



SLUM REHABILITATION AUTHORITY

No. SRA/ENG/763/RN/PL/LAY

Date:

11 3 OCT 2017

To,

Mr. Satish M. Hande,
M/s. Tryfour Associates,
510-511, 'C' Wing, Trade World,
Kamala Mill Compound,
Senapati Bapat Marg,
Lower Parel, Mumbai-400 013.

Sub: Amended layout / Amalgamation & Joint Redevelopment under Reg. 33(10) & 33(14)(D) of DCR 1991 as per provision of Cl. 7.7 of Appendix-IV, Reg. 33(10) of DCR 1991 of proposed S.R. Scheme Jai Bhavani CHS (prop) on land bearing C.T.S. No. 1779 (pt), 1780(pt), 1780/1 to 11, 1781(pt), 1781/1 to 8, 1779(pt), 1779/21, 1779/22, 1807/A & 1807/1/A of Village Dahisar, MSD, at S.V. Road, Ambawadi, Dahisar, Mumbai with ongoing sanctioned S.R. Scheme of proposed Sai Ashirwad CHS (prop), Sai Kripa CHS, Sai Sadan CHS (prop), Harsiddha Mata CHS (prop), Shree Parasnath CHS (prop), Shivganga CHS (prop) & Riddhi Siddhi (prop) on land bearing CTS No. 1778, 1778/ 1 to 3, 1779, 1779/ 1 to 22, 1782 (pt), 1783 (pt), 1783/ 4 to 6 & 1807/A (pt) of Village Dahisar, Mumbai Suburban District, at S.V. Road, Ambawadi, Dahisar, Mumbai-400 068, in 'R/N' Ward of MCGM.

Ref: i) Layout sanctioned u/n. SRA/ENG/763/RN/PL/LAY
dtd. 30/11/2016 &
ii) Your application for amended layout dtd.

Gentleman,

Your plans submitted for the amended layout/ amalgamation & Joint Redevelopment under Reg. 33(10) & 33(14)(D) of DCR 1991 as per provision of Cl. 7.7 of Appendix-IV, Reg. 33(10) of DCR 1991 of proposed S.R. Scheme Jai Bhavani CHS (prop) on land bearing C.T.S. No. 1779 (pt), 1780(pt), 1780/1 to 11, 1781(pt), 1781/1 to 8, 1779(pt), 1779/21, 1779/22, 1807/A & 1807/1/A of Village Dahisar, MSD, at S.V. Road, Ambawadi, Dahisar, Mumbai with ongoing sanctioned S.R. Scheme of proposed Sai Ashirwad CHS (prop), Sai Kripa CHS, Sai Sadan CHS (prop), Harsiddha Mata CHS (prop), Shree Parasnath CHS (prop), Shivganga CHS (prop) & Riddhi Siddhi (prop) on land bearing CTS No. 1778, 1778/ 1 to 3,

1779, 1779/ 1 to 22, 1782 (pt), 1783 (pt), 1783/ 4 to 6 & 1807/A (pt) of Village Dahisar, Mumbai Suburban District, at S.V. Road, Ambawadi, Dahisar, Mumbai-400 068, in 'R/N' Ward of MCGM along with your letter dtd. ----- is approvable as per Development Control Regulations 1991; subject to the terms and conditions of earlier sanctioned layout dtd. 30/11/2016 duly registered u/n. बरल-७/७५१९/२०१६ dtd. 30/11/2016. These terms and conditions of the layout shall be binding not only on the owners for the time being but also on their heirs, executors, administrator, assignees and every person deriving title through or under them. Final approval to the sub-division/ amended layout will be given after you construct the roads including lighting, drainage, sewerage, etc. and recreation/ amenity spaces is developed by leveling and adequate number of trees are provided on the same. You will please make it clear to your client that in case of breach of any of the terms and conditions, the deposit amount of Rs. 4, 20,100/- is liable to be forfeited and the permission granted is liable to be revoked.

You will now please demarcate the boundaries of your client's holding/ the various plots/ the reservation and the road alignments on site as per the approved plans and arrange to show the same to E.E. (SRA)-IV by fixing a prior appointment with him and get his approval to the amended layout / sub-division before proceeding further.

Please note that the work of construction of roads filling of low lying land, diverting nallas, laying sewer lines, etc. should not be done unless the intimation is given to concerned Executive Engineer Roads, Assistant Engineer Planning, MCGM and their permission is obtained for proceeding with the work.

Please also note that permission for construction of building on the sub-divided plots will not be entertained till the access roads are laid with sewers, storm water drains and water mains.

This development permission is valid upto the Occupation Certificate of last building in the layout from the date of issue of this approved plans which is attached herewith. The earlier terms & conditions of layout submitted by you duly registered u/no. बरल-७/७५१९/२०१६ dtd. 30/11/2016 are binding on you. In case of any amendment in the layout, the same shall be got approved after paying requisite fess and the additional terms and conditions.

The following are the additional conditions of this amended layout approval in continuation to terms and conditions of earlier sanctioned layout dtd. 30/11/2016 duly registered u/n. वरल-७/७५१९/२०१६ dtd. 30/11/2016 and shall be complied with at requisite stages.

1. That the slab of all U.G. Tanks shall be designed with "AA" class loading to bear the load of fire tender.
2. That you shall obtain the permission from concerned electric supply company for proposed size and location of substation before requesting plinth C.C. to Sale Building No. 3.

Accompanied: One set of plan.

Yours faithfully,

- *sch*

Executive Engineer-IV
Slum Rehabilitation Authority

Copy to:

1. Developers:- M/s. Shreeraj Developer LLP,
2. Assist. Mun. Comm., 'R/N' Ward,
3. D.S.L.R. (SRA),
4. D.S.L.R. Mumbai Suburban District,
5. A.E. Survey, 'R/N' Ward &
6. I.T. Section (SRA)- to upload on SRA's website.

Praveen
13.10

Executive Engineer-IV
Slum Rehabilitation Authority