

SLUM REHABILITATION AUTHORITY

No. SRA/ENG/444/HW/PL/LAYOUT

Date:

28 JUL 2017

To,

Shri. Jayant Tipnis,

M/s. Jayant Tipnis Consultants

1050 Sadguru Darshan,

New Prabhadevi Road, Prabhadevi,

Mumbai - 400 025

Sub: Proposed Amended Layout/ Amalgamation / Sub-division under S.R. Scheme on plot bearing C.T.S. No. E/86/10 & E/86/9/33(pt) of Village Bandra, Mumbai Suburban District, situated at junction of 13th & 19th Road, Bandra, Mumbai-400 052, for "Navi Sherali Mata Yashodhara Nagar Rahivashi SRA CHS Ltd." in H/W Ward of MCGM.

Ref: Your letter dtd. 05.07.2017.

Sir,

Your plans submitted for the amended layout/ sub-division of the above plot along with your letter dtd. 05.07.2017. is approvable as they are as per Development Control Rules, subject to the terms and conditions under no. BDR/1/8156/2009 dtd. 21/08/2009. 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 condition, the deposit amount is liable to be forfeited and the permission granted liable to be revoked.

You will now please demarcate the boundaries of your client's holding/ the various plots/ the reservation, and the road alignment on site as per the approved plans and arrange to show the same to E.E. (SRA) 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.

That, the Developer/Architect shall register the Scheme under MAHA-RERA act before 31st of July 2017.

This development permission is valid for a period upto the Occupation Certificate of last building in the project from the date of issue as per the copy of approved plans which is attached herewith. The earlier terms & conditions of layout submitted by you duly registered u/no. BDR/1/8156/2009 dtd. 21/08/2009 are binding on you. In case of any amendment in the layout, the same shall be got approved after paying requisite fees, In case of any deviation in Layout additional terms and conditions, if any, shall be registered.

Acc: One set of plan.


Yours faithfully,

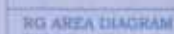
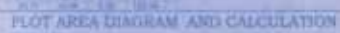
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Executive Engineer -W.S.
Slum Rehabilitation Authority

Copy to:

- ✓ 1. Developers:- M/s. Joy Builders,
2. A.E. Survey, 'H/W' Ward,
3. Asst. Mun. Comm., 'H/W' Ward,
4. CTSO (SRA),
5. D.S.L.R. (SRA)


Executive Engineer -W.S.
Slum Rehabilitation Authority



$\Phi_{\text{max}} = 0.97$ (95% CI) [0.96, 0.98]

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DATE: _____ NAME OF ARCHITECT: JAYANT TIPNIS
ARCHITECT'S OFFICE/ FIRM: _____



JAYANT TIPNIS
ART, DESIGN, CRAFTS, AND MANUFACTURING