



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY
मुंबई महानगर प्रदेश विकास प्राधिकरण

TCP (P-2) / ODC / CC / 3.123 / 1225 / 2012

Date: 18 OCT 2012

To,

✓ Mr. Jignesh P Sanghavi

Skystar Buildcon Pvt. Ltd.

505, Acme Plaza, Andheri Kurla Road,

Andheri (East), Mumbai 400 059.

Sub: Permission to proposed layout for 'Residential cum Shopping Building' on the lands bearing CTS No. 112, 112/1-4, 113, 113/1-2, 114-118, 118/1-5, 119, 119/1-11, of Village Goregaon, Mumbai 104.

Ref: 1. Your letter no. – nil, received in this office Dated 13/08/2012
2. Your letter no. – nil, received in this office Dated 03/08/2012
3. Your letter no. – nil, received in this office Dated 27/07/2012

Sir,

Please refer to your above cited letters by which you have requested MMRDA for permission to the proposed layout for the development of 'Residential cum Shopping Building' on the land under reference. The Metropolitan Commissioner has approved the lay-out and the plans as indicated on duly authenticated drawings nos. M1-M2 (total 2 drawings) are enclosed herewith. The total area of the land u/r as per CTS boundreies admeasures 31,151.00 sqm.

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

- 1) That I/We shall obtain permission / approval for amalgamation / subdivision of lands u/r, details of which are prescribed in the 'Schedule A'.
- 2) That I/We shall submit fresh amalgamated / separate P.R. Cards in Words.
- 3) That this letter shall not be construed as building permission and application for building permission shall be made separately.
- 4) That this permission shall not entitle me/us to build on the land in any way without obtaining Commencement Certificate.
- 5) The FSI in lieu of the 'DP Roads' and the land reserved for 'Parking' shall be claimed only after formally handing over the said areas to the competent Authority and completing the due procedure in respect of the same.
- 6) For any change and variation in the plans, prior approval of MMRDA shall be obtained.
- 7) That the NOC/Remarks for water main pipe line, Sewage, SWD and such utilities shall be obtained from the MCGM while applying for building permission.
- 8) That 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.

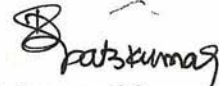
Bandra-Kurla Complex, Bandra (East), Mumbai - 400 051.

EPABX : 2659 4000 • FAX : 2659 1264 • WEB SITE : <http://www.mmrdaumbai.org>

- 9) That in the detailed building plans to be approved, the required dimensions and proportions of RG area for the buildings other than the condoned shall be provided as per the applicable DCRs.
- 10) That in the detailed building plans to be approved, the required marginal open spaces for the buildings other than the condoned shall be provided as per the applicable DCRs.

Thanking you.

Yours faithfully,



(D. Sampathkumar)

Chief

Town & Country Planning Division

Enclosure: Drawing No. M1 & M2 (Total two drawings)

Copy with enclosure to:

M/S. B. S. Barot, (Licensed Surveyor)
Plot No. 14A, 1st floor, Jawahar Nagar,
S.V. Road, Goregaon (W), Mumbai 400 062

The Executive Engineer, Building Proposals – WS,
MCGM Office, H&K Ward, R.K.Patkar Marg,
Bandra (W), Mumbai- 400 050.