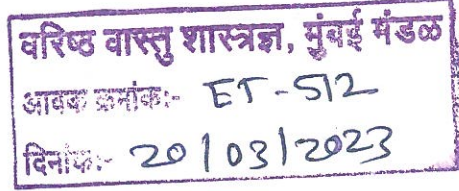


LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. C.A.P./L.A.C.(PA)/ 116 /2022,

Date :- 13 MAR 2023

✓ To,
The Sr. Architect & Planner,
Mumbai Housing & Area Dev.Board.
Bandra (E), Mumbai - 400 051



- Sub :-** Proposed amended layout on land bearing CS no. 6/148, Parel Sewari
Div. Kalachowki, Abhudyanagar, Kalachowki, Mumbai.
- Ref :-** 1) Your letter dtd. 16/12/2016.
2) Panel Architect M/S Lele & Associate's letter dtd. 17/03/2017.

Sir,

This is to inform you that the amended layout plan submitted by you for the above mentioned land is hereby approved subject to the terms & conditions mentioned below.

TERMS & CONDITIONS

1. That, adequate storm water drains shall be provided in the sub-divided plots/layouts area at the owner/owner's cost including provisions for admitting storm water from the surrounding locality as per the remarks of Executive Engineer (Planning) (SWD)/MCGM.
2. That, the Vermiculture bins for disposal of wet waste as per the design and specification of organizations/ individuals specialized in this field, as per the list furnished by Solid Waste Management Department of MCGM, shall be provided to the satisfaction of Municipal Commissioner & CEO MHADA.
3. That, the layout R.G. shall be developed as layout R.G. and shall be kept permanently open to sky and accessible for all tenants of Layout/colony.
4. That, in case of failure to abide by any of the aforesaid conditions, the Municipal Commissioner /CEO MHADA shall be at liberty to take the action for faithful compliance of the terms & conditions of the layout/ subdivision and further may if he thinks fit cause such action to be taken or works to be executed by Corporation or other agency and the cost so incurred shall be paid to Competent Authority.

OFFICE OF CHIEF ARCHITECT AND PLANNER
Room no. 501, 4th floor, Gruhnirman Bhavan, Kalanagar,
Bandra (East), Mumbai 400 051. Tel. 022 66405478.

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5. That, the existing internal layout roads to be widened & developed to 9.00 Mt. as per the State Govt. directives and circular u/no. Ch.E./006120/DP/Gen Dtd. 03.06.2015.
6. That, the Pro-rata charges against the development of D.P. Road and sewerage & SWD network in layout shall be paid to Competent Authority.
7. That, the undertaking as regards to the demolition of encroachments in the layout shall be submitted along with Demarcation of same in the layout. Also necessary action in regard removal of encroachment shall be initiated as per CEO/A's circular dtd. 06.08.2018.
8. That, the NOC from the Electricity Supply Company shall be submitted.
9. The MHADB shall take cognizance of already distributed pro-rata FSI/BUA inclusive of that permitted with the approval of V.P. & C.E.O to various societies in layout, while allotting/ distributing any further pro-rata FSI to any of the society, so as to keep the total FSI/BUA within permissible limit & to ascertain equitable distribution to all tenements.
10. Once the EP portion of DP 2034 sanctioned, if there will be any change accordingly said layout need to be get amended by Panel Architect & approved.
11. On submission of P.R. card in the name of MHADA and joint demarcation of boundaries of the plot under reference, the balance FSI kept in abeyance shall be released.
12. Out of balance BUA 10% should be kept in abeyance for distribution under discretionary power to V.P/A.
13. Before approvals of any building proposal by the Planning Authority it will be essential to check the DP remarks.
14. According to approved changes in designations of LOS, Panel Architect have to inform the said changes to Director of Town planning, Maharashtra state, Pune and Government in Urban Development Department and CE/DP/MCGM for record with due permission of MHADA.
15. On submission of P.R. card in the name of MHADA and joint demarcation of boundaries of the plot under reference, the balance 10% FSI kept in abeyance shall be released.
16. As regards provision of Electric Sub-station the remarks/NOC from the concerned power supply company shall also be obtained by MHADB.
17. As regards encroachment/ protected encroachment necessary initiatives can be taken by MHADB at the time of redevelopment proposal received from society. The above conditions shall be included in Letter of Approval.

18. While processing redevelopment proposal, Area as per EE/MB's demarcation, Area as per lease agreement and Area as per approved layout shall be verified by concern department.
19. Revised D.P. Remark shall be obtained while processing redevelopment proposal and shall be verified with approved layout.
20. The said layout is approved as per D.P. sheet published on MCGM website. Specific D.P. Remarks should be obtained & submitted to this department from Panel Architect and if there is any changes as per D.P. Remarks, the Layout need to be revised.
21. Since the Layout boundary is not protected by compound wall, If there is area change after measurement or TILR Demarcation shall be verified by concern Executive Engineer & Panel Architect. And if there is any changes, revised layout shall be resubmitted for approval.
22. Since the revised MCZMA's CRZ Remark and D.P.-2034 Remark not submitted by Panel Architect, Mumbai Board shall obtain above remark and verify with the layout and amended layout shall be submitted for approval if required.
23. For Notionally Subdivided Plot concern Executive Engineer shall verify Lease Area, Demarcation Area, Layout Area and D.P. Remark. If there is any changes amended layout shall be submitted for approval if required.

One set of amended plans duly signed & stamped is hereby returned in token of the Approval.

Yours Truly,



Chief Architect & Planner
Layout Approval Cell/PA/MHADA

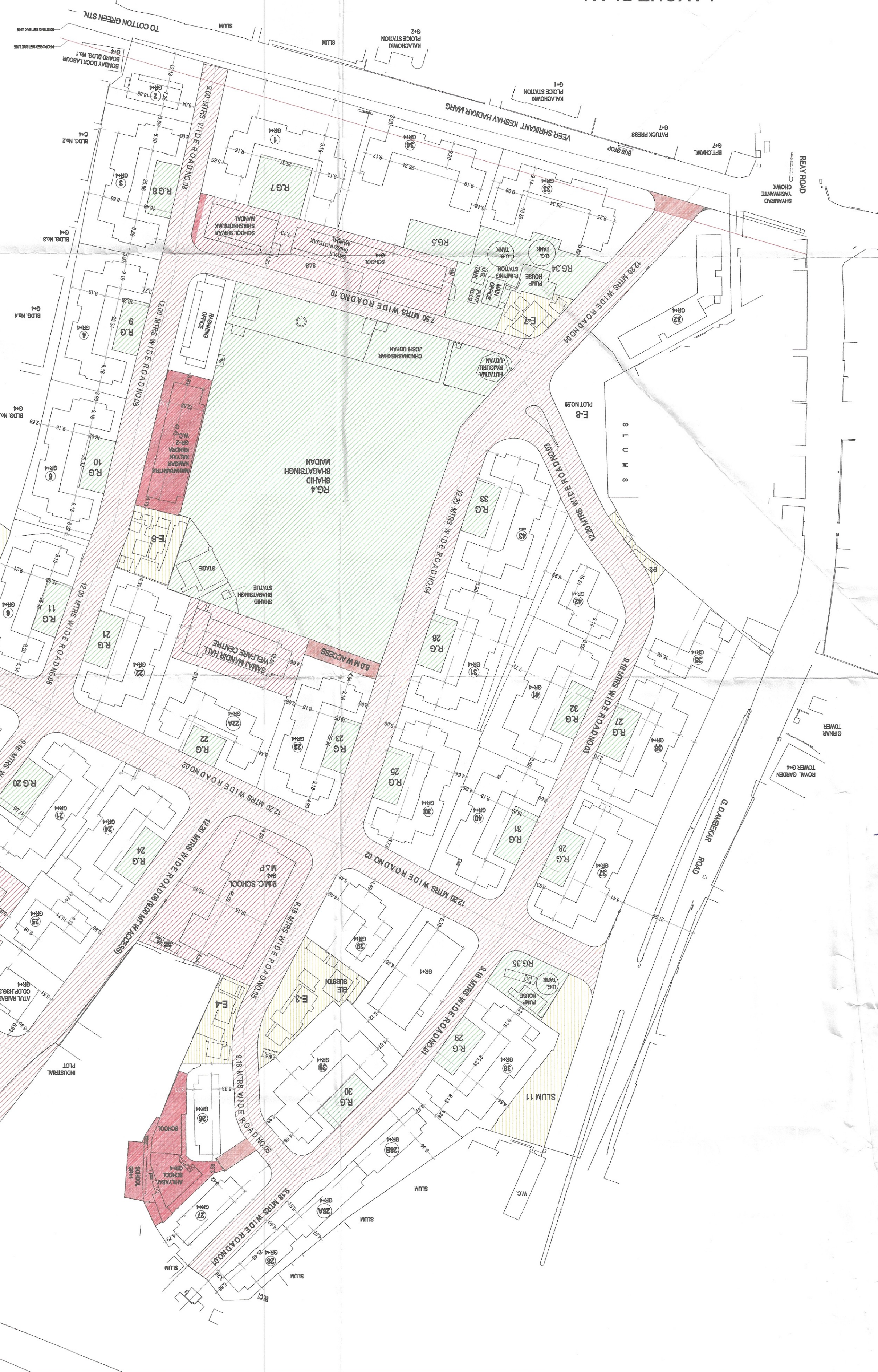
Copy forwarded along with copy of layout for necessary action:

- 1) Chief Engineer /D.P./MCGM.
- 2) EE/East/BP/Cell (PA)/MHADA.
- 3) REE/ MHADB.
- 4) EE/City Div./MHADB.
- 5) Panel Architect: M/S Lele & Associates, Room no. 6, 2nd Floor, Building No.6-B, Zeenath CHSL, Lane-A, Walvani Nagar, Koergaon Park, Pune 411 001.

Copy submitted for favour of information:

Hon. VP & CEO/MHADA.
CO/MHADB.

SCALE 1:1000



LOCATION PLAN
PART PLAN OF R.D.P SHEET
PART-II OF F/ SOUTH WARD



PROFORMA - A	
A	AREA SETTING
1.	AREA OF THE PLOT
2.	DEDUCTION FOR: (A) INTERNAL ROAD (B) SET BACK (C) D.P RESERVATION (D) ENCROACHMENT (E) SLUMS (F) SEMI ENGINEERING NET AREA OF PLOT(1) MINUS 2)
3.	<p>1. TOTAL AREA (A+B+C+D+E)</p> <p>2. NET AREA OF PLOT(1) MINUS 2)</p>
4.	DEDUCTION FOR: (A) LAYOUT RG (10.46%)
5.	ADDITIONS FOR FLOOR SPACE INDEX. NET PLOT AREA (3 - 4A)
6.	INTERNAL ROAD B) 100% SET BACK C) ABOVE 4A
7.	<p>1. TOTAL A+B+C</p> <p>2. PLOT AREA FOR FSI (5+6)</p>
8.	FSI PERMISSIBLE OR: N.T.BP 431323CR-47/2003-11-8/10/13
9.	PERMISSIBLE BUILT UP AREA
10.	EXISTING BUILT UP AREA
11.	Built Area for Minimum Subsidised (63877.35X3.35X3.10-10.41-59)
12.	BALANCE AREA FOR PLOT AREA (9 - 10+11+12 Above)
13.	BALANCE AREA RESTRICTED UP TO 90% DUE TO PRC, 90% (13)
14.	10% NON UP QUOTA
15.	90% BALANCE FOR CALCULATION
16.	BALANCE BUA FOR PRO-FORMA DISTRIBUTION (14-15-16)
17.	NO. OF TENAMENTS
18.	PRO-RATA TENAMENTS (17/18)
19.	5350
20.	25.32

Approved Subject to Conditions Mentioned in This
Office Letter No. SAP/ 11 6 / LAC(PA)/MHADA.
Dated :- 19 MAR 2023

ASHOK
DIGAMBAR
LELE

PROFORMA - B

CONTENTS OF SHEET
OUT PLAN, LOCATION PLAN

TAMP OF DATE OF RECEIPT OF PLANS	STAMP OF APPROVAL OF PLANS
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REV.	DESCRIPTION	DATE	SIGNATURE
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CERTIFICATE OF AREA
 VERIFIED THAT I HAVE SERVEYED THE PLOT U.G. REFERENCE ON 26/11/09 AND THE
 DIMENSIONS OF THE SIDES TO. OF THE PLOT STATED ON THE PLAN ARE AS
 ENSURED ON SITE AND ARE SO WORKED OUT IS 13938.88 SQ WARE METERS, AND
 ALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING
 CHEMISE RECORDS.

LAYOUT PLAN FOR ABHYUDAY NAGAR OF C.S. NO.6/148 PAREL SEWRI
DIVISION, KALACHOWKI, MUMBAI

CHIEF OFFICER, MUMBAI BOARD,
MUMBAI HOUSING & AREA DEVELOPMENT BOARD, MHADA.

	NORTH LINE		ARCHITECT -	
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ELE AND ASSOCIATES

LINE OFFICE:
AT NO.6, BLDG NO. 6/B, ZEENAT CHS LTD.,
JUNE A VASWANI NAGAR, KOREGAON PARK,
JUNE 411001
MUMBAI OFFICE:
SHEETAL CHS LTD, PT. M. K. ROAD,
AAREERA, BORIVALI (W), MUMBAI 92

