

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



म्हाडा
MHADA



LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

ISSUED

No. C.A.P./L.A.C.(PA)/ ^{E.T.} 302 /2022,
Date :- 04 AUG 2022

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



Sub :- Proposed amended layout with 3.00 FSI of Chakkikhana, Santacruz (E) Plot bearing CTS no. 2075, 2075/1 to 90, 91, 92 (pt) of village Vileparle (E), F. P. No. 165, T.P.S.-V Santacruz of MHADA Colony at Mumbai.

Ref :- Your Office Note No. 21/ET-04 dtd. 11/02/2022..

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.

गृहनिर्माण भवन, कलानगर, वांद्रे (पूर्व), मुंबई - ४०० ०५१.

दूरध्वनी : ६६४०५०००

फैक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.

Phone : 66405000

Fax No.: 022-26592058

Website : www.mhada.maharashtra.gov.in

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. 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.
8. 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.
9. 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.
10. Before approvals of any building proposal by the Planning Authority it will be essential to check the DP remarks.
11. 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.
12. 10% BUA for want of PRC is be kept in abeyance since till all PRC's are obtained by MHADB. However, in layout, out of balance BUA 10% should be kept in abeyance for distribution under discretionary power to V.P/A. So in all 20% BUA is kept in abeyance.
13. As regards provision of Electric Sub-station the remarks/NOC from the concerned power supply company shall be obtained by Project Proponent.
14. As regards encroachment/ protected encroachment necessary initiatives can be taken by MHADB at the time of redevelopment proposal received from society and as per Hon. VP/A's circular dtd. 06/08/2018.
15. Road set-back area shall be handed over to MCGM by society's Architect for affected notionally subdivided plots in order to avail benefit of FSI as permissible under DCR prevailing policy in force.
16. 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.



17. Revised D.P. Remark shall be obtained while processing redevelopment proposal and shall be verified with approved layout.

18. 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.

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



Yours Truly,

U.S. Hulep

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/West/BP/Cell (PA)/MHADA.
- 3) REE/ MHADB.
- 4) EE/Bandra Div./MHADB.
- ✓ 5) Panel Architect: Architect Sanjay N. Shetye, 408, 4th Floor, Vireshwar Chambers, Opp. Suncity, M.G. Road, Vile Parle (E), Mumbai 400 057.

Copy submitted for favour of information:

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



