

MUNICIPAL CORPORATION OF MUMBAI

No.CE/165/BPES/LOS

To
Shri M. V. Daisaria
Daisaria Associates
801, Skyline Epitome, Kirol Road,
Near Jolly Gymkhana, Vidyavihar (W.),
Mumbai – 400 086

Sub : Proposed amended layout / amalgamation/subdivision of land bearing C.T.S.
No. 101 of Village Tirandaz at Powai.

Ref : Your letter dated. 25.01.2019.

Sir,

With reference to the above, I have to inform you that the amended Layout/
Sub-division of the above mentioned property submitted by you is hereby approved
subject to terms and conditions registered vide no. dt.24/11/2008 and the
condition letter dated 20.04.17 with following conditions :

1. That the Layout/Sub-divided Plots shall be got demarcated by the DILR and the necessary changes shall be got affected in the record of rights.
2. That the separate PRC's for all sub-plots shall be obtained from City Survey Office and submitted.
3. That the sub-divided plots in the layout shall not be amalgamated or sub-divided further without approval of this office.
4. That the advance possession of the plot admeasuring 4958.00 sqm shall be handed over to MCGM by demolishing the existing structure and by constructing compound wall within three months of issue of amended layout and separate PRC in the name of MCGM shall be submitted within six months of issue of amended layout
5. That the CC equivalent to 4958 sqm on the development on "R" zone (excluding the EWS building) shall be restricted till separate PRC in the name of MCGM for area admeasuring 4958.00 sqm is submitted by the owner.
6. That the owner shall provide Temporary Right of Way having width 9.00m for the portion marked A-B-C-D-E by executing registered agreement for the same for providing access to the plot admeasuring 4958.00 sqm till the 18.30m D.P. road and shopping Centre reservation is developed.
7. That the owner shall provide temporary Right of Way for the portion marked A-F-G-H to provide access to MCGM's trucks, workmen till the development of Nature Cure Centre on the land handed over by the owner on 09.07.1982 is completed by MCGM or till granting full occupation certificate to the residential development of wing A,B,C in the layout whichever is earlier.
8. That owner shall ask no any advantage in the form of TDR / FSI / monetary compensation for both the plots i.e the plot handed over on 09.07.1982 & plot admeasuring 4958.00 sqm proposed to be handed over now.

9. That the separate PRC in the name of MCGM for plot admeasuring 29440.39 sqm for Nature Cure Centre reservation shall be submitted within six months of issue of amended layout.
10. That certificate under section 270A of MMC Act shall be obtained after completion of street connection of Internal Water Mains.

Copy of approved layout plan along with the terms and conditions is returned herewith as token of approval.

Yours faithfully,

Executive Engineer
Building Proposal (E.S.II)

SE(BP)S/W

AE(BP)S&T

CC to : Shri. Narottam C. Sharma

Director of M/s.Bahupriya Properties