27/12/2010	महाराष्ट्र गृहनिर्माण मंडळ, यांनी दुय्यम निबंधका कडील नोंदणीकृत भाडेपटयान्वये ३० वर्षे कालावधीसाठी भाडेपटट्याने दिल्याने पट्टेदार सदरी नांवाची नोंद केली. क्षेत्र ९९९.७५ चौ.मी.	बदर 13/2901/2010 /23/03/2010	L १) श्री.सिराजुद्दीन वाजीद खान २) श्री.रमेशचंद्र जी.राठोड	फेरफार क्रं. १९६ प्रमाणे सही- 27/12/2010 न.भू.अ.कुर्ला.
24/02/2012	मा.सहा.दुय्यम निबंधक कुर्ला-१ यांचेकडील अभिहस्तांतरण व भाडेपट्टा नोंदणीकृत अन्वये न.भू.क्र.१२ पैकी क्षेत्र ५६८.०० चौ.मी. क्षेत्र भाडेपट्टयाने दिल्याने महाराष्ट्र हौसिंग बोर्ड यांचे नांव कायम ठेवून मुदत ६० वर्षे मुदत वाढ ३० वर्षे सन ०१.०७.१९७१ पासून ९० वर्षा करीता भाडेपट्टा सदरी हिमांशु को.ऑ.हौ.सो.लि. यांचे नांवाची नोंद दाखल केली. भाडे रक्कम रुपये १०१२/- प्रति वर्षास	दस्त सेल डीड क्र.बदर 3/4651/2011 दिनांक 29/04/2011 व लिज डीड क्र.बदर 3/4813 /2011 दिनांक/18.05.2011	L हिमांशु को.ऑ.हौ.सो.लि.क्षेत्र ५६८.०० चौ.मी.	फेरफार क्रं. २३६ प्रमाणे सही- 24/02/2012 न.भू.अ.कुर्ला
04/06/2013	मा.सह दुय्यम निबंधक,कुर्ला-३ यांचेकडील भाडेपट्टा व अभिहस्तांतरण नोंदणीकृत अन्वये न.भू.क्र. १२पै क्षेत्र ४८२.०० चौ.मी.क्षेत्र भाडेपट्टयाने दिल्याने महाराष्ट्र हौसिंग बोर्ड यांचे नांव कायम ठेवून दि.०३/०४/१९८० पासून ९० वर्षे करिता भाडेपट्टा सदरी नेहरु नगर निशीगंधा को.ऑ.हौ.सो.लि.यांचे नांवाची नोंद दाखल केली.	दस्त लिज डिड क्र.बदर-13/1270/ दि.20/02/2008 चुक दुरुस्ती क्र.बदर-13 2579/ 2013 नोंदणी दि.22/03/2013 व सेल डिड क्र.बदर-13 1271/2008 नोंदणी दि.20/02/2008 चुक दुरुस्ती क्र.बदर-13 2580/2013/दि.22/03/2013	L नेहरु नगर निशीगंधा को.ऑ.हौ.सो.लि. क्षेत्र ४८२.००चौ.मी	फेरफार क्रं. २६४ प्रमाणे सही- 04/06/2013 न.भू.अ.कुर्ला
29/12/2014	मा.सहा दुय्यम निबंधक क्र.५, वांद्रा मुंबई यांचे कडील नोंदणीकृत भाडेपट्टा व खरेदी खता अन्वये न.भू.क्र. १२ पैकी ५८३.०० चौ.मी. क्षेत्र भाडेपट्टयाने दिलेने महाराष्ट्र गृहनिर्माण मंडळ यांचे नांव कायम ठेवून दि.९/७/१९७१ पासून ९९ वर्षे करीता भाडेपट्टेदार सदरी ओम नंदादिप को.ऑप सोसायटी लि. यांचे नांव दाखल केले.	दस्त क्र. पी-8120/88 दि.16/4/1998 24/4/998 दस्त क्र. पी/8118/88/दि.21/2/2014	L ओम नंदादिप को.ऑप.हौसिंग सोसायटी लि.	फेरफार क्रं. २९४ प्रमाणे सही- 29/12/2014 न.भू.अ.कुर्ला
29/01/2015	भाडेपट्टयाने पैकी क्षेत्र ८६२.५८ चौ.मी. ९९ वर्षाच्या कराराने	स्व.धा. र.द.क्र. बदर-3 10519 व 10520 /2004 दि./05/11/04	H नेहरू नगर गुरूकृपा को.ऑप.हौ.सो.लि.	फेरफार क्रं. ८८ प्रमाणे सही- 2015
10/08/2015	मा.सह दुय्यम निबंधक कुर्ला - १ यांचेकडील नोंदणीकृत भाडेपट्टा व खरेदी खताप्रमाणे न.भू.क्र. १२पैकी १३५५.०० चौ.मी. क्षेत्र भाडेपटयाने दिलेने महाराष्ट्र गृह निर्माण मंडळ यांचे नांव कायम ठेवून दि.१/८/१९८० पासून ९० वर्षे करीता भाडेपट्टेदार सदरी नेहरु नगर साईधाम को.ऑ.हौ.सो.लि.चे नांव दाखल केले.	दस्त क्रमांक बदर-3/13312 2010व दि.6/10/2010 दस्त क्रमांक बदर-3 सेल डिड दस्त क्र. 13314/2010 दि./6/10/2010	L नेहरु नगर साईधाम को.ऑप.हौसिंग सोसायटी	फेरफार क्रं. ३९ प्रमाणे सही- 10/08/2015 न.भू.अ.कुर्ला
14/12/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.-९/ मि.प./अक्षरी नोंद/२०१५,पुणे दिनांक १६/०२/२०१५ व इकडील आदेश क्र.न.भू.कुर्ला-३/फे.फा.क्र.३३०/ २०१५ दिनांक १४/१२/२०१५ अन्वये केवळ मिळकत पत्रिकेवर नमूद असलेले अंकी क्षेत्र अक्षरी एक लाख पंचवीस हजार पाचशे त्र्याहत्तर पूर्णांक एक दशांश चौ.मी. दाखल केले.			फेरफार क्रं. ३४
22/[illegible]/2016	भाडेपट्टयाने , महाराष्ट्र गृहनिर्माण मंडळ यांनी त्यांचे मालकीचे न.भू.क्र. १२ पै. ही मिळकत मा. सह दुय्यम निबंधक, कुर्ला भाग - ५, मुंबई उपनगर जिल्हा यांचेकडील नोंदणीकृत भाडेपट्टा दस्त क्र. २८४३/२०१६ दि. २८/०३/१६ अन्वये दि. २५/०५/२०१३ ते २३/०५/२०४३ एकूण ३० वर्षे कालावधीकरीता, (क्षेत्र ३३४.४४ चौ.मी.) सदर मिळकतीस इतर हक्क सदरी पट्टेदार म्हणून अपोलो कला क्रीडा सेवा मंडळ, यांचे नांवाची नोंद दाखल केली .		L अपोलो कला क्रीडा सेवा मंडळ	फेरफार क्रं. ३४७ प्रमाणे सही- 20/09/2016 न.भू.अ.कुर्ला.

हि मिळकत पत्रिका (दिनांक **11/10/2019 12:10:00 AM** रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.
मिळकत पत्रिका डाउनलोड दिनांक **27/03/2023 02:03:28 PM**
वैधता पडताळणी साठी **https://digitalsatbara.mahabhumi.gov.in/DSLR/Login/VerifyPropertyCard** या संकेत स्थळावर **2210100001836332** हा क्रमांक वापरावा.

ADJ/1100901/ 170 / 2023/K

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करल - १

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MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. Ch.E./DP34202303111453742 D.P. Rev. dt. Refer Inward Number: L/2023/111453761 Payment Dated 27/03/2023

Office of the Chief Engineer (Development Plan)
Municipal Head Office, 5th Floor,
Annex Building, Fort,
Mumbai - 400 001

DP 2034 Remarks

To,

Mr./Mrs. Vinay Vijay Pawar
Chikhol Wadi,S.M. Road,Sangam Nagar, Wadala (East),

Sub: Development Plan 2034 remarks in respect to Land Bearing C.T.S. No(s) 12 of KURLA - 3 Village situated in L Ward, Mumbai.

Ref : Application u/no. L/2023/111453761 Payment Challan No. DP34202303111453742 Dated 27/03/2023 certifying payment of charges made under Receipt no. 2858312922 Dated 27/03/2023

Gentleman/Madam,

With reference to above, Development Plan 2034 remarks sanctioned by GoM in respect of subject land boundaries, shown in blue color boundary on the accompanied plan, are as follows.

Description	Nomenclature	Remarks
CTS No.	12	
Village	KURLA - 3	
Development Plan 2034 referred to Ward	L	
Zone [as shown on plan]	Residential(R)	
Sanctioned Roads affecting the Land [as shown on plan]	Existing Road	Present
	Proposed Road	Proposed Road 18.3 m
	Proposed Road Widening	NIL

Sanctioned Excluded Portion:

EP- L29
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.03.2021 and published in Maharashtra Government Gazette on 15.03.2021.

EP- L29
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.03.2021 and published in Maharashtra Government Gazette on 15.03.2021.

EP- L29
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.03.2021 and published in Maharashtra Government Gazette on 15.03.2021.

EP- L78
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.03.2021 and published in Maharashtra Government Gazette on 15.03.2021.

EP- L16
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.03.2021 and published in Maharashtra Government Gazette on 15.03.2021.

This is electronically generated report. Hence personal signature is not required.

CHE/DP34202303111453742/DP/L

ADJ/1100901/170/2023/K

EP- L29
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.03.2021 and published in Maharashtra Government Gazette on 15.03.2021.

EP- L29
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.03.2021 and published in Maharashtra Government Gazette on 15.03.2021.

EP- L29
Sanctioned as proposed.
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EP- L29
Sanctioned as proposed.
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EP- L29
Sanctioned as proposed.
Sanctioned vide UDD Notification u/no. TPB-4321/CR-20/2021/UD-11 dtd. 12.03.2021 and published in Maharashtra Government Gazette on 15.03.2021.

Reservation affecting the Land [as shown on plan]	RR2.1+RSA1.2(Rehabilitation & Resettlement + Retail Market With Vending Zone)(12: 824.60 sqm),RR2.1+RSA1.2(Rehabilitation & Resettlement + Retail Market With Vending Zone)(Part of larger reservation)(12: 2183.91 sqm) and RH1.3(Municipal Maternity Home)(12: 2442.92 sqm)	
Reservation affecting the Land [Excluded Portion]	EP NO: EP- L29 EP NO: EP- L29	Affected Area - 12 :2183.925 sqm Affected Area - 12 :2442.924 sqm
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Reservation abutting the Land [as shown on plan]	NO	
Existing amenities affecting the Land [as shown on plan]	ER1.2(Police Staff Quarters)(12: 7275.27 sqm),EE1.1(Municipal School)(12: 4698.576 sqm),EPU3.1(Police Station)(Part of larger existing amenities)(12: 1017.03 sqm),EH1.2(Municipal Hospital)(12: 1599.76 sqm),EOS2.6(Recreation Ground)(12: 460.09 sqm),EOS2.6(Recreation Ground)(12: 2173.93 sqm),EOS1.4(Play Ground)(Part of larger existing amenities)(12: 11460.75 sqm) and ER1.2(Police Staff Quarters)(12: 3677.33 sqm)	
Existing amenities affecting the Land [Excluded Portion]	EP NO: EP- L29 EP NO: EP- L29 EP NO: EP- L78 EP NO: EP- L29 EP NO: EP- L29 EP NO: EP- L29 EP NO: EP- L29	Affected Area - 12 :4698.576 sqm Affected Area - 12 :7275.352 sqm Affected Area - 12 :475.321 sqm Affected Area - 12 :460.086 sqm Affected Area - 12 :1599.762 sqm Affected Area - 12 :11460.755 sqm Affected Area - 12 :3677.320 sqm
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Existing amenities abutting the Land [as shown on plan]	ET4.3(Railway Facilities Including Tracks)	
RESI/DESI RESI/DESI ROAD	EP NO: EP- L29 EP NO: EP- L29 EP NO: EP- L16	Affected Area - 12 :2173.930 sqm Affected Area - 12 :824.589 sqm Affected Area - 12 :150.450 sqm
For description of Excuded Portion/Sanctioned Modification, please refer to the published plan on MCGM portal.		
Whether a listed Heritage building/ site:	~~Yes~~ / No	
Whether situated in a Heritage Precinct:	~~Yes~~ / No	
Whether situated in the buffer zone/Vista of a listed heritage site:	~~Yes~~ / No	
Whether a listed archaeological site (ASI):	~~Yes~~ / No	

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2023

Whether situated in the buffer zone/Vista of a listed archaeological site (ASI):	~~Yes~~ / No
Buffer line of Railway	The plot abuts the proposed Railway track alignment or within influence Zone of stations areas thereof. Remarks from concerned Railway Authority shall be obtained before commencing any development.
Buffer line of Metrorail	The plot abuts the proposed Metro Rail alignment or within influence Zone of stations areas thereof. Remarks from MMRDA shall be obtained before commencing any development.

Note:

The remarks are offered based on the records of CS/CTS boundaries/CS/CTS Nos available with this office. However the boundaries shown in the records of City Survey Office shall supersede those shown on the DP Remarks Plan.)

DP 2034 Remarks

Demarcation: The Alignment of the proposed road/R.L. and boundaries of reservations and their area are subject to the actual demarcation on site by E.E.T&C./A.E.(Survey) as case may be.

Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmeed from the concerned Ward Office.

The DP Remarks and Plan shall be read with notification no. TPB.4317/629/CR-118/2017/UD-11 dt. 8.11.2017, TPB.4317/778/CR-267/2017/UD-11 dt. 7.2.2018, TPB.4317/629/CR-118/2017/DP/UD-11 dt 8.5.2018 & TPB.4317/629/CR-118/2017/EP/UD-11 dt.8.5.2018 before granting any development permission on the land/s. (For the Sanctioned Modification & Excluded Portion the link for notification is as under:-

Notifications:

MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034 Plans:

EP Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034-> Development Plan 2034 (Excluded Part) EP Sheets, 8th May 2018 - For Suggestions / objections by Government

SM Sheets:- MCGM Home Page (portal.mcgm.gov.in)> Ward & Departments> Chief Engineer - Development Plan>Docs> Sanctioned DP2034-> Development Plan 2034(sanctioned part) SM sheets, 8th May 2018

Additional Information

Water pipeline Remark:

Water pipeline near the plot (0.00 meters far) has 300 mm pipe diameter.

Sewerline Remark:

Sewer Manhole near the plot (Node No. 19192802, 0.00 meters far) has invert level 25.88 meters with reference to Town Hall Datum (THD).

Drainage Remark:

Drain Manhole near the plot (Node ID 2176088801, 0.00 meters far) has invert level 27.15 meters with reference to Town Hall Datum (THD).

Ground level:

plot has minimum 26.80 meters and maximum 30.00 meters ground level with reference to Town Hall Datum (THD)

RL Remark:

REGULAR LINE REMARKS (Traffic):
Land bearing C.T.S. No.(s) 12 of Village KURLA - 3 in L ward of M.C.G.M. as shown bounded blue on accompanying plan is affected by the sanctioned Regular line of 18.30mts. i.e. (60.0' approx.) wide Scheme Road at S.G.Barve Marg., 36.60mts. i.e. (120.0' approx.) wide S.G.Barve Marg. and 36.60mts. i.e. (120.0' approx.) wide S.G.Barve Marg Near Kurla Stn. East & West. marked in red colour on the RL plan submitted by you.

REGULAR LINE REMARKS (Survey):
As far as Survey department is concerned, there is no proposed or sanctioned Regular Line/Road Line at present along the plot C.T.S. No.(s) 12 of Village KURLA - 3 in L ward of M.C.G.M. as shown bounded blue on accompanying plan.

Natural Water Course:

The land under reference is under influence zone of waterbody hence specific remark from the concerned Authority should be obtained separately before taking up any development on the land

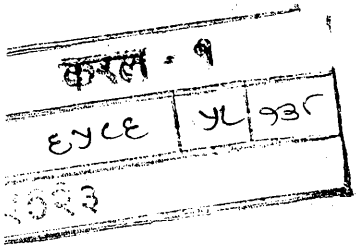
Acc: As Plan

Note: The above information is as per the data received from concerned MCGM Departments.

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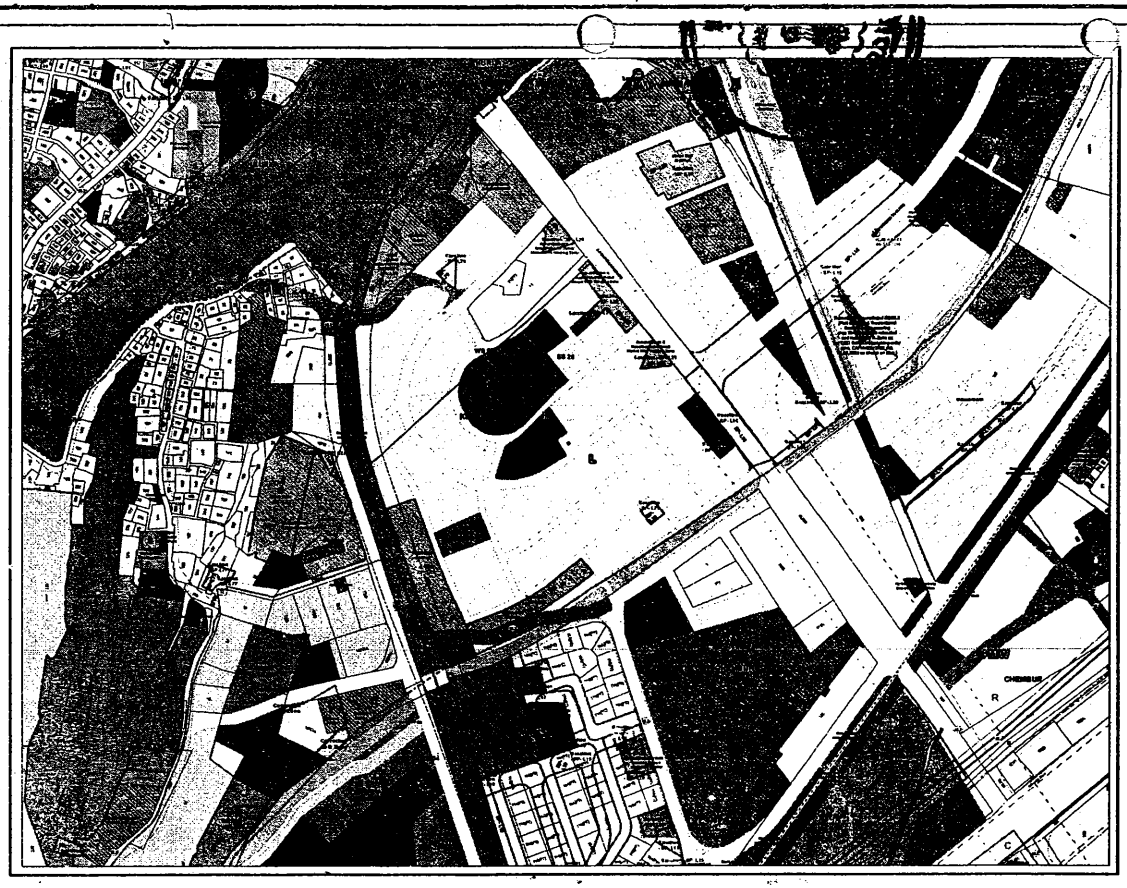
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कलम - ५


THE SEAL OF THE SUB REGISTRAR KURLA
SUBURBAN DIST. (BANDRA)



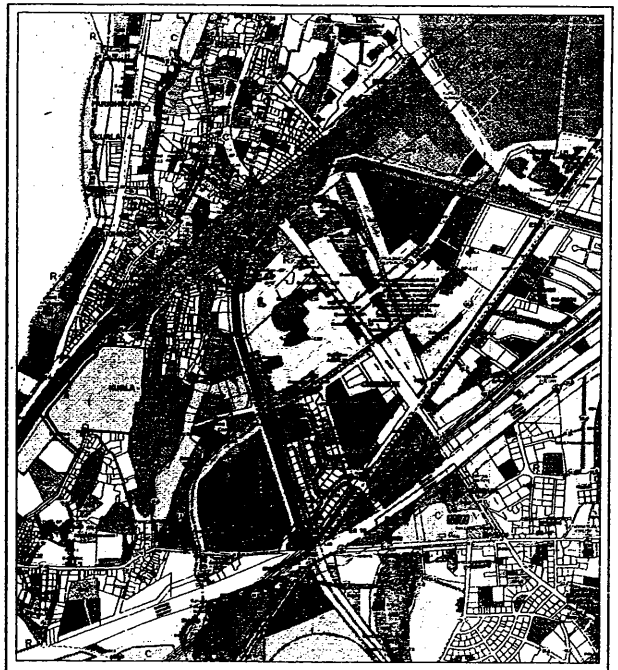


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BLOCK PLAN

Scale 1:2000

Land Bearing C.T.S.No(s) 12 of KURLA - 3 Village in L Ward.



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LOCATION PLAN

Scale 1:6000

Note:

DP Remarks have been offered only from Zoning point of view without any reference to the existing and status of the structures on the land under reference etc.
This plan is to be read with letter under

CHE/DP/342023031114537[illegible]/ES/L

This is an electronically generated document. Hence, No signature required. Assistant Engineer (DP), L Ward. Dated: 27/[illegible]/2023

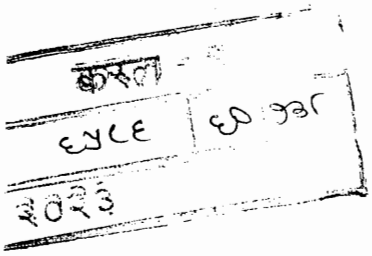
THE SEAL OF THE SUB REGISTRAR KURLA-1

Brihanmumbai Municipal Corporation
(Development Plan Department)

Development Plan 2034

Office of the Chief Engineer (Development Plan),
5th Floor, Annexe Building,
Municipal Head Office,
Mahapalika Marg, Fort, MUMBAI - 400 001.

ADJ/1100901/ 170 /2023/K
Pages 1 to 2




THE SEAL OF THE SUB REGISTRAR KURLA-1
SUBURBAN DIST. (MAHARA)



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(स्थापना)

नेहरू नगर आनंद को-ऑप. हौसिंग सोसायटी लि.

नोंदणी क्र. : बी.ओ.एम. डब्ल्यु/एल/एच.एस.जी. (ओ.एच.) १८२७/८५-८६/१९८६ ता. २०-६-८६

कार्यालय : ७६, नेहरू नगर, कुर्ला (पूर्व), मुंबई - ४०० ०२४.

जावक क्र. .....

Date : दिनांक 28/03/2023

To,

M/s Star Rise

having its office at Shop no.04,

FF Star Heights, Bharat Cinema Compound,

New Mill Road, Kurla (W),Mumbai – 400070

Dear Sir,

Re: Redevelopment of Leasehold land admeasuring 805.59 sq.mtrs. bearing CTS No. 12 (part) of Village Kurla – 3 and **Building No. 76** earlier situated thereon consisting of ground plus Four upper storey situate at Nehru Nagar, Kurla (East) in Greater Bombay in the Registration District and Sub-District of Mumbai, Suburban.

1. Our Society had earlier entered into the following documents with M/s. Mishal Construction Private Ltd. **(the said Mishal)** for redevelopment of the subject property and appointed them as the Developer for the subject redevelopment project.

(i) Development Agreement dated 31st December, 2009 registered with the Joint Sub-Registrar, Kurla – 1 (Class-2) under Serial No. BDR3/4466/2010 on 10th May, 2010;

(ii) Power of Attorney dated 17th April, 2010 registered with the Joint Sub-Registrar, Kurla – 1 (Class-2) under Serial No. BDR3/4467/2010 on 10th May, 2010;

नेहरू नगर आनंद को-ऑप. हौसिंग सोसायटी लि.

अध्यक्ष सचिव खजिनदार

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कार्यालय : ७६, नेहरू नगर, कुर्ला (पूर्व), मुंबई - ४०० ०२४.

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(iii) Deed of Rectification dated 17th April, 2010 registered with the Joint Sub-Registrar, Kurla - 1 (Class-2) under Serial No. BDR3/4473/2010 on 10th May, 2010;

(iv) Deed of Rectification dated 7th October, 2020, notarized before the Notary Public;

2. Pursuant to the said Development Agreement dated 31st December, 2009 and Power of Attorney dated 17th April, 2010, the said Mishal obtained sanctioned plans, Intimation of Approval (IOA) dated 4th May, 2009 bearing No. MH/EE/BP Cell/GM/MHADA-22/293/2019 and Commencement Certificate (CC) dated 30th April, 2011 bearing No. CO/MB/Arch/NOC/F-403/2572/2011. On receipt of certain amount towards corpus and other amounts the then existing members of our Society handed over possession of their respective premises to the said Mishal and the said Mishal demolished our Society's building being old building No. 76 and commenced the construction of the proposed new building. Presently part of the plinth of said new building has been constructed.

3. Due to reasons beyond the control of the said Mishal, the said Mishal is unable to complete the redevelopment of the subject property. Therefore our Society has decided to cancel their appointment as Developer of the subject redevelopment project.

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नेहरू नगर आनंद को-ऑप. हौसिंग सोसायटी लि.

नोंदणी क्र. : बी.ओ.एम. डब्ल्यु/एल/एच.एस.जी. (ओ.एच.) १८२७/८५-८६/१९८६ ता. २०-६-८६

कार्यालय : ७६, नेहरू नगर, कुर्ला (पूर्व), मुंबई - ४०० ०२४.

वाचक क्र. .....

दिनांक .....

4. Vide Letter dated 1/010/2022 our Society cancelled the (i) Development Agreement dated 31st December, 2009, (ii) Power of Attorney dated 17th April, 2010, (iii) Deed of Rectification dated 17th April, 2010 and (iv) Deed of Rectification dated 7th October, 2020 and terminated the appointment of the said Mishal as Developer and the said cancellation has been accepted by the said Mishal. Our Society and the said Mishal shall execute the Deed of Cancellation and the other requisite documents in respect of such cancellation.

5. Vide Resolution dated _____ our Society accepted your proposal and decided to appoint you as a new Developer for development of our Society's subject property. We hereby appoint you as Developer for development of our Society's subject property.

6. However, the said Mishal have borne and paid expenses for obtaining the government sanctions, approvals, permissions etc., for payment of certain amount of corpus funds, construction upto plinth level and other expenses, which you have agreed to reimburse unto the said M/s. Mishal Construction Private Ltd. and we shall not be liable for the same.

7. Kindly accept the aforesaid and oblige.

Thanking you

Yours faithfully,

नेहरू नगर आनंद को-ऑप. हौसिंग सोसायटी लि.

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मुंबई इमारत दुरुस्ती व पुनर्रचना मंडळ
(म्हाडाचा घटक)
MUMBAI BUILDING REPAIRS AND RECONSTRUCTION BOARD
(A MHADA UNIT)

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म्हाडा
MHADA

No./ EE/HGD/MB/ 1739 /2010
Date : 16/4/10

To,
The Secretary,
Anand Co.Op. Hsg. Sty. (Ltd)
Building No 76,
Nehru Nagar, Kurla (E)
Mumbai. 400 024

Sub :- Demarcation of Building No 76 known as "Anand CHS. Ltd", on property bearing CTS No 12 (Pt) at Nehru Nagar, Kurla., Mumbai.

Ref : 1) Your office letter No. nil, dtd. 04.01.2010.

THE SEAL OF THE SUB REGISTRAR KURLA

Sir,

As per above reference letter this office has demarcated, the plot boundary as site measurement of **Building No 76** known as Nehru Nagar **Anand CHS Ltd.** at Nehru Nagar, Chembur and submitted herewith the plan sheet as follows.

1. The plot area as per conveyance deed with MHADA's is **750.19** Sq.mt.
2. The plot area as per approved layout / site measurement is **805.59** Sq.mt.
3. There is difference at **85.40** Sq.mt between as per site measurement and conveyance deed executed with MHADA.

This for your information & further necessary action.

D.A. : Demarcation plan.

Yours Faithfully,

Executive Engineer
HSG. Ghatkopar Div.
Mumbai Board

गृहनिर्माण भवन, कलानगर, वान्द्रे (पूर्व), मुंबई - ४०० ०५१.
दूरध्वनी ६६४०५०००, २६५९२८७७, २६५९२६२२
फॅक्स नं. : ०२२-२६५९२०५८ / २६५९०६६० पत्रपेटी क्र. ८१३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000, 26592877, 26592622.
Fax No. : 022-26592058 / 26590660 Post Box No. 8135

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PART LAY OUT PLAN SHOWING FOR BLDG. NO 76 KNOWN AS "ANAND CHS. LTD." ON S.NO 229 & 267, C.T.S NO 12 (PART) AT NEHRU NAGAR, KURLA (E) MUMBAI.

SCALE: 1:500

* THIS DRAWING PREPARED FOR DEMARCATION PURPOSE ONLY AS PER SITE MEASUREMENT.

NOTE :-

1. THE PLOT AREA IS-720.19 SQMT AS PER LEASE DEED SHOWN THUS ———
2. THE PLOT AREA IS- 805.59 SQMT AS PER LITE M... SHOWN THUS ———
3. DIFFERENT PLOT AREA I.T.P.B.T. IS- 85.40 ... PER LEASE DEED & AS PER SITE MEASUREMENT
4. EXTENSION WORK AT GF FF SHOWN THUS

THE SEAL OF THE SUB REGISTRAR KURLA 1 & 2

BUILDING NO 76

EXISTING ROAD

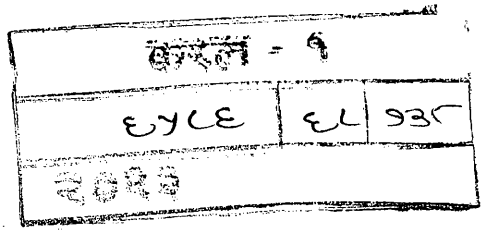
C.T.S. MARK

ASSISTANT ENGINEER

DEPUTY ENGINEER

EXECUTIVE ENGINEER

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THE SEAL OF THE SUB REGISTRAR KURLA
MUMBAI SUBURBAN DIST. (MAHARA



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२०२३ एम एम आर डी ए MMRDA

No. Metro – PIU / T. P. Unit / DNN to Mandale / NOC / 189 /472 07 /01/2020

To
The Chief Engineer
Development Plan, MCGM
4th Floor, Annexe building
Municipal Head Office,
Mahapalika Marg, Fort,
Mumbai - 400 001.

Sub: Regulation of development activities along MRTS Line - 2B alignment (i.e. D. N. Nagar to Mandale Metro Corridor): MRTS Remarks for the proposed redevelopment of **Building No. 76** on land bearing CTS No. 12 part of village – Kurla - III, 'L' Ward at Nehru Nagar, Kurla (E), Mumbai – 400 024 for **'Nehru Nagar Anand C. H. S. Ltd.'**

Ref: 1. License surveyor's (Mr. K. K. Shah) letter dated 07/09/2019.
2. Government of Maharashtra Resolution - MRD - 3316 / CR-41 / UD dated 25/10/2016.
3. Government of India Notification dated 23/03/2017.
4. MRTS Remarks issued vide letter no. T&C / CBM / NOC / 189 / 256 dated 23/06/2014 along with plan.
5. Demarcation of 36.60 m wide sanctioned R. L. of S. G. Barve Marg and 9.15 m wide existing road issued by MCGM vide letter no. Dy. ChE/9734/AE (Survey) dated 06/03/2018.
6. D. P. Remarks issued by MCGM vide letter dated 15/02/2019.
7. Zero FSI IOA issued by MHADA vide letter no. MH/EE/BP-Cell/GM/MHADA-22/293/2019 dated 04/05/2019 along with plan.

Sir,

1. The Government vide its resolution referred at (2) above has accorded approval for the implementation of Metro Line – 2B (i.e. D. N. Nagar to Mandale Metro Corridor) through MMRDA and declared it as 'Public Project of Urgency' and 'Vital Urban Transportation Project'. The Project is being implemented under the Metro Railways (Amendment) Act, 2009.

2. Vide Notification referred at (3) above, Government of India (GOI) has extended the application of the provisions of the powers conferred by sub – section (3) of section – 1 of Metro Rlys. (Construction of Works) Act, 1978 to Metropolitan Area of Mumbai with effect from 16/10/2009. GOI in exercise of the powers conferred by sub – section (1) of section – 32 of the Act has added Mumbai Line – 2B Metro Alignment in respect of

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2022





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Metropolitan area of Mumbai in the schedule to said act (i.e. Dahisar - Charkop – Bandra – Mandale Corridor).

3. Now, the license surveyor vide his letter dated 07/09/2019 referred at (1) above has again approached MMRDA requesting for revised MRTS for the proposed development on the subject plot along with documents and drawings. After scrutinizing the documents submitted by the license surveyor from MRTS point of view, it is observed that the property under reference falls partly within the Metro Influence Zone (i.e. 20 m from the edge of the MRTS viaduct) and also affected by the regular line of S. G. Barve Marg as per the demarcation plan referred at (5) above.

4. From the proposed building plan and section, the license surveyor has proposed a residential commercial building with single wing comprising of Ground Floor and 1st floor (with shops) + 2nd to 16th (as residential floors) with height of 51.60 m from ground level to the top of 16th floor terrace slab level. The distance of the plot from the center of S. G. Barve Marg is **18.30** m and that of the bldg. from the edge of S. G. Barve Marg is **6.00** m at ground level and **5.00** m from 1st to 16th floor (due to 1.00 m bldg. projection).

5. On detailed scrutiny of the MRTS Project from safety and security point of view, it is seen that the proposed residential commercial building being proposed at a minimum distance of **5.00** m from the edge of S. G. Barve Marg and **18.025** m from the edge of MRTS viaduct is at a safe distance from metro safety point of view. The MRTS Project will not be affected by the proposed development on the plot and hence, MMRDA has no objection to the proposed development (i.e. bldg. no. 76 of Nehru Nagar) from MRTS point of view (i.e. plot area falling within the 20 m Metro Influence Zone indicated as hatched purple colour on the enclosed drawing), subject to the following conditions:

i. ***MHADA being the Planning Authority shall examine the ownership documents, FSI calculations, floor plans, marginal open spaces, height of the building etc. before granting the commencement certificate to the proposed building on the plot.***

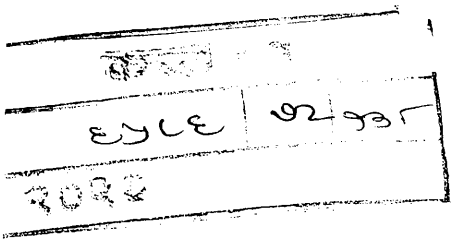
ii. ***The license surveyor shall also obtain all necessary permissions / NOCs / clearances etc. as required from other statutory institutions (if any) before commencing the development work.***

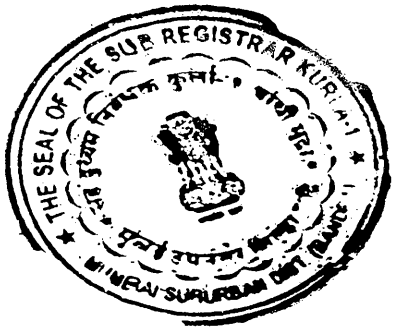
iii. ***The applicant shall comply to the condition in respect to regular line of S. G. Barve Marg (if any) as per the demarcation plan issued by MCGM vide letter dated 06/03/2018.***

iv. ***If any modifications are proposed horizontally and vertically in the plans submitted by the license surveyor vide letter dated 07/09/2019 falling within the Metro Influence Zone (i.e. 20 m from the edge of the MRTS station) indicated in hatched purple colour on the enclosed plan then for those modifications, revised NOC shall be obtained from MMRDA.***

SUB REGISTRAR KURLA-1

1170 / 2023 IK




THE SEAL OF THE SUB REGISTRAR KURLA-I

