

**Layout Approval Letter**

No. SROT/Growth Centre/2401/BP/

ITP-Layout/Usarghar-Gharivali-Sagaon-01/1776/2019

Date: **24 SEP 2019**

To,

**Shri.Subodh S. Runwal,****Director, M/s. Runwal Residency Pvt. Ltd.,**Runwal&OmkarEsquare, 4<sup>th</sup>Floor,

Opp. Sion – Chunabhatti Signal,

Sion (E), Mumbai-400 022

**Sub :** Issuance of Layout Approval (L.A.) for the proposed Integrated Township Project (ITP) on land bearing S. Nos. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1, 45/2, 45/3, 45/4, 45/5/A, 45/5/B, 45/6, 46/1, 46/2A, 46/2B, 46/3, 47/0, 49/0, 50/0, 51/0, 52/1, 52/2, 53/1A, 53/1/B, 53/2A, 53/2B, 53/3A, 53/3B, 94/0 of Village Usarghar, Taluka-Kalyan, S. Nos. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B, 8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10/0, 11/0, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13/0, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15/0, 16/1, 16/2, 17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11, 18/0, 19/0, 20/1, 20/2, 21/1, 21/2, 21/3, 21/4, 22/0, 23/1, 23/2, 23/3, 23/10, 37/1, 37/2B, 37/2C, 37/2D, 37/3, 37/4, 37/21, 38/1, 38/2, 39/1, 39/2, 39/3, 40/0, 41/1A, 41/1B, 41/2, 41/3, 41/4, 42/2, 44/1, 44/2, 44/3, 44/4, 44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 44/20, 49/0, 50/1, 50/2, 50/3, 51/1, 51/2, 56/1, 56/2 of Village Gharivali, Taluka-Kalyan, S. Nos. 67/1 of Village Sagaon, Taluka-Kalyan, Dist-Thane in the proposed Growth Center at Kalyan – Applicant M/s. Runwal Residency Pvt. Ltd. (Area approx. 53.37 Ha.).

- Ref :**
1. Location Clearance issued by Urban Development Dept. Govt. of Maharashtra under No. TPS-1218/4499/CR-54/19/UD-12 Dt: 12/07/2019 on approx. 53.3750Ha. land.
  2. Application of M/s. Runwal Residency Pvt. Ltd. dt. 19/07/2019.
  3. Letters of Architect SandeepPrabhu (M/s. Saakaar Architects) dt. 19/07/2019& 13/08/2019, 05/09/2019.
  4. Letter of Intent from Collector, Thane dt. 09/08/2019.
  5. Registered Joint Venture Agreement between M/s. Runwal Residency Pvt. Ltd. & M/s. Out N Out Infotech (I) LLP dt. 02/08/2019

The Government of Maharashtra vide Notification dated 12/07/2019 at ref. no. (1) above has granted Locational Clearance to the 'Integrated Township Project' situated at Vill. Usarghar, Gharivali & Sagaon, Tal - Kalyan, Dist - Thane (situated within the SPA of Growth Centre at Kalyan under MMRDA and partly in SPA of KDMC outside the Growth Centre at Kalyan) on land admeasuring approximately 53.3750 Ha. u/s 44(2) of MR & TP Act, 1966 to you. Now, please refer to your above cited letter at ref no. (2) above, by which you have requested for permission of MMRDA for the Master Layout (area approx. 53.3750 Ha.) of the proposed development of 'Integrated Township Project' on the land under reference.

**Mumbai Metropolitan Region Development Authority**

The Metropolitan Commissioner hereby grants 'Approval' to the Master Layout as indicated on duly authenticated drawing nos. 4/4 (total 4 No of drawing sheet) which are enclosed herewith. The total gross plot area of the land u/r admeasures 53.3750 Ha (Area considered for proposal is 53.3750 Ha). Details of Plot Area allotted for Mandatory Town Level Amenities for Integrated Township Project is as mentioned in the Table below.

Table: Details of Plot Area allotted for Mandatory Town Level Amenities for Integrated Township Project.			
Sr.No.	Description	Total Required Area (In sq.m)	Total Proposed Area (In sq.m)
1.	Spaces for Recreation:		
a.	Gardens & Parks (5 %)	26,687.50	26724.42
b.	Play Ground (7.5 %)	40,031.25	46213.63
c.	Additional Sector Level Open Space (10 %) Calculated by considering area of the sector excluding Roads in Master Layout Plan and Town Level Amenity Spaces excepting Economic Activities [i.e. 10% of 283072.95sqm.]	28307.30	36064.75
2.	Spaces for Combined Schools (Primary Schools + Secondary School):	6671.88	8688.93
3.	Community Health Care Facilities:	1334.38	1720.16
4.	Community Market:	2000	2322.67
5.	Public Assembly Facilities (Town Hall and/or Auditorium including Library):	5000	5769.99
6.	Economic Activities:	53375	78897.10
7.	Public Utilities:		
i.	Fire Brigade Station	3000	3349.65
ii.	Sewage Waste management project (SWMP)	4000	4538.96
iii.	Cremation Ground	2000.00	As per requirement as ensured by Architect in their letter dt. 13/08/2019.
iv.	Burial Ground	2000.00	
v.	Bus Station/Transport Hub	3000.00	3014.67
vi.	Police Station	1000.00	1551.32
vii.	Electric Sub-Station	As per Req.	1740.32
viii.	Other Public Utilities	As per Req.	As per requirement as ensured by Architect in their letter dt. 13/08/2019.
ix.	Public Parking Facilities	As per DCR	8364.29
x.	Solid waste management	As per req	As per requirement as ensured by Architect in their letter dt. 13/08/2019.

The Layout Approval (LA) to the Master Layout has been approved subject to the following conditions:

1. The applicant shall obtain permission/approval for amalgamation/subdivision of lands u/r, as depicted in the accompanying drawing;
2. The applicant shall submit fresh amalgamated / separate 7/12 extract;
3. For any change and variation in the plans, prior approval of MMRDA shall be obtained;

4. 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;
5. This permission / approval shall not entitle the applicant to build on land which is not in his ownership in any way;
6. 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;
7. All the conditions of Locational Clearance dated 12/07/2019 granted by the Government of Maharashtra for the Integrated Township Project on the land under reference shall be binding on the applicant;
8. This Layout Approval Letter is liable to be revoked by the Metropolitan Commissioner, MMRDA if:
  - a. The Integrated Township Project in respect of which Layout Approval is granted under this letter is not carried out or the user thereof is not in accordance with the provisions of Integrated Township Project;
  - b. Any of the conditions subject to which the Conditional Layout Approval Letter is granted or any of the restrictions imposed by the Metropolitan Commissioner, MMRDA is contravened or is not complied with partly or fully;
  - c. The Metropolitan Commissioner, MMRDA is satisfied that the Layout Approval Letter 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 the Integrated Township Project Notification as amended from time to time and relevant sections of the Maharashtra Regional & Town Planning Act 1966;
9. This Layout Approval Letter shall not be construed as development permission and separate application for Building Permission shall be made by you. This approval shall not be construed as authorization of any development carried out already in violation of any rules and regulation applicable;
10. 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;
11. 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;
  12. That substation shall be constructed for supply of Electricity to the Project as per the Electricity Company's requirements;
  13. That the Internal Roads, DP roads, Reservations, Amenities and Plots shall be demarcated by TILR/ SLR and should get it certified by MMRDA before development;
  14. All the Amenities, Utilities, Facilities and the Road Network shall be fully developed by the Developer at his own cost as per the specifications given by the MMRDA. The amenities shall be in concurrence with the sanctioned provisions of DCR's for 27 Villages Notified Area published u/s 31(1) of MR & TP Act, 1966;
  15. DP Reservations of Gardens (G-36), Play Ground (PG19, PG21, PG22 & PG23), Parking Lot (PA4), Market (M9), School (SC8), Public Office and the DP roads located within the 'Integrated Township Project' shall be developed by the applicant and after the development shall be made available to the general public;
  16. That the applicant shall develop RG areas and shall plant the required number of trees in the RG area as per the provisions of sanctioned DCR's for 27 Villages Notified Area before applying for Occupancy Certificate;
  17. Those adequate arrangements for disposing the Solid Waste shall be made for the Entire Project on regular basis;
  18. That the setback area if any and the DP Roads shall be duly constructed and handed over the Concerned Authorities before requesting for occupation permission or as directed by MMRDA;
  19. The applicant shall install the Rain Water Harvesting System as per UDD's Notification No. TPB/432001/2133/CR-230/01/UD-11; Dt. 10/03/2005;
  20. Regarding any disputes MMRDA shall stand indemnified. MMRDA reserves the right to modify or withdraw this approval in larger public interest;
  21. The applicant shall obtain permissions under the provisions of other applicable statutes, wherever necessary, and shall submit the same to MMRDA;
  22. The development shall be strictly as per the Notification no. TPS-1816/CR 368 (Part-1)/15/37(1CC)(G)/SP/UD-13, dated 08/03/2019 amended from time to time and the Development Control Regulations in force for the 27 Villages Notified Area of Kalyan and Ambarnath Taluka;

23. The applicant shall submit the proposal for Commencement Certificate as per the Development Control Regulations in force for 27 Villages Notified Area of Kalyan and Ambarnath Taluka and as per provisions laid down in Regulation No. 6 of Annexure 'A' of the Integrated Township Project Notification dated 08/03/2019 amended from time to time;
24. The applicant shall provide 9.00 m wide access to private, land locked and government lands which are within the said Project and also surrounded by the said Project at your cost;
25. 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;
26. 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;
27. 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 only then proceed with construction accordingly;
28. 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;
29. The conditions of NOC dated 30/11/2018 & 07/05/2019 from Water Resources Department shall be binding on the Applicant;
30. The conditions of NOC dated 02/11/2018, 16/02/2019 & 20/04/2019 from Deputy Conservator of Forest, Forest Department, Government of Maharashtra shall be binding on the Applicant;
31. The conditions as mentioned in the ITP Regulation dt. 08/03/2019, Locational Clearance dt. 12/07/2019 issued by UDD, GoM and Letter of Intent dated 09/08/2019 issued by Collector, Thane shall be binding on the Applicant;

32. The conditions of NOC dated 24/10/2018, 21/02/2019 & 09/04/2019 from Archaeological Survey of India shall be binding on the Applicant;
33. The conditions of NOC dated 14/12/2018, 05/02/2019 & 08/04/2019 from Thasildar, Kalyan regarding Ownership, Non-Tribal & Non-Government Land shall be binding on the Applicant;
34. The applicant shall keep the required setback distances in respect of set back from HT lines, if any;
35. The applicant shall co-operate with MMRDA officials/representative at all times of site visit and carry out instructions given;
36. 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;
37. The existing structures if any on land under reference shall be demolished before requesting Commencement Certificate;
38. Applicant shall submit NOC from respective Gram Panchayat mentioning that Cremation Ground & Burial Ground is available in the village prior to application for building permission of other phases of this ITP;
39. Applicant shall provide area for Electric Sub-Station as per requirements while applying for building permission;
40. Applicant shall provide the required plot area for 'Other Public utilities', as per the requirements prior to application for building permission;
41. Applicant shall provide Public Parking Facilities as per the norms of sanctioned DCR for 27 Villages of Kalyan and Ambernath Taluka before requesting building permission to other phases of the I.T.P.;
42. Applicant shall provide Solid Waste Management as per the requirements before requesting building permission to other phases of the I.T.P.;
43. The ITP shall have access of 18.00 M. width or more width before requesting for the issuance of Occupancy Certificate for the 'Integrated Township Project' under reference;
44. The Applicant shall ensure adequate connectivity within their layout under reference;
45. The applicant shall obtain prior approval from Multi Model Corridor (MMC) before applying for commencement certificate for the buildings in other phases of this Integrated Township Project (ITP) to MMRDA;
46. As per the provision of Clause 6.1 (f) read with Clause 12.6 of the Notification dated 08/03/2019 for the development of 'Integrated Township Project', the applicant is required to submit the Bank Guarantee for the development of the basic infrastructure of the

'Integrated Township Project' under reference before requesting for the issuance of Commencement Certificate for the said 'Integrated Township Project;

47. The applicant shall obtain prior approval from Director, Town Planning, GoM for shifting and change of shape the DP reservations falling entirely within ITP before applying for commencement certificate to MMRDA;
48. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions;
49. The provisions of TPS shall be applicable to the applicant's ITP and the applicant shall pay the necessary applicable fees, charges, etc. to MMRDA, as and when made applicable by MMRDA under TPS as ensured by the applicant in their Undertaking dated 13.08.2019;
50. The applicant shall obtain the Consent to establish from MPCB before applying for Commencement Certificate for the buildings in other phases of this Integrated Township Project from MMRDA;
51. The applicant shall obtain Environmental Clearance for before starting work of construction area exceeding 20,000 sqm. in the said ITP;
52. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions;
53. The Multi-Level Car Parking (MLCP-1) with Shops on Ground Floor, Toilet and Club House on terrace shall be allowed subject to the condition that the MLCP will be used exclusively for car parking purpose and that the Shops and Club House shall be computed in FSI computation;
54. The said podium parking, stilt parking, basement parking areas shall be exclusively used for parking purposes except otherwise specified in this ITP subject to the approval from Chief Fire Officer regarding required side marginal open spaces;
55. The responsibility to ensure adequate access of width prescribed by Planning Authority to all the lands of this ITP shall vest with the project proponent. The location, shape, size and profile of the 2% land parcel for Planning Authority in this ITP shall be provided by the project proponent/developer as per the requirement of MMRDA and at the location approved by MMRDA;
56. The applicant shall obtain NOC from MIDC for Water Supply before applying for commencement certificate for the buildings in other Phases of this Integrated Township Project (ITP);
57. The applicant shall obtain prior approval from HRC before proceeding for construction of building height more than 70 M. in the said ITP;

58. The applicant shall not misuse the free of FSI components of the building in the said ITP as ensured by them in their letter dt. 13/08/2019;
59. The Layout Approval is granted for the entire ITP area of 132 Acre (53.3750 Ha.) in the name of M/s. Runwal Residency Pvt. Ltd. The building permissions shall be obtained by the project proponents/developers separately as per the Registered Joint Venture Agreement dated 02/08/2019 and the Letter of Intent dt. 09/08/2019 from Collector, Thane for Site-A (comprising of 115 Acre in the name of M/s. Runwal Residency Pvt. Ltd.) and Site-B (comprising of 17 Acre in the name of M/s. Out N Out InfoTech (I) LLP within this ITP. The responsibility of proving the required amenities, infrastructure, utilities, etc. in the ITP area shall rest solely on both the project proponents/developers of this ITP as ensured by the Architect in their letter dt. 13/08/2019;
60. The applicant shall obtain NOC from TATA POWER, consent for Power Supply from MSEDCL before applying for commencement certificate for the buildings in other Phases of this Integrated Township Project (ITP).
61. That an undertaking cum Indemnity bond shall be submitted for abiding the above conditions.
62. The land parcels bearing S. Nos. 16/1, 16/2 of Vill. Gharivali and S. No. 67/1 of Vill. Sagaon, Tal. Kalyan are at present deleted from the layout approval, however the land potential of these S. Nos. are considered for gross FSI as the said S. Nos. are included in the Locational Clearance and subsequently LOI granted to this ITP.

This Letter of Layout Approval issues with the approval of Metropolitan Commissioner.

*Siddharth S. Yadav*  
24/09/2019  
(Siddharth S. Yadav)  
Planner,  
Planning Division



Enclosure: Layout drawings nos. 1 to 4 (total 4 no of drawing sheet).

Copy to:

1. Mr. Sandeep Prabhu (Architect), Saakaar Architects, 2<sup>nd</sup> Floor. Nakshatra, A Wing, Near TMC, Almeida Road, Panchpakhadi, Thane (W) – 400 602.
2. The Collector, Collector Office, Thane..... As required u/s 45 of MR & TP Act, 1966.
3. The Municipal Commissioner, Kalyan-Dombivli Municipal Corporation, Shankarrao Chowk, Kalyan(W) – 421 301.....With reference to KDMC's letter No. जा.क्र.कडॉमपा/इ प्रक्षे/कर 92, dated 26/08/2016.