

Permission for Regularization of Unauthorized
Developments as per MMRDA's Policy for
Regularization

No. SROT/BSNA/2501/MMRDA Reg. Policy/Dive-Anjur,
Mankoli,Gundavli, Dapode, Purna- 01/2/2023

Date: 24 JAN 2023

To,
Shri. Rudrapratap Tripathi,
Proprietor, Indian Logistics Group of Companies,
5th Floor, Modi House, Opp. RTO Office,
Eastern Express Highway, Thane (W)- 400602

Sub: Permission for regularization for existing Industrial & Storage buildings on landbearing S. No. 2 Pt., 3 Pt., 4 Pt., 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 Pt., 23 Pt., 26 Pt., 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51 Pt., 52 Pt., 53 Pt., 54 Pt., 55 Pt., 63 Pt. of Vill. Gundavli, S. No. 1, 2, 3, 4, 9 Pt., 10 Pt., 11 Pt., 12, 13 Pt., 15, 16, 17, 18 Pt., 19, 20 Pt., 21 Pt., 118 of Vill. Dapode, S. No. 28, 29, 30, 33, 34, 35, 36, 37, 38, 39, 40, 41 Pt., 42, 43, 44, 45 Pt., 46 Pt., 47 Pt., 52 Pt., 53 Pt., 54, 55, 56, 57 Pt., 58 Pt., 59 Pt., 78 Pt. of Vill. Dive-Anjur, S. No. 92 Pt., 93 Pt., 95 Pt., 96 Pt. of Vill. Mankoli, S. No. 82 Pt., 84 Pt., 85 Pt., 86 Pt., 87 Pt., 88 Pt. of Vill. Purna, Tal- Bhiwandi, Dist- Thane.

Ref: 1. Your application for regularization of existing Industrial & Warehouse buildings onland under reference dt. 01.07.2022
2. MMRDA's deficiency letters dt. 18.07.2022, 03.08.2022
3. Your letters of compliances dt. 29.07.2022, 05.08.2022, 23.08.2022, 20.09.2022, 26.09.2022, 28.09.2022, 28.09.2022, 13.10.2022, 17.10.2022, 19.10.2022, 20.10.2022, 03.11.2022, 23.11.2022, 24.11.2022, 25.11.2022, 25.11.2022, 01.12.2022, 06.12.2022, 15.12.2022, 16.12.2022, 20.12.2022.

Sir,

Permission is hereby granted, under section 45 & 143 of Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVIII of 1966) subject to Final NOC from Director, Maharashtra Fire Services and conditions of this letter as mentioned below to **Shri. Rudrapratap Tripathi, Proprietor, Indian Logistics Group of Companies** for the regularization of Industrial & Storage buildings carried out on land bearing S. No. 2 Pt., 3 Pt., 4 Pt., 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 Pt., 23 Pt., 26 Pt., 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51 Pt., 52 Pt., 53 Pt., 54 Pt., 55 Pt., 63 Pt. of Vill. Gundavli, S. No. 1, 2, 3, 4, 9 Pt., 10 Pt., 11 Pt., 12, 13 Pt., 15, 16, 17, 18 Pt., 19, 20 Pt., 21 Pt., 118 of Vill. Dapode, S. No. 28, 29, 30, 33, 34, 35, 36, 37, 38, 39, 40, 41 Pt., 42, 43, 44, 45 Pt., 46 Pt., 47 Pt., 52 Pt., 53 Pt., 54, 55, 56, 57 Pt., 58 Pt., 59 Pt., 78 Pt. of Vill. Dive-Anjur, S. No. 92 Pt., 93 Pt., 95 Pt., 96 Pt. of Vill. Mankoli, S. No. 82 Pt., 84 Pt., 85 Pt., 86 Pt., 87 Pt., 88 Pt. of Vill. Purna, Tal-Bhiwandi, Dist- Thane with gross plot admeasuring **9,68,170.00 Sq.m.**, and net plot area admeasuring **7,81,067.77 Sq.m.**, with permissible Built-up Area of **17,18,349.08 Sq.m.** (comprising of Base FSI of 1.00 + Premium FSI of 0.40 + Ancillary FSI upto 80% of proposed Built-up Area as per (base + premium FSI)) and existing Built-up Area of **8,53,495.04 sq.m.** (comprising of Base FSI of 1.00 + Ancillary FSI 9.27 % of base FSI). Details of the said existing

Mumbai Metropolitan Region Development Authority



Industrial & Warehouse buildings are as mentioned in Layout Drawing (No. 1 of 254) enclosed herewith. Permission is granted on the following conditions:

Viz:

1. This permission is liable to be revoked by the Metropolitan Commissioner, MMRDA if-
 - i. Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner is contravened or is not complied with.
 - ii. The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misinterpretation;
2. No further development other than repairs and maintenance shall be permissible in the buildings which are hereby regularized. That if any change in the user or constructed premises mentioned/ depicted in Layout Plan and drawings enclosed herewith is found at any time without prior permission of MMRDA then this Permission will be treated as cancelled & appropriate action will be taken;
3. This permission shall not entitle the right of ownership of land to the applicant/ owner/occupier and MMRDA will not be responsible for any dispute regarding any issues related to ownership /occupancy/ title etc. of the land and structure that is regularized;
4. The provisions in the proposal which are not confirming to UDCPR, other acts and MMRDA's circular of regularization policy dated 11.03.2022 are deemed to be not approved;
5. This permission is issued without prejudice to action, if any, under the MR & TP Act, 1966;
6. Any condition mentioned in any of the NOCs/ approvals/ permissions issued by any Concerned Authority shall be complied with immediately and applicant will be solely responsible for non-compliance of the conditions of said NOCs/ approvals/ permissions;
7. This permission letter is only for Regularization of the existing structure/s on the land under reference and does not validate the rights of the applicant towards ownership / development of the land under reference. This permission letter is issued based solely on the Notarized Undertaking dt.28.11.2022 submitted by applicant wherein he has taken full responsibility with regards to legitimate rights of ownership / development for the land under reference. The responsibility of rights to ownership / development rest completely with the owner. Applicant is fully responsible to remove any Burdens / Lis-Pendencies / Disputes / Restrictions / Encumbrances with regards to the land under reference. Applicant is required to fulfil all requirements stated by SDO, Bhiwandi in the letter no. बीडी/महसूल/टे-१/ज.बा./ कांवि-१६३०/२०२२ dt. 06.12.2022. In the future, if any disputes/legal matters/title issues arise with regards to any part of the land under reference, MMRDA shall

DBhaugact

applicant. Further, in the event of such disputes/legal matters/title issues, this Permission for Regularization of Existing Structures shall stand cancelled and it will not be necessary on MMRDA's part to issue a separate order with regards to the said cancellation. Further, in the event of such cancellation, the structures hereby regularized shall be deemed as unauthorized construction and shall be liable for action as per MR & TP Act, 1966;

8. This Permission is being granted considering the plot boundary of the land under reference as shown by Licensed Architect in the layout drawing enclosed herewith. However, this permission does not certify the legitimacy of the Plot Boundary. This permission is granted in view of the Notarized Undertaking dt. 25.11.2022 submitted by Applicant wherein applicant has taken full responsibility with regards to correctness of the Plot Boundary shown on Plans by Licensed Architect. However, if any disputes with regards to Plot Boundary arise in the future or the Plot Boundary is observed to be incorrect in future, MMRDA shall stand indemnified and the responsibility of the same shall rest entirely with the Applicant and Licensed Architect. Further, in such an event, this Permission for Regularization of Existing Structures shall stand cancelled and it will not be necessary on MMRDA's part to issue a separate order with regards to the said cancellation. Further, it shall be binding on applicant to establish the final plot boundary as per his legitimate ownership and measurement plan certified by Dy. SLR on site by means of compound wall / fencing not exceeding the parameters stipulated under the sanctioned UDCPR;
9. It shall be the responsibility of Applicant to obtain the permission for access from National Highways Authority of India (NHAI) for access from NH-3 as well as the NOC of MCGM for access over the water pipeline along NH-3;
10. It shall be liability of Applicant to obtain the Consent to Establish & Consent to Operate from Maharashtra Pollution Control Board (MPCB) for the existing Industrial & Storage Buildings (if applicable) for which this permission is granted. In the event of any dispute arising due to consents from MPCB not being obtained by applicant, MMRDA shall stand indemnified, this Permission Letter for Regularization of Existing Structures shall stand cancelled and it will not be necessary on MMRDA's part to issue a separate order with regards to the said cancellation. Further, in the event of such cancellation, the structures hereby regularized shall be deemed as unauthorized construction and shall be liable for action as per MR & TP Act, 1966;
11. It shall be the applicant's responsibility to ascertain that none of the existing Industrial & Storage Buildings for which the Letter for Regularization of Existing Structures is being granted are being used for storage and / or use of inflammable / explosive chemicals. If any of the existing Industrial & Storage Buildings for which the Letter for Regularization of Existing Structures is being granted are being / proposed to be used for storage and / or use of inflammable / explosive chemicals, then it shall be binding on the applicant to obtain the NOC of Petroleum & Explosives safety Organisation (PESO). In the event of a fire in any of the existing

P. Shrestha

Industrial & Storage Buildings for which this Permission letter for Regularization of Existing Structures is granted due to storage and / or use of inflammable / explosive chemicals, MMRDA shall stand indemnified and this Permission for Regularization of Existing Structures shall stand cancelled and it will not be necessary on MMRDA's part to issue a separate order with regards to the said cancellation. Further, in the event of such cancellation, the structures hereby regularized shall be deemed as unauthorized construction and shall be liable for action as per MR & TP Act, 1966;

12. The applicant shall hand over part of land under 12 m and 18 m wide DP roads affecting the plot to MMRDA and submit 7/12 extract/ PR Card in the name of MMRDA for the same which shall be free from all encumbrances;
13. It shall be the liability of applicant to ensure adequate and continuous supply of water and electricity to the structures hereby regularized;
14. Applicant shall be responsible for making Special provisions for differently abled persons on site as per Chapter no. 13 of UDCPR;
15. It shall be binding on the applicant to install the Rain Water Harvesting System as per Regulation no. 13.3 of sanctioned UDCPR;
16. It shall be binding on the applicant to install the SWH or RTPV system as per Regulation no. 13.2 of sanctioned UDCPR;
17. It shall be binding on the applicant to make provisions for Grey Water Treatment and Recycling Plant as per Regulation no. 13.4 of sanctioned UDCPR;
18. It shall be the liability of applicant to implement the Solid Waste Management System for the existing structures on the land under reference for which this permission letter for regularization is issued in accordance to Regulation No. 13.5 of UDCPR;
19. It shall be binding on the applicant to demarcate and develop the Recreational Open Spaces as shown in the layout plan enclosed herewith and retain the same as Recreational Open Spaces;
20. It shall be binding on the applicant to demarcate and develop the Amenity Spaces shown on the layout plan enclosed herewith for the users as specified in Sr. No. 7 of Regulation no.1.3 of UDCPR. Further, the existing structures on such spaces earmarked as Amenity Spaces which are shown as 'to be demolished' in the layout plan enclosed herewith shall be demolished by the applicant and such spaces shall be strictly retained as Amenity Spaces consonant with the users as specified in UDCPR;
21. This permission letter for Regularization of Existing Structures is being granted in accordance to Structural Stability Certificates certified by Structural Engineer Shri. Rakesh Bhoir, Craft Structural Consultants, (Lic. No. State/R/2022/APL/02430) wherein he has mentioned that the structures are "Fit for occupancy for its intended purpose". This Letter for Regularization of Existing Structures does not certify the

Rakesh Bhoir

Structural Stability of the existing structures. It shall be binding on the applicant to carry out regular structural audits and carry out repairs/strengthening if any as recommended by Structural Engineer from time to time. However, in the event of any structural damage to the existing structures or any mishaps /accidents in the future which may or may not cause fatalities and monetary losses, MMRDA shall stand indemnified and the responsibility of the same shall rest with the applicant and this Permission for Regularization of Existing Structures shall stand cancelled and it will not be necessary on MMRDA's part to issue a separate order with regards to the said cancellation. Further, in the event of such cancellation, the structures hereby regularized shall be deemed as unauthorized construction and shall be liable for action as per MR & TP Act, 1966;

22. All conditions of the 'Conditional Fire Safety Certificate' from Director, Maharashtra Fire Services dt.29.11.2022 shall be binding on the applicant. Applicant is required to comply with the recommendations/conditions as mentioned in said 'Conditional Fire Safety Certificate' and after satisfactory compliance of the same obtain the "Final No Objection Certificate" from Directorate of Maharashtra Fire Services. If the applicant fails to comply with any of the conditions of said 'Conditional Fire Safety Certificate' from Director, Maharashtra Fire Services dt.29.11.2022 and/or applicant "Final No Objection Certificate" from Directorate of Maharashtra Fire Services then this Permission for Regularization of Existing Structures shall stand cancelled and it will not be necessary on MMRDA's part to issue a separate order with regards to the said cancellation. Further, in the event of a fire in any of the existing Industrial & Storage Buildings for which this Permission letter for Regularization of Existing Structures is granted, which may or may not cause fatalities and monetary losses, MMRDA shall stand indemnified and the responsibility of the same shall rest with the applicant and this Permission for Regularization of Existing Structures shall stand cancelled and it will not be necessary on MMRDA's part to issue a separate order with regards to the said cancellation. Further, in the event of such cancellation, the structures hereby regularized shall be deemed as unauthorized construction and shall be liable for action as per MR & TP Act, 1966;
23. It shall be the responsibility of applicant to ensure provision and maintenance of adequate Storm Water Drainage system such that the entire premises of the proposal under reference are protected from flooding which may be caused as a result of any unauthorized landfilling affecting the natural drainage channels or otherwise. In the event of any flooding of the premises in the future which may or may not cause fatalities and monetary losses, MMRDA shall stand indemnified and the responsibility of the same shall rest with the applicant and this Permission for Regularization of Existing Structures shall stand cancelled and it will not be necessary on MMRDA's part to issue a separate order with regards to the said cancellation. Further, in the event of such cancellation, the structures hereby regularized shall be deemed as unauthorized construction and shall be liable for action as per MR & TP Act, 1966;

24. This permission is granted considering the alignment of the proposed Mumbai-

P. B. Bagat

Ahmedabad High Speed Rail Project (MAHSR) as shown by Licensed Architect on Layout Plan enclosed herewith. Further, the area of the land under reference under Mumbai-Ahmedabad High Speed Rail Project (MAHSR) is also considered as per area calculated by Licensed Architect on Layout Plan approved herewith. This permission in no way certifies the alignment of the Mumbai-Ahmedabad High Speed Rail Project (MAHSR) or area of the land under reference affected by it. Further, this permission for regularization shall not apply to any structure/s falling under the influence zone, i.e. 25 m on both sides from the centreline of the proposed alignment of Mumbai-Ahmedabad High Speed Rail Project in accordance to letter of Urban Development Department, Govt. of Maharashtra dt. 09.11.2020. Applicant is required to obtain the NOC from National High Speed Rail Corporation Ltd. (NHSRCL) if any part/s of the existing structures hereby regularized are observed to be falling under the influence zone, i.e. 25 m on both sides from the centreline of the proposed alignment of Mumbai-Ahmedabad High Speed Rail Project. The implications of any changes in alignment of MAHSR project in future shall be binding on applicant. In case of any dispute with regards to alignment of Mumbai-Ahmedabad High Speed Rail Project (MAHSR) vis-à-vis land under reference, MMRDA shall stand indemnified and this Permission for Regularization of Existing Structures shall stand cancelled and it will not be necessary on MMRDA's part to issue a separate order with regards to the said cancellation. Further, in the event of such cancellation, the structures hereby regularized shall be deemed as unauthorized construction and shall be liable for action as per MR & TP Act, 1966;

25. All lands within the plot boundary as shown by architect on as-built plans which are under ownership of Government are deemed to be excluded from this permission. Further, the structures/part structures which are presently existing on such Government owned lands are deemed to be not regularized by virtue of this permission. As stated by SDO, Bhiwandi in the letter no. बीडी/महसूल/टे-१/ज.बा./कावि-१६३०/२०२२, dt. 06.12.2022, applicant is required to submit the request for obtaining ownership of lands presently owned by Government to Revenue Department. Further, as stated in said letter of SDO, Bhiwandi, applicant is required to submit appeal to Revenue Department for conversion of Govt. lands to private lands. The decision of Revenue Department with regards to the lands presently owned by Government shall be binding on the applicant and any structures/part structures continuing to exist on any Government land thereafter shall be deemed as not regularized as per this permission. Further, all such structures/part structures which are on Government owned lands shall be deemed as unauthorized construction and shall be liable for action as per MR & TP Act, 1966. The fees and charges paid by the applicant for the proposal under reference have been calculated on the basis of plot area and built-up area as mentioned by Architect of the proposal on the layout plan enclosed herewith in accordance to the notarized undertaking dt. 28.11.2022 submitted by applicant wherein applicant has taken full responsibility for ownership of the/development rights of the land under

D. Shroff

reference. Only payment of fees and charges (including Penalty Premium for unauthorized Construction and unauthorized Occupancy) shall not be considered as proof of regularization of the existing structures;

26. The location of the CRZ line with regards to the land under reference is considered as shown by the Licensed Architect in the layout drawing approved with this permission and the deduction for the area of land affected by CRZ is also considered as per the said layout plan enclosed herewith. This permission does not certify the location of CRZ line vis-à-vis the land under reference or the area of land under reference falling under CRZ. Any structures which are under CRZ are deemed to be not regularized under this permission. It shall be binding on the applicant to demolish the structures / part structures which are shown as "structures to be demolished" which have been constructed in the CRZ affected area of the land under reference. If there is any change / modification with regards to the said CRZ line as notified by MoEF & CC and/or if the present line is found to be incorrect in the future and/or if any such changes / modifications in the CRZ line as shown by architect on layout plan are observed to be affecting more structures / part-structures than those presently shown as "to be demolished", then it shall be binding on applicant to demolish the same with immediate effect. Further, any structures under CRZ which are not demolished by applicant shall require approval of "Maharashtra Coastal Zone Management Authority (MCZMA). In case of any dispute with regards to location of CRZ line vis-à-vis land under reference, MMRDA shall stand indemnified and this Permission for Regularization of Existing Structures shall stand cancelled and it will not be necessary on MMRDA's part to issue a separate order with regards to the said cancellation. Further, in the event of such cancellation, the structures hereby regularized shall be deemed as unauthorized construction and shall be liable for action as per MR & TP Act, 1966;
27. It shall be binding on the applicant to demolish the structures shown as 'to be demolished' on the layout plan enclosed herewith. If the said structures which are shown as 'to be demolished' are not demolished by applicant, MMRDA shall stand indemnified and this Permission for Regularization of Existing Structures shall stand cancelled and it will not be necessary on MMRDA's part to issue a separate order with regards to the said cancellation. Further, in the event of such cancellation, the structures hereby regularized shall be deemed as unauthorized construction and shall be liable for action as per MR & TP Act, 1966;
28. The present permission for regularization of existing structures has been granted without Environmental Clearance. It shall be responsibility of the Applicant to obtain the Environmental Clearance of the existing development for which the present Letter is being granted. In the event of any dispute arising due to Environmental Clearance not being obtained by applicant, MMRDA shall stand indemnified, this Permission Letter for Regularization of Existing Structures shall stand cancelled and it will not be necessary on MMRDA's part to issue a separate order with regards to the said cancellation. Further, in the event of such

DBhargava

cancellation, the structures hereby regularized shall be deemed as unauthorized construction and shall be liable for action as per MR & TP Act, 1966;

29. It shall be binding on the applicant to provide access to any landlocked plots surrounding the land under reference in accordance to Regulation No. 3.3.14 of UDCPR. Further, considering the size and extent of the layout, all thoroughfares passing through the land under reference shall be kept free for public use and emergency services.
30. The opinion of Legal Cell, MMRDA with regards to applicability of Labor Cess for the proposal under reference shall be binding on the applicant.

A set of certified layout plan and building plans is enclosed herewith.

Amol Bhagat

(Amol Bhagat)
Planner, MMRDA

Encl: Drawing Sheets (1/254 to 254/254) Total 254 sheets.

Copy Forwarded to:

1. **Shri. Sushil Somani (Architect),**
Planhigh Project Management
Consultants, 4B10, 4th Floor, High Street
Mall, Kapurbawdi, Thane (West)
2. **Collector,**
Collector Office, Thane. as required u/s 45 of MR & TP Act, 1966.

