Developer. The responsibility of authenticity of the documents vests with the Applicant and his appointed licensed Architect/Engineer. This Commencement Certificate doesn't absolve the applicant any legal matter 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 the same at his own cost.
- 12) In any case if there is any reservation marked in the Modified Draft/Sanctioned Development Plan, falling in the survey numbers under reference, then the project proponent shall not develop any activity there on in the said lands and shall surrender the said land on insistence of Authority as and when it demands.
- 13) This approval shall not be considered as a proof of Ownership, for any dispute in any court of law. In case of any suit pending in any court of law, the decision taken by Court or the orders passed by the Court in such matter shall be binding on the applicant.
- 14) The applicant shall pay to the Authority the costs, as may be determined by the Authority for provision and /or upgradation of infrastructure once the Authority finalises and demands for it.
- 15) The project proponent shall strictly follow the Prevailing Rules / Orders / Notification issued by the Labour Department, GoM from time to time, for labours working on site.
- 16) The amount of Rs. 45,77,000/- (Rupees Forty five lakhs Seventy seven thousand only) and deposited vide receipt no. 6383 dated 07.10.2024 with the Authority as Security Deposit shall be forfeited either in whole or in part at the absolute discretion of the Authority for breach of any of the conditions stipulated in this Commencement Certificate. Such forfeiture shall be without prejudice to any other remedy or right to the authority.
- 17) Neither the granting of this permission nor the approval of the drawings and specification, nor the inspection made by the officials during the development shall in any way relieve Applicant/Developer/Architect/Structural Engineer/Supervisor or any licensed technical person of such development from full responsibility for carrying out the work in accordance with the requirement of all applicable Acts/Rules/Regulations.
- 18) The project proponent shall, permit the Authority to enter the building or premises for which the permission has been granted at any reasonable time for the purpose of enforcing these Acts/Rules/Regulations.
- 19) Applicant/Developer shall make arrangement and provision for Rainwater Harvesting in accordance with the Regulation No. 13.3 of the Unified Development Control and Promotion Regulations in Maharashtra dated 02/12/2020 as amended from time to time.
- 20) The Applicant/Developer is required to provide a solid waste disposal unit for non-biodegradable and bio-degradable waste separately, of sufficient capacity, at a location accessible to the Municipal sweepers, to store/dump solid waste etc.



- 21) The Project proponent shall not change the use, alter/amend the building plans, sub-divide or amalgamate the plots etc. without obtaining prior approvals from the Authority.
- 22) The Project proponent shall get the approved layout demarcated on the site by the land record department. The measurement plan shall be certified by the Land Records concerned department. 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 Land Records department for RZ—3 shall be submitted before applying for Intimation to Plinth Completion.
- 23) It is responsibility of project proponent to obtain potable water supply and permanent electric power supply connection before occupancy certificate.
- 24) The Project proponent 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 sludge and sewage, arrangement of collection of solid waste etc.) within the plot, before applying for Occupancy Certificate. Occupancy Certificate will be granted only after all these arrangements are made up to the satisfaction of the Authority. No construction on sub-divided plots will be allowed unless internal roads and Drainage lines are constructed to the satisfaction of the Authority.
- 25) That Project proponent shall pay all the dues before seeking Occupancy Certificate.
- 26) This Certificate is liable to be revoked by, MSRDC-SPA if-
 - a. Any of the Conditions subject to which this Commencement Certificate is granted or any of the restrictions imposed by MSRDC-SPA is contravened or it is not complied with
 - b. MSRDC-SPA is satisfied that this Permission is obtained through fraud or misinterpretation
- 27) 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 his own cost till such time the Authority invokes the Reg. no. 13.2.3.3 of Standardised Development Control and Promotion Regulations for Regional Plans in Maharashtra sanctioned vide TPS-1812/157/CR71/12/REC No: 34/12/RP/UD-13 dtd.21.11.2013. The project proponent shall not restrain the public from using it.
- 28) The conditions mentioned in the Provisional Fire NOC from the competent authority shall be binding on the project Proponent and Final FIRE NOC shall be submitted before applying for Occupancy Certificate.
- 29) The project proponent shall appraise to State Level Environment Impact Assessment Authority (SEIAA) on the changes made in the plan/ scope, if any, that was submitted to them for seeking clearance. The copy of the correspondence may be submitted to this Authority before applying for Plinth Completion Certificate.
- 30) The Conditions stipulated by the SEIAA vide letter dated 19.08.2024 should scrupulously followed by the project proponent.

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- 31) The project proponent shall submit Consent to Operate from MPCB shall be submitted before applying for Occupancy Certificate.
- 32) The Project proponent while undertaking the Development on land shall preserve 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 Authority concerned. Every plot of land shall have at least 1 tree for every 100 sq.mt. 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 trees shall be planted.
- 33) Refuge floors as shown in the Building Plans shall always be kept open for easy evacuation in case of fire.
- 34) The recreational Ground/Open spaces within this approved layout shall be developed by the Applicant/Developer before applying for the Occupancy Certificate and maintain the same at his own cost. The Recreational open space shall be for the common use of all the residents or occupants of the layout/building unit. In this regard, the Reg. No. 3.4.2 of Unified Development Control and Promotion Regulations for Maharashtra sanctioned vide TPS-1818/CR-236/18/DP & RP/Sec.37 (1AA) (c) & Sec.20 (4)/UD-13 dated 02/12/2020 as amended from time to time is binding on the Application/Developer.
- 35) Where the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per Reg. No. 9.20.3 of Unified Development Control and Promotion Regulations for Maharashtra sanctioned vide TPS-1818/CR-236/18/DP & RP/Sec.37 (1AA) (c) & Sec.20 (4)/UD-13 dated 02/12/2020 as amended from time to time.
- 36) Notwithstanding anything contained in the Development Control Regulations, the Development Plan provisions or the approvals granted/being granted to the project proponent ; it shall be lawful on the part of Authority to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives or 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.
- 37) Any statutory taxes due to be paid, shall be paid by the project proponent as and when this authority issue such notices.
- 38) The conditions as mentioned in all the previous sanctions / approvals/ clearances and by various authorities while granting NOCs shall be strictly adhered to wherever applicable.
- 39) It shall be binding on project proponent to provide the access to the proposed site as per Sanctioned Integrated Township Layout. Further, the internal roads have to be developed and maintained by the project proponent as per Sanctioned Layout till Final O.C. Stage.
- 40) The Architect /Owners shall also take necessary measures to prevent any damage or disruption to the physical infrastructure in the vicinity, including roads, drainage, and utility services. Any alterations or modifications to the physical infrastructure shall be made only with the prior approval of the concerned authorities.



- 41) Arranging real time environmental monitoring i.e air pollution, noise pollution etc shall be observed.
- 42) The Architect /Owners shall also take necessary measures to prevent any damage or disruption to the physical infrastructure in the vicinity, including roads, drainage, and utility services. Any alterations or modifications to the physical infrastructure shall be made only with the prior approval of the concerned authorities.
- 43) It shall be obligatory on the part of Project Proponents to provide the infrastructure and green building norms that are necessary as per the guidelines as may be laid down by the Government, under the policy of development of "Smart City " from time to time.
- 44) Applicant/Developer shall make arrangement and provision for Installation of Solar Assisted Water Heating (SWH) System/Roof Top Photovoltaic (RTPV) System in accordance with the Regulation No. 13.2 of the Unified Development Control and Promotion Regulations in Maharashtra dated 02/12/2020 as amended from time to time. It is mandatory to applicant to provide it before issuance of Occupancy.
- 45) The project proponent submit the Consent to operate of MPCB, Final CFO NOC and drawing at time of or before issuance of Occupancy certificate
- 46) Ensure that the buildings have at least 3 star ratings from GRIHA.
- 47) The conditions stipulated in NOCs/Remarks by Fire Advisor, Fire Department, MSRDC and various other Authorities shall be strictly adhered to.
- 48) 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 CC/OC, which may also include blacklisting for failure of such payments.
- 49) The construction of upper three floors of each residential building (Tower 1 to 5) is restricted until the applicant submits a revised No objection certificate (NOC) from the Airport Authority of India (AAI), allowing the proposed building height of 128.3 mts , The NOC issued by AAI limits the height to 120.39 mts. Any construction exceeding this limit without the revised NOC shall be deemed to be violation and may lead to legal action, including but not limited to, stoppage of work, penalties and demolition of unauthorized structures. MSRDC shall not be held liable in this regard any cost implication that arise because of this on MSRDC shall be borne by the applicant.

A Set of Certified Plans (1 Set – 32 No. of Drawing sheets) for Residential Buildings RZ-3 is enclosed herewith.

O.C. Signed by
Joint Managing Director (I)


Deputy Director 10.10
MSRDC Ltd. 24

CC to:

1. District Collector, Office of Collector, Revenue Department, Near Hirakot lake, Alibaugh, District Raigad 402201
2. Dy. Superintendent of Land Records, Agri Samaj Hall, 1st floor Panvel ,410 206
3. Maharashtra Pollution Control Board, Kalpataru point, 2nd and 4th floor, Opposite Cine planet, cinema, near sion circle, Sion east, Mumbai – 400 022
4. The Executive Engineer, MSRDC Camp Office, New Administrative Bldg., 1st Floor, Opposite Council Hall, Pune-411001
5. District Executive Officer, Maharashtra Building and other Construction Workers' Welfare Board Cum Dy. Commissioner of labour, 1st Floor, Vighnaharta Complex, Old Mumbai-Pune Highway, Sector 1, Khanda Colony (E), New Panvel-410 206, District-Raigad.
6. M/s.Urban Analysis & solutions Consultancy Services, (Ar.Piyush Tak) A-807, Shelton Sapphire, Plot no.18/19, Sector-15, CBD Belapur, Navi Mumbai 400614.
7. The Hon'ble Dy. Secretary Cum Head, Maha RERA Mumbai Division Office, 501, Express Building, 14 E Road, Churchgate, Mumbai-400020 (through e-mail).