



मुंबई महानगर प्रदेश विकास प्राधिकरण
MUMBAI METROPOLITAN REGION
DEVELOPMENT AUTHORITY

No. MMRDA/RHD/RHS-73/10/

Date: 21st July, 2010

To,

M/s Pranshu Developers,
4, Parul, New Maneklal Estate,
Ghatkopar (West),
Mumbai - 400 086.
Tel. : 022 - 25093945.

Kind attn: Mr. Anand Thakkar.

Sub: Proposed Rental Housing Scheme at Village Nilje, Taluka Kalyan, District Thane by M/s Pranshu Developers.

- Ref: 1) Letters submitted by M/s Dilip Dashmukh and Associates dated 02/12/2009, 18/12/2009, 25/05/2010, 23/06/2010, 29/06/2010, 01/07/2010, 09/07/2010 and 14/07/2010.
2) Letter submitted by M/s Pranshu Developers.
3) Letter issued by MMRDA dated 19/05/2010.

You have proposed to develop Rental Housing Scheme vide above referred letters, on land bearing S. No. 11 (H. No. 8), S. No. 13, 14, 15, 16 (H. No. 1A, 1B) admeasuring 43,670.00 sq. mt. at Village Nilje, Taluka Kalyan, District Thane falling within MMRDA's SPA area in MMR and have requested to issue Locational Clearance and acceptance for location of Rental Housing Component within the plot under reference.

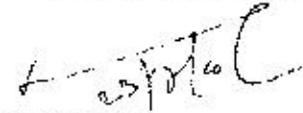
MMRDA is pleased to grant you Locational Clearance for your above submitted proposal and accept / approve location of Rental Housing Component within the said plot and access subject to your fulfillment of the following :

- The land shall be located in U1 Zone within Mumbai Metropolitan Region Land should be free from all encumbrances, with clear and marketable title of land confirmed by the Competent Authority. The developer shall not carry out any development on land not belonging to him.
- Issuance of this letter shall not be treated as authorisation of any existing structure on site and same shall be demolished before commencing any development on site.
- The developer 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.

वॉर्डे कुर्गा संकुल, वॉर्डे (६३), मुंबई - ४०० ०५५. कार्यालय : २६५९ ५२३४ इमेल/फैक्स : २६५९ ०००१/४००० फॅक्स : २६५९ १११२ / २६५९ १२६४

- iv. Actual plot area calculations, FSI computations will be based on actual measurements after site inspection / physical survey and taking into consideration the reservations, if any.
- v. Developer shall submit search report for title certificates for all the S. Nos. under reference before commencing any development on site.
- vi. Requirements related to title certificates, fulfilment of Building Plans shall be the responsibility of Planning Authority, which shall grant Building Permission.
- vii. The developer shall develop the project and pay infrastructure charges in accordance with the Govt. Orders No. TPS-1208/MMR/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.
- viii. The developer shall obtain all statutory permissions required from Competent Authorities and shall enter into agreement with MMRDA, a copy of which is enclosed. 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.
- ix. As per application referred above, applicant has mentioned that the proposed total plot area of Rental Housing Scheme is 43,670.00 sq. mt. However, out of this 7,663.50 sq. m. is affected by road reservation. Rental Housing Component therefore shall be developed on minimum 25% of balance 36,006.50 sq. mt. plot i.e. 9,001.62 sq.m and conveyed in the name of MMRDA free of cost. About 1800 Rental Housing units of minimum 160 sq. ft. carpet area shall be constructed by developer and handed over free of cost to MMRDA. MMRDA shall not receive land less than 25% of the total proposed land with 1 FSI of total proposed land as per GR.
- x. This Locational Clearance is based on the documents submitted by the developer. Developer shall be responsible for authenticity of these documents. This letter shall be deemed as cancelled immediately once the documents submitted by developer are found to be false or if violation of any condition in this letter is noticed.
- xi. The time frame for development of Rental Housing Scheme shall be got approved from MMRDA before agreement as per the schedule enclosed along with bar chart.
- xii. 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.
- xiii. This Locational Clearance shall be valid for six months from date of its issue within which developer shall enter into an agreement with MMRDA.
- xiv. Set of drawings and Govt. approvals obtained from Competent Authorities shall be submitted to MMRDA within two weeks from the receipt of the same.
- xv. The developer shall develop proper access to the total plot and also develop a minimum 18 mt. access road to the proposed Rental Housing Component area within the plot at his own cost. It will be a Public Street and developer shall hand over the said street to Competent Authority before occupation of any Rental Housing or Free Sale Housing building at the site.

- xvi. Developer shall comply with requirements, if any, based on planning proposals being prepared by MMRDA for 27 villages for which MMRDA is SPA.
- xvii. The offsite infrastructure will be provided by MMRDA to the extent possible and subject to availability of funds.
- xviii. MMRDA reserves its right to withdraw this Locational Clearance in larger public interest, if any
- xix. Regarding any dispute in ownership of land developer will remain solely responsible and indemnity bond shall be submitted to MMRDA.
- xx. Convenient shopping to the extent of 15% of the total built up area of Rental Houses of FSI 1.00 along the layout roads / DP Roads / Municipal roads shall be incorporated.


(S. V. R. Srinivas IAS.)
Addl. Metropolitan Commissioner

- Encl. : 1. Schematic Layout.
2. Agreement.
3. Specifications for Rental Housing Component
4. Implementation Schedule.

CC :

1. M/s Dilip Deshmukh and Associates,
1st Floor, Rukmini Gopal Niwas,
Vikash Society, Shastri Nagar,
Devi Chowk, Dombivli (West),
Mumbai - 421 202.
Mob. : 9323552444
E-mail : archdeshmukh@rediffmail.com

2. The Chief,
Town and Country Planning Division,
7th Floor, MMRDA,
Bandra Kurla Complex, Bandra (East),
Mumbai - 400 051.