



DAS BFC PK4D0008.

location plan  
Building Plan in Annexure  
of lease  
agreement

**Special Planning Authority**

Appointed by Government of Maharashtra under section 40 (1B) of MR & TP Act 1966 on 12<sup>th</sup> June, 2008

Lavasa SPA/Dasve/CC/32

16/02/2009

To,  
AVP-Architecture  
Lavasa Corporation Limited  
Hincon House, Lal Bahadur Shastri Marg  
Vikroli(West), Mumbai 400 083

**Sub : Development Permission for proposed Residential Building (PK4A Villa) at First Court Hilltop Street, Ridge Street, Second Court and Valley View Court, Village Dasve, Taluka Mulshi, Dist. Pune.**

Ref : 1) Your application dated  
2) This office layout approval vide letter no. SPA/Dasve/CC/01, dated 18/10/2008.

Sir,

Development Permission is hereby granted for the proposed Residential buildings (PK4A Villa) at villages Dasve under Sec. 45 of Maharashtra Regional and Town Planning Act, 1966 (Mah. XXVII of 1966) to M/s. Lavasa Corporation Limited.

- |                           |                                |
|---------------------------|--------------------------------|
| 1) No. of Building        | : 18 units                     |
| 2) No. of Floors.         | : Gr+1 (details as attached)   |
| 3) Built Up Area Proposed | : 6032.70 Sqm..(for 187 units) |

The details of location of each villa giving building number, street name and S.No./H.No. are given in Annexure - B enclosed here with.

The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue (As per Section 48 of MR & TP Act, 1966 and Special Regulations for Development of Tourist Resorts/Holiday Homes/Township in Hill Station type areas and Standard Building Byelaws and Development Control Rules for "B" and "C" Class Municipal Councils of Maharashtra).

Lavasa SPA reserves the rights to amend or add any condition during the progress of works, if required necessary and the same shall be binding on the applicant.

In no case sewage effluent shall find its way to any water body directly or in directly at any time.

The applicant shall be responsible to discharge water or proposed drain system by connecting to the near by discharge point like natural drain, existing drain as per the instructions of the SPA. Owner shall take all measure as directed, which takes care to avoid stagnation of water due to development of proposed building.

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..... 2 .....


There shall be no felling of tree except as per prevailing rules of Forest Department.

Rain water harvesting structures shall be sited as not to endanger the stability of building or earth work, the structures shall be design such that no dampness is cause in any part of the wall or foundation of the building or those of adjacent buildings.

Installation of SAWHS shall conform to BIS (bureau of Indian standard) specifications IS 12933. The solar connectors used in the system shall have the BIS certification mark.

Two sets of approved plans are enclosed. For any change in the building plans you shall obtain revised permission. The conditions of Commencement Certificate are enclosed separately.

Yours faithfully,

  
**Chief Executive Officer**  
**Lavasa SPA**

  
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Encl.: Annexure-B

C.C. to

1. Assistant Director of Town Planning, Pune Branch, Pune

**CONDITIONS FOR COMMENCEMENT CERTIFICATE**

The set of the conditions as mentioned below shall be read with the Commencement Certificate of the particular building as mentioned.

1. The commencement certificate is liable to be revoked by the Lavasa SPA if :-
  - a) The development work in respect of which permission is granted under this certificate is not carried out or the use 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 Lavasa SPA is contravened.
  - c) The CEO, Lavasa SPA, is satisfied that the same is obtained by the applicant through fraud or misrepresentation by the applicant and every person deriving title through or under him, in such event it shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966 and liable for legal action.
2. The applicant shall:-
  - a) Give notice to Lavasa SPA immediately after starting the development work in the land under reference.
  - b) Give notice to Lavasa SPA on completion up to the plinth level & obtain plinth completion certificate before the commencement of the further work.
  - c) Give written notice to Lavasa SPA regarding completion of the work.
  - d) Permit authorized officers of the Lavasa SPA to enter the building or premises for the purpose of inspection with regard to observing building control regulations and conditions of the commencement certificate.
  - e) Install a 'Display Board' at the conspicuous place on site indicating :-
    - i) Name & address of owner /developer/Lessee, architect, structural engineer and contractor .
    - ii) S.NO./Hissa No. village name, street name.
    - iii) Order number and date of development permission.
    - iv) FSI/Built-up area, no. of buildings and floors permitted.
    - v) Address where copies of detailed approved plans shall be available for inspection.

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3. The structural Design including the aspects pertaining to seismic activity, Building materials, Plumbing Services, Fire Protection, Electrical installation etc. shall be in accordance with the provisions prescribed in the National Building Code amended from time to time by the Bureau of India Standards.
4. The commencement certificate shall remain valid for a period of one year for the particular building under reference from the date of its issue.
5. The conditions of the certificate shall be binding not only on the applicant but also on his successors, and every person deriving title/leasehold rights through or under them.
6. You shall provide at your own cost, the infrastructural facilities within the plot as stipulated by the Planning Authority (Internal Access, channelisation of water, arrangements of drinking water, arrangements for conveyance, disposal of sullage and sewage, arrangement of collection of solid waste).
7. As far as possible no existing tree shall be cut. If this is unavoidable, twice the number of trees cut shall be planted. Trees shall be planted at the rate of one for every 20 sqm of plot area with minimum 10 trees.
8. You shall provide potable water to the consumer / occupier of tenements/units before applying for occupancy certificate. The possession of said property shall not be given before occupancy certificate which will be granted only after verifying the provision of potable water to the occupier.
9. The owner/Lessee shall provide at his own cost all fire fighting requirement along with necessary accessories as prescribed in national building code and as per chief fire officer remarks.
10. The owner shall observe all the rules in force regarding over head/under ground electric lines / transmission lines/utilities passing through the layout/plot while designing the individual buildings, while getting the approval of the authority and during construction.
11. Notwithstanding anything contained in the Commencement Certificate conditions, it shall be lawful for the Planning Authority to direct the removal or alternation of any structures erected or the use contrary to the provisions of this grant. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from the grantee / successors and every person deriving title through or under them.
12. This development permission enables you to construct up to plinth level only. For further construction plinth completion certificate has to be obtained from the office.
13. You will not take up any development activity on the aforesaid property till the court matter pending if any in any court of law, relating to this property is well settled.

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(15)

(18)



14. You shall submit detailed proposal for rain water harvesting and solid waste disposal to treat dry and organic waste separately before applying for plinth completion certificate.
15. You shall use fly ash bricks or blocks or clay fly ash bricks or cement fly ash bricks or blocks or similar products of a combination of aggregate of them in the construction of the project and as per the notification of Ministry of Environment & Forest Govt. of India date 27<sup>th</sup> Aug. 2003.
16. Solid waste from the lot shall be segregated as per solid waste disposal guidelines. The owner shall keep the waste in accessible place for waste collectors to collect it. Any other means of Solid waste disposal may be adopted with special permission.
17. All service elements such as water tanks, cooling towers, solar panels etc. shall be screened with parapet wall, pent house, etc. so they are not visible from the street or promenade. All mechanical equipments such as AC unit, solar heaters and TV or satellite antennas must be housed or screened from direct view.
18. None of the area shall be left untreated and exposed for soil erosion. Entire ground within the lot excluding the footprint of buildings shall be either paved or shall have Natural or planted ground cover or shrubs.
19. During Construction erosion shall be minimized through proper soil stabilization water control and timely re-vegetation.
20. It shall be lawful on the part of the Special Planning Authority to impose new conditions for compliance as may be to impose new conditions for compliance as may be required and deemed fit to adhere to any general or specific orders or directives of any Court of Law, Central / State Government, Central / State Government, Central / State PSU, Local Authority or any public authority as may be issued by them from time to time.

  
Chief Executive Officer  
Lavasa SPA

  
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List of PK4(A) Type Villas at Village Dasve

Design Type	Street	Bldg No.	Apoportioned Land Area (sqm)	S No	Hissa	S No.	Hissa	S No	Hissa	S No	Hissa
PK4(A)	First Court	8	3,039.4	102	1+3, 1/1						
PK4 (A)	First Court	6	2,992.9	102	1+3, 1/1						
PK4 (A)	Hilltop Street	28	2,476.8	32	1, 2						
PK4 (A)	Hilltop Street	30	2,955.4	32	1, 2						
PK4 (A)	Hilltop Street	32	2,992.6	32	1, 2						
PK4 (A)	Hilltop Street	34	2,995.2	32	2						
PK4 (A)	Hilltop Street	36	2,995.1	32	2						
PK4 (A)	Hilltop Street	92	1,681.3	39	1	50	6, 7/1				
PK4 (A)	Hilltop Street	94	1,644.0	50	6, 7/1						
PK4 (A)	Hilltop Street	96	2,040.0	50	4, 5, 6, 7/1						
PK4 (A)	Ridge Street	1	2,034.0	101	1						
PK4 (A)	Ridge Street	3	2,019.5	100	1+2, 1/1	101	1				
PK4 (A)	Second Court	2	2,096.4	106	1						
PK4 (A)	Second Court	4	1,902.6	106	1						
PK4 (A)	Second Court	6	2,022.1	106	1						
PK4 (A)	Valleyview Court	5	1,988.85	50	2						
PK4 (A)	Valleyview Court	7	2,094.20	50	2						
PK4 (A)	Valleyview Court	9	2,342.30	50	2, 3						
Total Units - 18			Total - 42312.58								

Y. J. J. 16/02/09

16/02/09

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