

No. TCP (P-2) /ODC / CC /3.137/ 1584 /2019

Date: 1 NOV 2019

To,  
✓ M/s. Satguru Corporate Services Pvt Ltd.,  
5th floor, Sunteck Centre,  
37-40 Subhash Road,  
Vile Parle (e), Mumbai – 57

**Sub: Approval to the proposed layout on the land bearing CTS No. 157,158,159,160,161, 162,162/1,163,164,165(pt),166,166/1,170,170/1, 170/2, Goregaon village, Oshiware District Centre, Mumbai.**

Ref: Your letter dated 02/10/2019

Madam/ Sir,

Please refer to your above cited letter by which you have requested MMRDA for approval to the proposed layout on the land bearing CTS No. 157, 158, 159, 160, 161,162,162/1,163,164,165(pt),166,166/1,170,170/1,170/2 of Goregaon village, Oshiware District Centre, Mumbai. The Metropolitan Commissioner has approved the layout and the plans as indicated on duly authenticated drawings nos. 01/02 and 02/02 (total 2 nos. drawings) which are enclosed herewith. The total area of the land under reference as per CTS boundaries admeasures 43655.10 sq.m.

The approval to the layout is accorded 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 P.R. Cards in Words.
- 3) This letter shall not be construed as building permission and application for building permission shall be made separately.
- 4) This permission shall not entitle the applicant 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 'Pedestrian plaza' 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.

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- 6) For any change and variation in the plans, prior approval of MMRDA shall be obtained.
- 7) 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) 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.
- 9) That the buildings proposed within the layout will be examined in detail while granting development permission with respect to the Sanctioned Planning Proposal of ODC, applicable FSI and applicable DCPRs when the proposal is submitted for obtaining development permission with all the requisite documents and NOCs/Remarks by the applicant. The building permission that may be granted shall be subject to provision of applicable DCRs and the NOCs/Remarks obtained w.r.t the same
- 10) 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.
- 11) The final area and boundaries of the land under reference shall be subject to joint demarcation of the land by MMRDA and the CTS Authorities and the subdivision / amalgamation order by the Collector, Mumbai Suburbs before submitting building drawings for issuance of building permission.
- 12) The applicant shall ensure the vacation of the tenant / occupant from the land under reference as informed by the applicant in their letter dated 23/8/2018.
- 13) The Occupation Certificate for the proposed building/s within the plot / layout under reference will not be issued by MMRDA till the Occupation Certificate for Inclusive Housing tenements under the said scheme is issued and handed over to the Concerned Authority".

Thanking you.

Yours faithfully,



**Architect**

**Town & Country Planning Division**

**Enclosure:** Drawing No. 1/2 and 2/2 (Total 2 nos. drawings)