



MUMBAI METROPOLITAN REGION DEVELOPMENT AUTHORITY

मुंबई महानगर प्रदेश विकास प्राधिकरण

Layout Approval Letter

No. SROT/BSNA/2501/BP/ITP-Layout/Anjur-Mankoli-Surai-01/1445/2017 Date:

11 OCT 2017

To

M/s. Ajitnath Hi-tech Builders Pvt. Ltd.

216, 2nd floor, Shah and Nahar Industrial Estate,

Dr. E. Moses Road, Worli,

Mumbai - 400 018.

Sub : Issuance of Layout Approval for the proposed Integrated Township Project on land bearing S.No 239 Part, 253 Part, 254 P, 254 P, 254 P, 254 P, 255/1A, 255/1B, 255/2, 255/3, 256, 263, 265/2, 265/3, 265/4P, 266, 269/3, 270 P, 270P, 270 P, 271, 272 P, 272 P, 272 P, 275 P, 276 P, 276 P, 276 P, 291 P, 293/1 & 298/3 of Village Anjur, S.No 41/6, 41/7, 41/9, 41/10 P, 45/3, 45/4, 45/5, 45/7, 47/3, 47/4P, 47/5, 48/1/1P, 49/1P, 51/1, 51/2, 52/1, 52/2, 53/A, 53/B, 53/C, 54/4, 54/5A, 54/5B, 54/5C, 55/10, 55/11P, 55/14, 55/15, 56/1P, 56/1B, 56/1P, 57/P, 57/P, 57/P, 58/P, 58/P, 60/2, 62, 63, 65/1, 66/2, 66/3, 66/4, 67/11 & 68/2P of Village Mankoli and S.No12/1, 12/3, 12/4, 12/15, 14/5, 14/6, 14/7, 14/8, 14/10P, 14/11, 14/12, 14/13P, 14/14, 14/15, 14/16, 14/17, 15/3, 15/4, 15/7, 15/8, 15/9, 15/11, 15/12, 17/1, 17/2, 19/1, 19/2, 19/3, 19/4, 21, 22/1P, 23, 24, 25/1/2, 25/2Pt 26/1P, 27/2, 28/14P, 34/1, 34/2P, 35/1P, 35/1P, 35/2, 37/3, 39/P, 40/7 & 40/8P, of Village Surai, Taluka Bhiwandi, Dist. Thane.

- Ref :**
1. Location Clearance issued by Urban Development Dept. Govt. of Maharashtra under No.TPS 1214/1687/CR-78/15/UD-12 Dt: 29.04.2017.
 2. MMRDA's Letter of Intent, Dt: 05.07.2017.
 3. Application of M/s. Ajitnath Hi-tech Builders Pvt. Ltd, Dt: 06.07.2017.

Sir,

The Government of Maharashtra vide Notification dated 29.04.2017 at ref. no. (1) above has granted **Locational Clearance** to the '**Integrated Township Project**' situated at Vill. Anjur, Mankoli & Surai, Tal - Bhiwandi, Dist - Thane (situated within the SPA of Bhiwandi Surrounding Notified Area, i.e. BSNA) on land admeasuring approximately 44.99 Ha, u/s 44(2) of MR & TP Act, 1966 to you. With regards to above said Locational Clearance dated 29.04.2017, you had earlier applied for issuance of Letter of Intent for the proposed Integrated Township Project on land under reference, accordingly MMRDA has issued the '**Letter of Intent**' dated 05.07.2017 at ref. no. (2) to you. Now, please refer to your above cited letter at ref no. (3) above, by which you have requested for permission of MMRDA for the Master Layout of the proposed development of '**Integrated Township Project**' on the land under reference.

P.T.O

The **Metropolitan Commissioner** hereby grant 'Approval' to the Master Layout as indicated on duly authenticated drawing nos. 1 (total 1No of drawing sheet) which is enclosed herewith. The total gross plot area of the land u/r admeasures 449965.00 sq.m, distributed into 5 Sectors and the details of land allocated for the respective sectors is as mentioned in the Table – 1 below. The details of the land under the respective sectors allocated for Residential Use, Utilities, Development Plan Road & Internal Layout Road is as mentioned in the Table – 2& Table - 3 below.

Sr. No	SECTORS	PLOT AREA (In sq.m).
1.	Sector - A	118058.52
2.	Sector - B	57744.44
3.	Sector - C	116270.54
4.	Sector - D	108938.45
5.	Sector - E	48953.05

	Description	Total Required Area (In sq.m)	Total Proposed Area (In sq.m)	Area of Sectors of the Integrated Township Project (In sq.m)				
				A	B	C	D	E
1.	Spaces for Recreation:							
a.	Gardens & Parks	22502.75	22954.21	4044.49	2532.38	6049.16	9584.92	743.26
b.	Play Ground	33754.12	44271.63	19499.72	4844.81	2170.72	7890.62	-
2.	Spaces for Combined Schools (Primary Schools + Secondary School):	5625.00	5639.00	-	-	2878.00	2761.00	-
3.	Community Health Care Facilities:	1125.00	1550.91	-	-	1550.91	-	-
4.	Community Market:	2000.00	2315.00	-	-	2315.00	-	-
5.	Public Assembly Facilities (Town Hall and/or Auditorium including Library):	5000.00	5077.33	5077.33	-	-	-	-
6.	Economic Activities (Commercial Plot):		31017.58	5077.33		24130.98	6886.60	
7.	Public Utilities:							
a.	Fire Brigade Station	3000.00	3642.00					3642.00
b.	Sewage Waste management project (SWMP)	4000.00	4033.72	1326.41	1351.86		1355.45	
c.	Cremation Ground	2000.00	2306.91					2306.91
d.	Burial Ground	2000.00	2005.00					2005.00
e.	Bus Station/Transport Hub	3000.00	3655.20			3655.20		
f.	Police Station	1000.00	1250.12		1250.12			
g.	Electric Sub-Station (As per requirement)		423.24	223.24			200.00	
h.	Other Public Utilities	Should be provided as per the provisions of sanctioned DCR of BSNA.						
i.	Public Parking Facilities	As per prevailing DCR						
j.	Solid Waste Management	As per requirement	500.00	-	-	-	-	500.00