

Layout Approval Letter

No. SROT/BSNA/2501/BP/Rahanal-Kevani-Purna-Kopar -02/142/2021

Date: 31 JAN 2022

To,

Shri Deepak Goradia, Director,
Adrika Developers Pvt. Ltd.,
Lawrence & Mayo House,
1st Floor, 276, Dr. D. N. Road,
Fort, Mumbai -400 001.

Sub : Issuance of Layout Approval for the proposed Residential & Commercial Buildings on land bearing S. No. 25/2, 25/3, 26/10, 26/13/7, 190, 23/1/B, 23/1/C of village Rahanal, S. No. 40/7 of village Kevani, S. No. 151/2/A, 152/1, 152/2, 152/3, 152/4/A, 152/4/B, 152/4/C, 152/4/D, 152/5/A, 152/5/B, 153, 154/3/A, 154/3/B, 154/4, 154/7, 156/1, 156/2, 156/3, 156/4, 156/5, 157/1, 157/2, 157/3, 158, 159/1/A, 159/1/B, 159/1/C, 159/2, 160/1, 160/2, 161/1, 161/3, 161/4, 161/5, 162, 163/1, 163/2, 164/1, 164/4, 164/5/A, 164/6, 165/1, 165/2/A, 165/2/B, 165/3, 174/5 of village Purna, S. No. 14/3, 15/5, 16/1a, 16/2, 16/4, 16/5, 16/7, 16/9, 16/14, 16/15, 16/18, 16/21, 16/23, 16/23/A, 16/24, 16/25, 16/26, 16/27, 16/28, 16/29, 16/30, 16/31, 16/34, 16/35, 16/36, 16/39, 16/40, 17/1, 17/2, 17/3, 17/4, 17/5, 17/7, 17/8, 17/9, 17/10, 17/13, 17/14, 18/1, 18/2, 18/3, 18/5/A, 19/1/A, 19/2, 19/3, 19/5, 19/6A, 19/6C, 19/7, 19/8, 19/9, 19/10, 19/11, 19/12, 19/13 of village Kopar, Tal- Bhiwandi, Dist- Thane.

- Ref :**
1. Your application Dated: 22.10.2021.
 2. Letter of your Architect (M/s. Spaceage Consultants) Dated: 15.11.2021.
 3. MMRDA's Deficiency Letter, Dated: 22.11.2021.
 4. Letter of your Architect (M/s. Spaceage Consultants) Dated: 26.11.2021, 06.10.2021 & 11.01.2022

Sir,

Please refer to yours & your Architect i.e. M/s. Spaceage Consultants above cited letters by which you have requested MMRDA for the approval of the layout with full potential proposed for the development of Residential & Commercial Buildings on the land under reference. The Metropolitan Commissioner has approved the layout and the plans as indicated on duly authenticated drawings nos. 1/3 to 3/3 (total 3 nos. drawings) which are enclosed herewith.

The gross plot area, net plot area, BUA & FSI are as mentioned in table below:

A	Area Statement for Layout Approval	Area in Sq.m
1	Total area of plot as per 7/12	162866.00
2	Area as per triangulation	162880.54
3	Least area considered from above	162866.00
4	Deduction for	
a	Existing road area	0.00
b	Proposed DP road	16049.08
c	Any reservation (play-ground reservation no. 11)	2876.67
d	Other deduction	0.00

Mumbai Metropolitan Region Development Authority

Sub Regional Office : Multipurpose Hall, 2nd Floor, Near Oswal Park, Pokharan Road No. 2, Majiwada, Thane (W) - 400 601.

Tel.: (022) 21712195 / 21712197 **Fax :** (022) 21712197 **E-mail :** sro.thane@mailmmrda.maharashtra.gov.in

	Total (a+b+c+d)	18925.75
5	Balanced area of plot (3-4)	143940.25
6	Required amenity open space (5% of balance plot at serial no. 5)	7197.01
7	Proposed amenity open space	7197.01
8	Net plot area (5-6)	136743.24
9	Required recreational open space (10% of net plot at serial no. 8)	13674.32
10	Proposed recreational open space	13698.015
11	Permissible basic FSI on net plot area	1.1
11A	Permissible built-up area as per basic FSI (8x11)	150417.56
12	Permissible FSI as per way of premium on gross plot	0.30
12A	Permissible built-up area as per way of premium on gross plot (8 x 12)	41022.97
13	Permissible FSI as per way of TDR on Net plot	1.10
13A	Permissible built-up area as per way of TDR on Net plot (8x13)	150417.56
14	Permissible built-up area (11a + 12a + 13a)	341858.09
15	Permissible Additional Ancillary FSI	60%
16	Permissible built up area as per ancillary FSI (60% of 14)	205114.86
17	Total Permissible BUA (14 + 16)	546972.95
18	Total Proposed BUA	546870.39
B	Area Statement for CC less than 20000 sq.m	
1	Total Permissible BUA [A(14) + A(16)]	546972.95
2	Total Proposed BUA	15954.55

The approval to the layout has been approved subject to the following conditions:

1. This Certificate is liable to be revoked by the Metropolitan Commissioner, MMRDA if –
 - a) The development works in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans;
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with;
 - c) The Metropolitan Commissioner, MMRDA is satisfied that the same is obtained through fraud or misrepresentation and in such an event the applicant and every person deriving title through or under him shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966;
2. The applicant shall obtain permission / approval for amalgamation / subdivision of lands u/r, as depicted in the accompanying drawing;
3. The applicant shall submit fresh amalgamated / separate 7/12 extract in words before applying for any further approval;

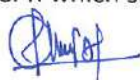
4. This Layout Approval Letter shall not be construed as development permission and separate application for Building Permission shall be made by you;
5. This approval shall not be construed as authorization of any development carried out already in violation of any rules and regulation applicable;
6. This approval shall not entitle the applicant to build on land which is not in his ownership in any way;
7. For any change and variation in the plans, prior approval of MMRDA shall be obtained;
8. The work of filling of low lying land, diverting nallas, laying sewer lines etc, if any, should not be done unless the due intimation is given to concerned Authority and their permission is obtained for proceeding with the work;
9. MMRDA shall not be responsible for any dispute regarding ownership of any land portion and it shall be sole responsibility of Applicant and his successors only. The applicant shall mean the Architect / land owner, POA holder etc. and their successors who have approached MMRDA for the approval. MMRDA shall stand indemnified from any disputes and notarized undertaking shall be submitted by applicant within a week from the date of this letter;
10. Any development carried out in contravention of this approval letter is liable to be treated as unauthorized and may be processed against under section 53 or other sections, as case may be, of the MR & TP Act, 1966. To carry out unauthorized development is treated as a cognizable offence and is punishable with imprisonment apart from fine;
11. That the conditions in this letter shall be binding not only on the applicant but also his/her heirs, executors, administrators and assignees and every person deriving title through or under him;
12. The applicant shall permit the use of the internal access roads to provide access to an adjoining land;
13. This approval has been issued by considering the present available access to the plot as depicted on the Layout Plan submitted to MMRDA by Applicant/Architect for approval. The responsibility of peaceful, uninterrupted, continuous access and any further dispute with regards to the access road to the plot under reference vests with the Applicant and his Licensed Architect;
14. The applicant shall provide access to private, land locked and Government lands which are within the said Project and also surrounded by the said Project at your cost as per the Sanctioned Development Control Regulations in force for the Bhiwandi Surrounding Notified Area;
15. It shall be binding on the applicant to submit EIA Clearance from competent Authority prior to request of approval for proposed built up area more than 20000 sq.m;



16. All conditions of the provisional NOC issued by Director, Maharashtra Fire Services dt. 24/12/2021 shall be binding on applicant. Further, applicant shall obtain the revised Fire NOC in accordance to any amendments made to the proposal in the future. If any deviations with regards to fire safety are proposed by CFO in the plans approved herewith at any stage, it shall be necessary for applicant to obtain revised permission from MMRDA accordingly Applicant shall obtain final NOC from CFO before applying for Occupancy Certificate;
17. All the conditions of NOC dated 19/04/2021 issued by EE, Kharland Development Circle, Thane for the development proposal under reference shall be binding on the applicant;
18. The FSI under permissible utilization of TDR shall be claimed only after generation of the TDR and submitting TDR Certificate to the Competent Authority and completing the due procedure in respect of the same. Also, Premium FSI will be considered only after the payment of admissible Premium to the Authority. However, layout approved with full potential of FSI does not guarantee automatic entitlement to the additional FSI by way of TDR and/or any other method;
19. The applicant shall hand over land under 24 m wide and 30 m wide DP Road, land under reservation of Play Ground (PG – 11) 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 before applying for OC;
20. That the setback area if any and the DP Roads shall be duly handed over to the Concerned Authorities before requesting for occupation permission or as directed by MMRDA;
21. The FSI mentioned under Premium FSI and Ancillary FSI shall be available only on payment of applicable premium to Authority;
22. The applicant shall provide for all the necessary facilities for the handicapped as required/ applicable for the buildings in the layout;
23. Regarding any disputes MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
24. The applicant shall co-operate with MMRDA officials/ representative at all times of site visit and carry out instructions given;
25. In case any discrepancies are observed in the approved plans vis-à-vis the consolidated map issued by TILR which will affect the layout, buildings etc w.r.t to the requirements of DCRs or any conditions in the NOC's that are not submitted prior to this approval but are required to be or will be submitted subsequently (such as Railway, Highway, Electric Authorities for HT lines etc), the applicant will have to accordingly amend the lay-out, locations of buildings etc and obtain fresh Commencement Certificate for the same from MMRDA and then proceed with construction accordingly;



26. That the Water Supply shall be sourced / supplied with potable quality by developer at his cost. The norms of Recycling the water/ Rain water harvesting shall be applicable as prescribed by Government from time to time;
27. All the Amenities, Utilities, Facilities and the Road Network within the layout shall be fully developed by the Developer at his own cost as per the specifications given by the MMRDA before giving first application for issuance of Occupancy of any completed building;
28. Actual on site demarcation of the plot under reference is to be done through TILR by Owner prior commencement of the construction on site;
29. That adequate arrangement for drainage of the Storm Water shall be made and flow of natural water courses shall not be disturbed at any time;
30. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, and shall submit the same to MMRDA;
31. The development shall be strictly as per the Sanctioned UDCPR in force for the Bhiwandi Surrounding Notified Area;
32. The responsibility of authenticity of documents vests with the Applicant and his Licensed Architect. All the documents submitted /produced to MMRDA shall be considered to be authentic on the basis of the undertakings given by the Licensed Architect / Applicant / Developer;
33. The applicant shall get the entire land within the proposed project surveyed and get the internal roads and development plan roads, amenity areas, development plan reservations etc. demarcated from the TILR and accordingly submit a consolidated TILR map and get the same verified with approved plans, from the Lands & Estate Cell of MMRDA, prior to requesting for issuance of Occupancy Certificate;
34. The permissible built-up area will be restricted any time in future on the basis of the minimum of land areas considering the minimum internal lines of boundaries of the layout, consolidated TILR maps by survey of external boundaries for the proposed project, actual area in possession as per survey maps and the land area as per ownership documents;
35. The applicant shall abide by all the conditions of all the NOC's obtained/ will be obtained/ required to be obtained from the Competent Authorities for the proposed development on the land under reference;
36. The applicant shall make provisions for dedicated Solid waste management system to treat 100% wet waste being generated in the proposed buildings as per Regulation no. 13.5 of sanctioned UDCPR before Occupancy Certificate;
37. The applicant shall make provisions for Grey Water Treatment and Recycling Plant as per Regulation no. 13.4 of sanctioned UDCPR which shall be made operational on site and remarks



- regarding the completion and operation of Grey Water Treatment and Recycling Plant shall be obtained from consultant and submitted at the time of application for Occupancy Certificate;
38. The applicant shall install the SWH or RTPV system in all the buildings as per Regulation no. 13.2 of sanctioned UDCPR which shall be made operational on site before application of Occupancy Certificate;
39. The applicant shall install the Rain Water Harvesting System as per Regulation no. 13.3 of sanctioned UDCPR which shall be made operational on site and remarks regarding the completion and operation of the Rain Water Harvesting System shall be obtained from consultant and submitted at the time of application for Occupancy Certificate;
40. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions;
41. Consent letter of STEM company dated 12.06.2019 does not mention project details like S. No. name of all Village etc. Hence, no development shall be started on site prior submitting clear NOC from concerned agency for supply of water for proposal under reference;
42. In-principle consent for Electric supply dated 07.01.2022 does not mention project details like S. No. name of all Village (except Village Kopar) etc. Hence, no development shall be started on site prior submitting clear NOC from concerned agency for supply of electricity for proposal under reference;
43. The Electric Sub-Station shall be constructed by the applicant for supply of Electricity to the proposed project as per regulation no. 3.6 of sanctioned UDCPR or as per requirement of Electric Supply Agency and it shall be made operational on site before application for Occupancy Certificate;



Enclosure: Layout drawings nos. 1/3 to 3/3 (total 3 no of drawing sheet).

Copy to,

1. Mrs. Devyani S. Khadilkar (Architect), M/s. Spaceage Consultant, Shop no. 15, B-106, Natraj Building, Shiv Shrishti Complex, M.G. Link Road, Mulund- W, Mumbai-400080	2. The Collector, Collector Office, Thane..... As required u/s 45 of MR & TP Act, 1966.
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