



महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

म्हाडा
MHADA



No. S.A.P./L.A.C.(PA)/ 30/2019.

Date :- 16/12/1976 DEC 2019

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

Sub :- Proposed amended layout on land bearing CTS no. A/791 (Phase-I) of
Village Bandra (west) at Bandra Reclamation, Bandra (w).

Ref :- Your letter dtd. 02/04/2016.

Madam.

I have 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.

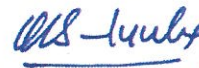
TERMS & CONDITIONS

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.
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 infrastructural work such as construction of Sewerage Network, ducts for underground Cables shall be provided.
7. That, the Pro-rata charges against the development of D.P. Road and sewerage & SWD network in layout shall be paid to Competent Authority.

8. 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.
9. That, the NOC from the Electricity Supply Company shall be submitted.
10. 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.
11. Once the EP portion of DP2034 sanctioned, if there will be any change accordingly said layout need to be get amended by Panel Architect & approved.
12. 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.
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. Layout has revised as per Draft D.P. 2014-2034. Since Draft D.P. 2014-2034 not finalize, pro-rata per tenement should be as per old approval i.e. 73.87 sq.m. per tenement. After finalization of Draft D.P. 2014-2034 layout shall be resubmitted for approval.

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

Yours Truly,



Sr. 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/BP Cell (PA)/MHADA.
- 3) REE/ MHADB.
- 4) Panel Architect: M/S Designer's Point, 5/617, Laxmi Vishnu CHS Ltd., RSC-52, Sector-6, Charkop, Kandivali (W), Mumbai - 400 067.

Copy submitted for favour of information:

Hon. VP & CEO/MHADA.
CO/MHADB.
Chief Architect & Planner/MHADA.

TOTAL PLOT AREA (PHASE - I + II) = 52.81 hecter [528,100 sq. mt.]
as per earlier approved layout, "BAS SANCTIONED UNDER GOVERNMENT
RESOLUTION NO. BKR / 1083 / 2012 - CR 542 / 83 - UP - 5 DATED :- 19 - 11 - 83"
TOTAL PLOT AREA (PHASE - I + II) = 66.48 hecter [6,64,800 sq. mt.]
as per recently obtained C.T.S. Demarcation Plan considered for
Performa - A

Note:- The Layout is prepared as per Draft D.P. issued offline on dated
21.06.2019. But the area calculations are considered on basis of D.P. 1991
as per Draft Layout approved. Since Off Line D.P. is not final.

PROFORMA - PLOT 'A' & 'B' (PHASE - I)			
Area of Plot of Phase-Ia per demarcation plan (M.A. No. 933/14 dated 13/01/2014)			
	A	B	TOTAL
1 a Plot Area (as per Demarcation Plan)	Sum	Sum	Sum
b Area as per PRC			5,84,200.00
c Area of 'Implication' / Station Survey			4,73,483.00
d Area of Plot of Phase-Ia per demarcation plan (M.A. No. 933/14 dated 13/01/2014)	2,02,856.93	1,84,857.30	3,87,714.23
2 DEDUCTION FOR			
a) Reservation Area / Amenity Area (Refer Statement A)	67,282.75	51,247.87	1,18,530.62
b) D.P. Roads	45,154.72	41,546.87	91,103.59
c) Layout F.S.	49,936.10	1,943.84	51,879.94
d) Area occupied by Sum (Refer Statement C)	12,085.83	19,441.16	41,526.99
Total Area (a + b + c + d)	1,75,459.40	1,24,581.74	3,00,041.14
3 Net Plot Area (Residential Plot) (1-2)	24,397.53	70,275.56	94,673.09
4 F.S.I. Permissible			3.00
5 Total Residential Area (3 x 4)			2,84,019.27
6 Additional F.S.I. For Working Roads			
7 Plot Area Crossroad (2b+2c) (61/113.59 + 51/879.94) - 3,946.21			1,39,927.22
a) 10% due to nonavailability of PRC			13,993.73
b) 15% for Development under DCH-27			20,990.60
c) 5% for Calculation purpose			6,996.87
d) F.S.I. (Refer Statement A)			4,996.87
8 Balance Area (B-5)			97,256.32
9 Permissible F.S.I.			3.00
10 Permissible Built up Area (B x 7)			2,93,868.37
11 Total Nos. of Tenants			2,128

PROFORMA - B

CONTENTS OF SHEET :

Layout Plan

STAMP OF DATE OF RECEIPT OF PLANS STAMP OF APPROVAL OF PLANS

REVISION DESCRIPTION DATE SIGNATURE

CERTIFICATE OF AREA :

Certified that I have surveyed that Plot under reference on
dimensions of the side etc. of the plot sited on the plan are as measured on site and area
so worked out for the plot is as shown in the plan and the same is
submitted herewith for the record of the Planning
Town Planning Scheme records.

DESCRIPTION OF PROPOSAL AND PROPERTY :

Block Layout Plan of *Bandra* reclamation as per DP 2034, *Bandra*

NAME OF OWNER : B H A D B

North Line :

Date :- 27-10-2019

Scale : 1 : 1500

Drg No. :-

Job No. :-

Drawn by :-

Signature Name & Address of Architect
DESIGNER'S POINT

5617/Laxmi Vihar Co-Op Housing Society Ltd.

Sect-II-VI, RSC-52, MHADA Layout Ch. Knp

Kandivali-W, Mumbai-400087

Phone No. - 28680183

STATEMENT "A" - SUMMARY OF RESERVATION / AMENITY				
REMARKS	PLOT 'A'	PLOT 'B'	TOTAL	
a Special School - RS1.3	22,620.22		22,620.22	
b Multipurpose Community Center - RS42.1	2,446.50		2,446.50	
c Municipal School - RE.1	2,446.00		2,446.00	
d Old Age Home - RS4.9	1,051.01		1,051.01	
e Municipal Sports Complex - R052.4	2,318.00		2,318.00	
f Art Gallery - RSA 3.4	1,310.54		1,310.54	
g Club / Gymkhana - R052.1	1,347.44		1,347.44	
h College - DE2.1	6,462.73		6,462.73	
i Garden / Park - R051.5, D051.5	4,392.55		4,392.55	
j Play Ground - D051.4	9,325.12		9,325.12	
k Municipal School - DE.1	7,143.50		7,143.50	
l Private Hospital - DHS-2	8,737.26		8,737.26	
m Municipal Maternity Home - RH1.3	3,031.13		3,031.13	
n BEST Bus facilities - DT1.4	5,124.37		5,124.37	
o Residential & Resettlement - RH2.1	7,751.06		7,751.06	
p Veterinary Hospital - RH3.4	1,385.95		1,385.95	
q Reproductive change - DP42.2	4,942.13		4,942.13	
r Solid Waste Management Facilities - DMS3.1	753.00		753.00	
s Fire Station - PH11.1	19,540.08		19,540.08	
t Solid Waste Management Facilities (DMS3.1)	6,402.86		6,402.86	
u Solid Waste Management Facilities (RMS3.1)	1,678.70		1,678.70	
v Solid Waste Management Facilities (RMS3.1)	67,292.75		67,292.75	
Total Reservation Area			1,18,530.62	

STATEMENT "B" - SUMMARY OF SLUM ENCRoACHMENT IN RESIDENTIAL ZONE				
Slum No.	Slum Name	PLOT 'A'	PLOT 'B'	TOTAL
R1	Slum (I)	9,559.23	37,036.92	46,596.15
R2	Slum (II)	15,611.07	63,244.28	78,855.35
R3	Slum (III)	9,818.37	39,273.48	49,091.85
R4	Slum (IV)	14,776.51	58,306.04	73,082.55
R5	Slum (V)	4,093.92	1,239.76	5,333.68
R6	Slum (VI)	419.30	1,285.62	1,704.92
R7	Slum (VII)	419.30	1,285.62	1,704.92
R8	Slum (VIII)	421.90	1,265.70	1,687.60
R9	Slum (IX)	3,944.53	11,833.59	15,778.12
R10	Slum (X)	4,088.29	16,853.16	20,941.45
R11	Slum (XI)	844.57	2,533.71	3,378.28
R12	Slum (XII)	857.88	2,533.64	3,391.52
R13	Slum (XIII)	857.88	2,533.64	3,391.52
R14	Slum (XIV)	842.43	2,533.64	3,376.07
R15	Slum (XV)	842.10	2,536.30	3,378.40
R16	Slum (XVI)	833.69	2,501.07	3,334.76
R17	Slum (XVII)	837.72	2,513.16	3,350.88
R18	Slum (XVIII)	835.36	2,506.08	3,341.44
R19	Slum (XIX)	834.62	2,503.86	3,338.48
R20	Slum (XX)	834.62	2,503.86	3,338.48
R21	Slum (XXI)	834.62	2,503.86	3,338.48
R22	Slum (XXII)	834.62	2,503.86	3,338.48
R23	Slum (XXIII)	834.62	2,503.86	3,338.48
R24	Slum (XXIV)	834.62	2,503.86	3,338.48
R25	Slum (XXV)	834.62	2,503.86	3,338.48
R26	Slum (XXVI)	834.62	2,503.86	3,338.48
R27	Slum (XXVII)	834.62	2,503.86	3,338.48
R28	Slum (XXVIII)	834.62	2,503.86	3,338.48
R29	Slum (XXIX)	834.62	2,503.86	3,338.48
R30	Slum (XXX)	834.62	2,503.86	3,338.48
R31	Slum (XXXI)	834.62	2,503.86	3,338.48
R32	Slum (XXXII)	834.62	2,503.86	3,338.48
R33	Slum (XXXIII)	834.62	2,503.86	3,338.48
R34	Slum (XXXIV)	834.62	2,503.86	3,338.48
R35	Slum (XXXV)	834.62	2,503.86	3,338.48
R36	Slum (XXXVI)	834.62	2,503.86	3,338.48
R37	Slum (XXXVII)	834.62	2,503.86	3,338.48
R38	Slum (XXXVIII)	834.62	2,503.86	3,338.48
R39	Slum (XXXIX)	834.62	2,503.86	3,338.48
R40	Slum (XL)	834.62	2,503.86	3,338.48
R41	Slum (XLI)	834.62	2,503.86	3,338.48
R42	Slum (XLII)	834.62	2,503.86	3,338.48
R43	Slum (XLIII)	834.62	2,503.86	3,338.48
R44	Slum (XLIV)	834.62	2,503.86	3,338.48
R45	Slum (XLV)	834.62	2,503.86	3,338.48
R46	Slum (XLVI)	834.62	2,503.86	3,338.48
R47	Slum (XLVII)	834.62	2,503.86	3,338.48
R48	Slum (XLVIII)	834.62	2,503.86	3,338.48
R49	Slum (XLIX)	834.62	2,503.86	3,338.48
R50	Slum (L)	834.62	2,503.86	3,338.48
R51	Slum (LI)	834.62	2,503.86	3,338.48
R52	Slum (LII)	834.62	2,503.86	3,338.48
R53	Slum (LIII)	834.62	2,503.86	3,338.48
R54	Slum (LIV)	834.62	2,503.86	3,338.48
R55	Slum (LV)	834.62	2,503.86	3,338.48
R56	Slum (LVI)	834.62	2,503.86	3,338.48
R57	Slum (LVII)	834.62	2,503.86	3,338.48
R58	Slum (LVIII)	834.62	2,503.86	3,338.48
R59	Slum (LIX)	834.62	2,503.86	3,338.48
R60	Slum (LX)	834.62	2,503.86	3,338.48
R61	Slum (LXI)	834.62	2,503.86	3,338.48
R62	Slum (LXII)	834.62	2,503.86	3,338.48
R63	Slum (LXIII)	834.62	2,503.86	3,338.48
R64	Slum (LXIV)	834.62	2,503.86	3,338.48
R65	Slum (LXV)	834.62	2,503.86	3,338.48
R66	Slum (LXVI)	834.62	2,503.86	3,338.48
R67	Slum (LXVII)	834.62	2,503.86	3,338.48
R68	Slum (LXVIII)	834.62	2,503.86	3,338.48
R69	Slum (LXIX)	834.62	2,503.86	3,338.48
R70	Slum (LXX)	834.62	2,503.86	3,338.48
R71	Slum (LXXI)	834.62	2,503.86	3,338.48
R72	Slum (LXXII)	834.62	2,503.86	3,338.48
R73	Slum (LXXIII)	834.62	2,503.86	3,338.48
R74	Slum (LXXIV)	834.62	2,503.86	3,338.48
R75	Slum (LXXV)	834.62	2,503.86	3,338.48
R76	Slum (LXXVI)	834.62	2,503.86	3,338.48
R77	Slum (LXXVII)	834.62	2,503.86	3,338.48
R78	Slum (LXXVIII)	834.62	2,503.86	3,338.48
R79	Slum (LXXIX)	834.62	2,503.86	3,338.48
R80	Slum (LXXX)	834.62	2,503.86	3,338.48
R81	Slum (LXXXI)	834.62	2,503.86	3,338.48
R82	Slum (LXXXII)	834.62	2,503.86	3,338.48
R83	Slum (LXXXIII)	834.62	2,503.86	3,338.48
R84	Slum (LXXXIV)	834.62	2,503.86	3,338.48
R85	Slum (LXXXV)	834.62	2,503.86	3,338.48
R86	Slum (LXXXVI)	834.62	2,503.86	3,338.48
R87	Slum (LXXXVII)	834.62	2,503.86	3,338.48
R88	Slum (LXXXVIII)	834.62	2,503.86	3,338.48
R89	Slum (LXXXIX)	834.62	2,503.86	3,338.48
R90	Slum (LXXXX)	834.62	2,503.86	3,338.48
R91	Slum (LXXXXI)	834.62	2,503.86	3,338.48
R92	Slum (LXXXXII)	834.62	2,503.86	3,338.48
R93	Slum (LXXXXIII)	834.62	2,503.86	3,338.48
R94	Slum (LXXXXIV)	834.62	2,503.86	3,338.48
R95	Slum (LXXXXV)	834.62	2,503.86	3,338.48
R96	Slum (LXXXXVI)	834.62	2,503.86	3,338.48
R97	Slum (LXXXXVII)	834.62	2,503.86	3,338.48
R98	Slum (LXXXXVIII)	834.62	2,503.86	3,338.48
R99	Slum (LXXXXIX)	834.62	2,503.86	3,338.48
R100	Slum (LXXXXX)	834.62	2,503.86	3,338.48

STATEMENT "C" - SUMMARY OF SLUM ENCRoACHMENT IN RESIDENTIAL ZONE				
Slum No.	Slum Name	PLOT 'A'	PLOT 'B'	TOTAL
a	Slum (I)	7,753.03	7,753.03	15,506.06
b	Slum (II)	4,186.53	4,186.53	8,373.06
c	Slum (III)	17,498.60	17,498.60	34,997.20
d	Slum (IV)	12,086.83	12,086.83	24,173.66
Total Area		38,441.16	38,441.16	76,882.32