



मुंबई महानगर प्रदेश विकास प्राधिकरण
MUMBAI METROPOLITAN REGION
DEVELOPMENT AUTHORITY

No. MMRDA/RHD/RHS-163/17/112

Date: 16 JUN 2017

To,

M/s Modella Textile Industries Pvt. Ltd.,
Jawahar Talkies Compound,
Dr. D. P. Road, Mulund (W),
Mumbai - 400 080.

Kind Attn.: Shri Dharmesh Jain.

Sub : Rental Housing Scheme at Village Panchpakhadi, Taluka and District Thane falling within the jurisdiction of TMC by M/s Modella Textile Industries Ltd. - Revised Layout approval.

- Ref:
1. MMRDA's revised Location clearance No. MMRDA/RHD/RS-163/15/99 dated 28.04.2015.
 2. MMRDA's Layout approval No. MMRDA/RHD/RHS-163/15/293 dated 16.11.2015.
 3. Letter submitted by M/s Modella Textile Industries Limited dated 27.04.2017.

MMRDA vide letter referred at (1) above dated 28.04.2015 has granted revised Location Clearance on land bearing CTS No. 1592 to 1597, 1599 to 1638 (Tikka No. 33, 34, 37) admeasuring gross plot area of 57,962.29 Sq. M. (net plot area of 32,561.23 Sq. M.) Also, vide letter referred at (2) above dated 16.11.2015 has granted revised layout approval with tenement size of 160 Sq. M.

Now, M/s Modella Textile Industries Pvt. Ltd. vide above referred letter dated 27.04.2017 has requested MMRDA for grant of revised layout approval. In view of the said request, MMRDA is pleased to grant revised layout approval for the net plot area of 32,561.23 Sq. M. and approves the location of Rental Housing Component along with tentative footprint of RH buildings indication amalgamation of two tenements of 160 Sq. M. to make a single tenement of 320 Sq. M., shops, amenities such as balwadies, welfare halls and manager's cabin on the ground floor and prescribed access within plot proposed for Rental Housing Scheme subject to fulfilment of the following conditions:

1. This layout approval shall supersedes the Layout Approval (LA) granted by MMRDA in the name of M/s Modella Textile Industries Pvt. Ltd. dated 16.11.2015.
2. The stringent of conditions mentioned in earlier LA and this LA shall be binding on the developer.
3. This approval shall not be construed as Building Permission / Commencement Certificate and shall not be proof of ownership of land.
4. The developer shall approach concerned Planning Authorities for obtaining Building Permission / Commencement Certificate / NOCs wherever required etc. and shall

abide by all the conditions as prescribed by concerned Planning Authorities before commencing any construction on site.

5. The developer shall submit the highway NOC, if required.
6. MMRDA shall have right to modify this layout.
7. The developer shall obtain Building Permission / Commencement Certificate from TMC by making provision for parking, shops, common toilet and required amenities on the ground floor and first floor as per the plan annexed herewith.
8. While obtaining revised building permission for Rental Housing component, the applicant shall necessarily exclude areas of staircases, lifts, passages and other items from FSI computation that are specified for exemption in GR dated 04.11.2008 regarding Rental Housing.
9. The developer shall subdivide the plot area and a plot bearing an area of 8,140.31 Sq. M. shall be conveyed in favour of MMRDA for Rental Housing Component with entry on 7/12 extract / PR card.
10. The construction of the Rental Housing component shall be done above plinth only after NOC for CC is issued by MMRDA.
11. The construction of the Rental Housing Component shall always be in advance of the Free Sale Component.
12. The work of the Rental Housing building shall be as per the revised specification enclosed herewith.



(Pravin Darade I.A.S.)

Addl. Metropolitan Commissioner and
Project Director

Encl. : 1. Layout approval.
2. Revised detailed specifications.

CC :

1. The Municipal Commissioner,
Thane Municipal Corporation,
Mahanagarpalika Bhavan,
Dr. Almeda road, Chandanwadi,
Panchpakhadi, Thane - 400 602.

2. M/s SAKAR,
Ishkripa, 5th floor, Ram Maruti Road,
Above HSBC Bank,
Naupada, thane - 400 602