



मुंबई महानगर प्रदेश विकास प्राधिकरण
MUMBAI METROPOLITAN REGION
DEVELOPMENT AUTHORITY

No. MMRDA/RHD/RHS-63/14/114

Date: 28 MAR 2014

To,

M/s Dhariwala Developments,
PD Mello Road, 116/118,
Maniyar Building, Mumbai-9

Kind attn: Esmail Ebrahim Dharwala

Sub: Proposed Rental Housing Scheme at village Kolkhe, Taluka Panvel, District Raigad by M/s Dhariwala Developments within the jurisdiction of CIDCO's SPA area, NAINA: Revised Location Clearance and revised Layout Approval.

Ref: 1) MMRDA's Location Clearance dated 13.01.2010
2) MMRDA's revised Location Clearance dated 02.11.2010
3) NA / CC granted by the Collector, Raigad dated 31.10.2011
4) MMRDA's revised layout approval dated 31.05.2013
5) Letter submitted by M/s spaceage Consultants dated 24.04.2013, 17.04.2013, 03.09.2013, 04.01.2014 and 24.02.2014

MMRDA vide letter referred at (1) above dated 13.01.2010 has granted Location Clearance and layout approval to your proposed Rental Housing Scheme on land bearing S. No. 95/1, 95/2, 95/3A, 98/1, 98/1B, 98/2, 98/3, 98/4(1), 98/4(2A), 98/4(2B), 98/5, 98/7(3), 98/8, 98/9, 98/10A, 98/10B, 99/0, 101/3, 101/4A, 101/4B, 101/4C, 101/5, 101/6, 101/7, 101/8A, 101/8B, 101/9, 101/10A, 101/10B, 102/0, 103/1, 103/2, 103/3, 103/4, 110/10 and 110/11 admeasuring 1,26,021 Sq. M. in U2-Zone at Village Kolkhe, Taluka Panvel, District Raigad within the jurisdiction of CIDCO's SPA area, NAINA. Further, MMRDA vide letter referred at (2) above dated 02.11.2010 has granted revised Location Clearance by deducting area under reservation.

The Collector, Raigad vide letter referred at (3) above dated 31.10.2011 has granted NA/CC to the said Rental Housing proposal.

Further, MMRDA vide letter referred at (4) above dated 31.05.2013 has granted revised layout approval on gross plot area 1,26,231.00 Sq. M. (net plot area 1,13,607.90 Sq. M.).

Now, vide letters referred at (5) above you have requested for revised Location Clearance by adding S. Nos. 110/1A, 110/4, 110/5A and 110/6A admeasuring 23,286.98 Sq. M. to the earlier LC granted area at Village Kolkhe, Taluka Panvel, District Raigad. With reference to your request, MMRDA is pleased to grant revised Location Clearance for development of Rental Housing Scheme on the captioned land admeasuring gross plot area of 1,14,951.78 Sq. M. (net plot area 1,13,607.90 Sq. M. by deducting non buildable plot and 10% amenity space) and approves the location of Rental Housing Component along with tentative footprint of RH buildings, amenity area, shops, amenities and prescribed access within plot

proposed for Rental Housing Scheme, the plan of which is attached herewith subject to fulfillment of the following:

Applicable To Developer :

1. This letter shall supersede the Location Clearance (LC) and Layout Approval (LA) granted by MMRDA dated 20.11.2010 and 31.05.2013 referred at (2) and (4) above. The stringent of conditions mentioned in earlier LC & LA referred above and this letter shall be binding on you.
2. The developer / Owner shall abide by Govt. directives if any, issued with respect to the report submitted by the Committee appointed by Govt. on 08/09/2011 to look into Rental Housing Scheme.
3. Based on the information furnished by the developer, the proposed net plot area of Rental Housing Scheme is calculated to be 1,13,607.90 Sq. M. The developer shall convey a minimum of 25 % land in the name of MMRDA as freehold and without any encumbrances along with rental houses with FSI One of net plot area in conformity with the DCR and Govt. Orders applicable. A minimum of 6510 Rental Housing units of 160 sq. ft. carpet area shall be constructed by the developer and handed over free of cost to MMRDA. However, the actual number of units shall be as per Building Permission granted by CIDCO.
4. The developer shall provide shops amenities, Rental Housing units, access road as per layout plan enclosed herewith.
5. While obtaining Building Permission for Rental Housing component, the applicant shall exclude items such as all the passages, lifts, staircases etc. from FSI computation that is specified for exemption in GR dated 26/11/2008 regarding Rental Housing.
6. Issuance of this letter shall not be treated as Building Permission or authorization of any existing structure on site.
7. This Location Clearance shall be valid for six months from date of its issue.
8. 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 / claim / encumbrances etc. which shall be validated by the Competent Authority.
9. The construction of Rental Housing and Free Sale Components should advance as per FSI released by RHD, MMRDA.
10. The developer / owner shall provide pro-rata amenities as per planning standards and shall apply to concerned Planning Authority for approval of Building Plans and shall abide by all conditions as prescribed by Planning Authority before commencing any development on site.
11. The developer / owner shall develop the project and pay infrastructure charges in accordance with the Govt. Orders No. TPS No.1208/CR-389/08/UD-12 dated 26/11/2008 and any other Govt. Order applicable to site; and shall abide by the Govt. Orders/ MMRDA directives issued from time to time.

12. The developer shall not load any FSI on the plot submitted for Rental Housing Scheme from any other plot. The plot shall have potential for development. The development potential of the plot submitted for rental housing cannot be transferred to any other plot outside the Rental Housing Scheme. MMRDA shall not be responsible for any conflict between the applicant and others regarding development potential. If any conflict is noticed, this clearance shall be withdrawn at applicants cost.
13. The developer shall develop min. 18 m. access road to the proposed Rental Housing Component area at his own cost as per layout plan enclosed herewith. It will be a Public Street and the developer shall hand over the said street to Competent Authority before occupation of any Rental Housing or Free Sale Housing building at the site.
14. 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 Planning Authority at his own cost.
15. The developer shall provide access to adjoining and abutting plots not belonging to developer while preparing layout at developers cost.
16. The developer shall obtain permission for access from Competent Authority, if applicable.
17. The developer shall abide by the Govt. orders / MMRDA directives issued from time to time.
18. The developer shall carry out work as per specifications prescribed by MMRDA for Rental Housing Component. The developer shall extend full co-operation to MMRDA for monitoring the construction work of Rental Housing Component.
19. The developer will have to make subdivision of Survey Nos. from the Collector for portion included in Rental housing Proposal and he will develop Rental Housing Scheme. The Planning Authority shall ensure that the same Survey Nos. portion does not receive benefit from any other scheme other than Rental Housing Scheme. If found, MMRDA will cancel the Location Clearance and action will be initiated against developer/Architect.
20. The developer / Owner shall indemnify MMRDA from any litigation that may arise due to existing structures, their demolition, land matters, title issues etc. for which developer shall obtain necessary approval and permission from Competent Authority by paying necessary charges if any.
21. The developer shall not create any third party right in the Rental Housing Scheme and shall indemnify MMRDA from any claims / disputes raised by any third party whose rights might have been created in the Rental Housing Scheme.
22. The developer shall not seek any benefits from any other Govt. Scheme simultaneously and already obtained benefits under any other scheme shall stand forfeited once the developer has undertaken to implement Rental Housing Scheme.
23. No mortgage, lien or charges with any bank, financial institution and/or any person or persons or transfer, lease or sub-lease the property shall be allowed of 25% of land to

be conveyed to MMRDA. The developer/ Owner will not be allowed to mortgage, create any lien or charges with any bank, financial institution and/or any person or persons or transfer, lease or sub-lease the property proposed for Rental Housing Scheme without taking prior permission of MMRDA.

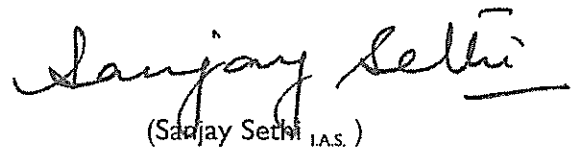
24. This Location Clearance is based on the documents submitted by the developer. This letter shall be deemed as cancelled immediately once the documents submitted by developer/architect/applicant are found to be false or if violation of any condition in this letter is noticed.
25. The developer after obtaining Location Clearance and layout approval shall apply for Building Permission within one month and fulfill all the deficiencies and obtain Commencement Certificate in three months thereafter. After obtaining Building Permission, he shall fulfill all the conditions mentioned in the Commencement Certificate and Building Permission and commence construction within three months thereafter, failing which MMRDA shall withdraw Location Clearance granted and the Building Permission granted also is deemed to be cancelled at the cost of the developer, as Rental Housing is declared as Vital Public Purpose Project and is monitored at the highest level and speedy completion is anticipated.
26. The developer / Architect / applicant shall submit a certified copy of all the letters / NOCs / approvals / disapprovals / permissions / notices etc. to the Chief, Rental Housing Division, MMRDA within 15 days from receipt of the same.
27. The developer shall obtain NOC for CC above plinth and OC from MMRDA before applying for CC above plinth and OC from concerned Planning Authority.
28. The developer shall carry out work as per specifications prescribed by MMRDA for Rental Housing component. The developer shall co-operate fully with MMRDA for monitoring of construction work.
29. The developer where applicable; shall abide by the provisions of Bombay Tenancy and Agricultural Land Act and all other relevant Acts before commencing any development on site.
30. No development shall be carried out on ULC affected land, forest land, Coastal Regulation Zone / High Tide Line affected land, SEZ (Special Economic Zone), land within MIDC jurisdiction, etc unless permission from Competent Authority is obtained.
31. The offsite infrastructure will be provided by MMRDA to the extent possible and subject to availability of funds.
32. MMRDA reserves its right to withdraw this Location Clearance, to amend detailed technical specifications, amend schedule of implementation, amend FSI release statement, amend or add any other condition in this letter etc. in larger public interest, if found necessary in larger public interest.
33. If any complaints are received by the MMRDA against the developers, MMRDA will be at liberty to cancel the Location Clearance if it is found that the complaints are genuine

or in case Hon'ble Court has ordered to do so. The entire liability of third party rights shall vest with the developer and he will be solely responsible for the same.

34. MMRDA shall have right to modify this layout.

A. Applicable to CIDCO :

1. This Location Clearance and Layout approval is issued based on the GR in respect of development of Rental Housing Scheme. CIDCO shall be at liberty to reject the proposal if it is not in conformity with the DCR provisions and inform MMRDA accordingly.
2. While issuing Commencement Certificate for Rental Housing Component, the items mentioned in the Regulation No. 15.14(A)(III)(C) sub regulation a),h),k),l),m),n),o) as prescribed in GR dated 26/11/2008 shall be excluded from FSI computation.
3. Since public asset is going to be generated in the proposed Rental Housing Scheme, title certificates shall be verified stringently.
4. Plot area calculations, FSI computations shall be based on actual measurements after site inspection / physical survey and taking into consideration the reservations, if any and after provision of amenity space etc. as required by CIDCO DCR amended from time to time.
5. The developer shall obtain revised Building Permission / Commencement Certificate from CIDCO by making provision for parking, shops, common toilet and required amenities on the ground floor and first floor as per the plan annexed herewith.
6. FSI shall be released and CC and OC shall be granted by concerned Urban Local Body / Planning Authority only after NOC to CC and OC is issued by MMRDA.
7. CIDCO shall ensure that the FSI of Free sale and Rental Housing Components as per CC has not exceeded the permissible limits. Any violations shall be immediately brought to the notice of MMRDA. No attempt by the developer to regularize unauthorized structures shall be entertained by the Collector, Raigad.
8. While issuing Building Permission / Commencement Certificate / stay / cancellation etc. to the developer, a copy of the same shall be sent to MMRDA.



(Sanjay Sethi I.A.S.)

Addl. Metropolitan Commissioner-I &
Project Director

- Encl. : 1. Specifications for Rental Housing Component.
2. Format of Implementation Schedule.
3. Schematic layout.

CC :

1. The O.S.D. (NAINA project),
3rd floor, Tower No. 10,
Belapur Railway Station,
CBD Belapur, Navi Mumbai – 400
614.

✓ 2. M/s Spaceage Consultants,
B - 106, Natraj Building,
Mulund Goregaon Link Road,
Mulund (W),
Mumbai - 400 080.