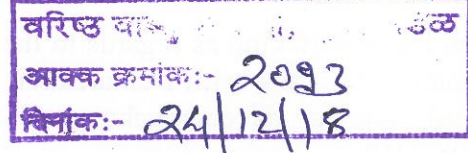


LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. S.A.P./L.A.C.(PA)/ 49 /2018,

Date :- 20/12/18

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



Sub :- Proposed amended layout as per 3.00 FSI of Plot bearing C.T.S. Nos. 1625(pt) & 1648(pt) of village Dahisar, Dahisar (East), Mumbai.

Ref :- 1. This Office Letter No. L.A.C./P.A./MHADA/29/2018, dtd. 08/10/18.
2. M/s. S.B. Associates, letter dtd. 07.12.2018.

Madam,

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).
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 tenements of Layout.
4. That, all the encroachment in the Layout shall be removed, till then the FSI equivalent to said area will be restricted.
5. 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 take or works to be executed by Corporation or other agency and the cost so incurred shall be paid to Competent Authority.

6. 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.

APD
26/12/18
AA (Smt. S)
Sh. Bahul
Pl. keep in file
27/12

7. The widening and realigning of existing road will be done in consultation with EE (roads), EE T & C & EE (SWD). Completion certificate from EE (roads), EE T & C & EE (SWD) will be insisted before granting Occupation Certificate to the individual plots as & when they come forward for redevelopment.
8. That, the infrastructural work such as construction of Sewerage Network, ducts for underground Cables shall be provided.
9. That, the Pro-rata charges against the development of D.P. Road and sewerage & SWD network in layout shall be paid to Competent Authority.
10. 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.
11. That, the NOC from the Electricity Supply Company shall be submitted.
12. Out of balance BUA available in layout 10% is to be kept in abeyance for distribution under discretionary power to V.P/A. Hence for 388 nos. of tenants, pro-rata share per tenants is to be calculated accordingly.
13. The REE/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.

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

Yours Truly,

A. Shivankar
20/12/18

Sr. Architect & Planner

Layout Approval Cell/PA/MHADA

Copy submitted along with copy of layout for favour of information:
Chief Officer/MHADB.

Copy forwarded along with copy of layout for necessary action:

1) REE/ MHADB

2) EE/BP Cell (PA)/MHADA

3) Panel Architect: M/s. S.B. Associates, Vyomesh, Gr. Floor, Behind Swami Naraya Mandir, Opp. Gokul Hotel, S.V.P. Road, Borivali (W), Mumbai - 400 092

Copy submitted for favour of information:

Hon. VP & CEO/MHADA

Chief Architect & Planner/MHADA

SITE UK



LOCATION PLAN

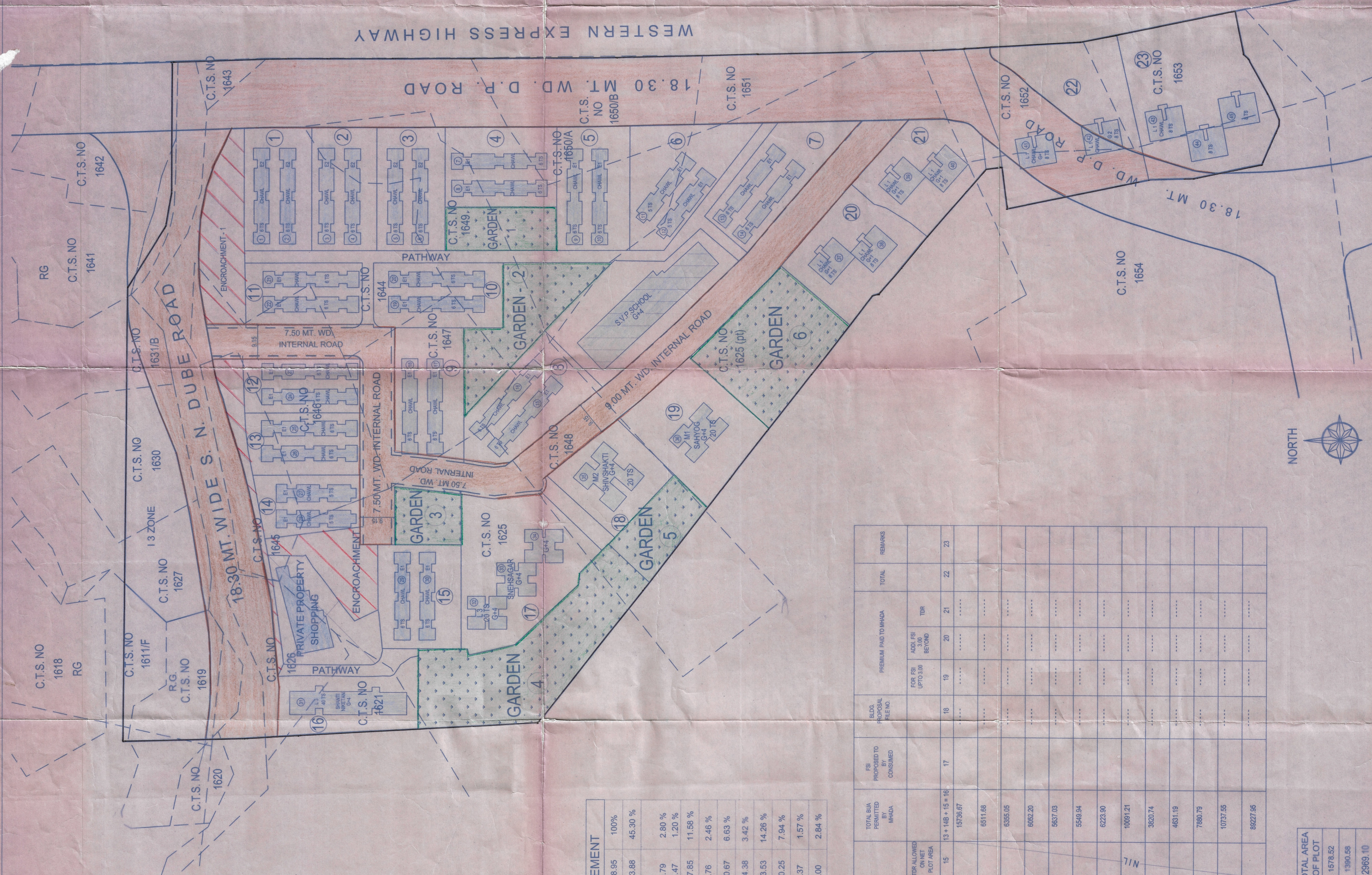
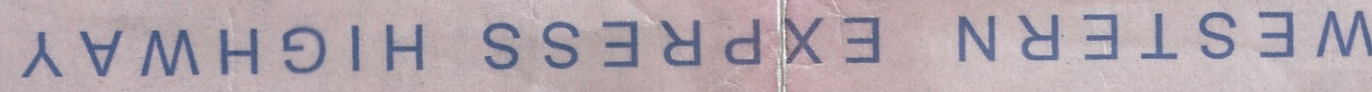
SCALE - 1:4000

BUILT UP AREA STATEMENT

TYPE DESIGN	'TS NOS	BUILT UP AREA P.T.S IN SQ.FT.(EXCLUDING STAIR CASE)	SQ.FT.	SQ.MTS.	O.E.S DRG NO
1). M.I.G - M2	20 TS	355.31	7106.20	660.00	53/79
2). M.I.G - M1	20 X	262.29	5245.80	487.33	52/79
3). L.I.G - L3	40 X	224.71	8988.40	835.02	51/79
4). L.I.G - L2	60 X	196.88	11618.80	1097.96	50/79
5). L.I.G - L1	72 X	206.64	14878.08	1382.20	59/79
6). E/W S E2	60 X	194.72	11683.20	1085.36	58/79
7). E/W S E1	116 X	177.62	20627.12	1916.25	57/79
TOTAL	388 TS		80347.6	7464.12	

LAND USE STATEMENT

TOTAL PLOT AREA AS PER APPROV.	33758.95	100%
AREA UNDER RESID. PLOT	15293.88	45.30 %
AREA UNDER AMINITIES		
SCHOOL	943.79	2.80 %
SHOPPING	403.47	1.20 %
AREA UNDER R.G.	3907.85	11.58 %
AREA UNDER PATHWAY	829.76	2.46 %
AREA UNDER INT. ROAD	2240.67	6.63 %
AREA UNDER ENCROACHMENT	1154.38	3.42 %
AREA UNDER D.P. ROAD	4813.53	14.26 %
AREA UNDER S.N. DUBEY ROAD	2680.25	7.94 %
AREA UNDER D.P. - R.G.	531.37	1.57 %
AREA UNDER I - 3 ZONE	960.00	2.84 %



SITE PLAN

SCALE - 1:500



NORTH

ARCHITECT
S. B. ASSOCIATES

ARCHITECTS & PLANNERS
DESIGNERS & CONSULTANTS
WYOMESH,D-63/B GR.FLR.
OPP GOKUL HOTEL,S.V.P ROAD,
BORIVALW/MUMBAI-400092

a) NET PLOT AREA - 23 =	1330.21 SQ.MT			
b) D.P. ROAD AREA =	60.37 SQ.MT			
TOTAL AREA OF PLOT NO. - 23 =		1390.58 SQ.MT		
			819.11	1578.52
			60.37	1390.58
	TOTAL	2089.62	879.48	2969.10

1) TOTAL AREA OF PLOT NO. : 22		1) TOTAL AREA OF PLOT NO. : 23	
a) NET PLOT AREA - 22 (a) =	116.02 SQ.MT	a) NET PLOT AREA - 23 =	130.21 SQ.MT
b) D.P. ROAD AREA =	819.11 SQ.MT	b) D.P. ROAD AREA =	60.37 SQ.MT
c) NET PLOT AREA - 22 (b) =	643.39 SQ.MT		
TOTAL AREA OF PLOT NO. : 22 = 1576.52 SQ.MT		TOTAL AREA OF PLOT NO. : 23 = 1390.58 SQ.MT	

NOTE:-

[illegible]

Plot No.	Net Plot Area	Area Under D.P. Road	Total Area of Plot
22	759.41	819.11	1578.52
23	1330.21	60.37	1390.58
TOTAL	2089.62	879.48	2969.10

PROFORMA - A				AREA IN (sq.m)
DESCRIPTION				
1	TOTAL PLOT AREA			
a	AS PER APPROVED WITH 1.2 F.S.I.			33758.95
b	AS PER TOTAL STATION SURVEY PLAN			34172.23
c	AS PER PLOT AVAILABLE			33758.95
d	AS PER PLOT AREA CERTIFICATE			33758.95
2	AREA ADPTED FOR FSI CALCULATION PURPOSE (AS PER PLOT SURVEY AND PLAN APPROVED WITH 2.50 F.S.I.)			33758.95
3	DEDUCTION FOR (TOTAL = A+B+C)			13209.86
i	DP ROADS SCHEME ROADS ACCESS ROADS (TOTAL)			10524.21
ii	INTERNAL SCHEME ROAD			2240.67
iii	PATHWAY			4815.53
iv	S.I N DIBET ROAD			829.76
v	DP RESERVATIONS			2882.23
vi	RECREATIONAL GROUND			1491.37
ii	INDUSTRIAL ZONE I (3)			531.37
iii	C ENCRAGEMENT			960.00
4	BALANCE PLOT AREA (2+3)			1154.38
5	DEDUCTION FOR RECREATIONAL GROUND			20548.99
	S. NO.	RG	REQUIRED (sq.m.s.)	PROVIDED (sq.m.s.)
	01	25% RG	5137.24	4439.22 (DP RG - 531.37 + SOS - 3507.85)
	02	15% DEDUCTABLE RG	3082.34	3082.34 (DP RG - 531.37 +SOS -2950.37)
	03	10% RG		
6	BALANCE PLOT AREA(4-5)			20548.99
7	ADDITIONS FOR FSI PURPOSE (TOTAL)			10524.21
i	INTERNAL SCHEME ROAD			2240.67
ii	DP ROAD (36.60M)			4815.53
iii	PATHWAY			829.76
iv	S.I N DIBET ROAD			2882.23
v	TOTAL PLOT AREA (6+7)			31113.20
9	PERMISSIBLE FSI			3.00
10	PERMISSIBLE BUA (9 X9)			5338.60
11	PR CARDS NOT AVAILABLE 33758.95 sq.m Restricted on 0.30			54005.64
12	F.S.I. RESERVED FOR (a + b)			46923.42
a	PERMISSIBLE BUA FOR RESIDENTIAL (PLOT AREA X 3.00)			45891.64
b	AVENITY (347.79 X 3.00)			4041.78
i	SCHOOL (945.79 X 3.00)			2810.57
ii	ALLOTTED PLOTS SHOPPING (PLOT AREA X 3.00)			1261.47
13	BALANCE BUA FOR DISTRIBUTION (11 - 12)			34082.22
14	NO. OF TENE			388.00
15	PROPORTA PER TENEMENT (34082.22 /388.00)			87.84

STAMP OF DATE OF RECEIPT OF PLAN	CERTIFICATE OF AREA CERTIFIED THAT I HAVE SUBMITTED THE PLAN UNDER REFERENCE TO THE LOCAL AUTHORITY FOR THE PROPOSED DEVELOPMENT OUT OF SITE AND THE AREA OF THE PROPOSED DEVELOPMENT IS NOT WITHIN THE R.P. AREA. AREA ASSESSED ON THE SITE AREA IS WORKED OUT TO 3.8472350. MTS & FALLES WITH THE AREA STATED IN THE DOCUMENT OF APPROVAL IS 1.75.000000. (THIRTY FOUR THOUSAND ONE HUNDRED SEVENTY TWO POINT TWENTY THREE)		DESCRIPTION OF PROPOSAL & PROPERTY PLAN OF THE PROPERTY BEHARNO C.T.S. NO. 161 H.F. 1819, 1820, 1821, 1822, 1823, 1824, 1827, 1830, 1831, 1843 TO 1848, 1850A & B 1851, 1852 & 1853, OF VILL - DANUSAR, AT CHUNNAHATTI MHADA LAYOUT.	NAME OF OWNER	ARCHITECT	S. B. ASSOCIATES ARCHITECTS & PLANNERS DESIGNERS & CONSULTANTS WOMENUSOBB OF FERR CHUNNAHATTI MHADA LAYOUT BORIVALI(W)MUMBAI-400 092	SR. ARCH/PLANNER	ARCH/PLANNER	ASSTT. ARCHITECT	PREPARED BY
			STAMP OF DATE OF APPROVAL OF PLAN						M H A D A	