



LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. S.A.P./L.A.C.(PA)/ ^{CE-69)} 39 /2021,
Date :-

18 MAR 2021

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

Sub :- Proposed amended layout on Plot bearing C.T.S. Nos. 458 of Village Kurla (III), at Chunabhatti, in 'L' ward for M.H. & A.D. Board.

Ref :- 1) Approval for existing layout of Chunabhatti, Kurla with 3.0 FSI dtd. 28/11/2017.
2) Shree Niwara CHSL's Letter Dtd. 09/11/2020.
3) Office note no. SR.ARCH./PA/MHADA/LAYOUT CELL /55/2021, dtd. 25/02/2021.

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. Mentioned in the earlier Layout Approval letter under no. CE/35/B.P./ES/Govt./LOL Dtd.12.02.1998, CE/35/B.P./ES/Govt./LOL Dtd.29.11.2009 and CE/82/BP(Spl Cell)/LOL/302 Dtd.28.11.2017.

I have to inform you that the amended layout plan submitted by you with modifications 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.
3. That, the layout R.G. shall be developed as layout R.G. and shall be kept permanently open to sky, unbuildable and shall be conveyed in the name of society / federation of society.
4. That, all the encroachment in the Layout shall be removed, till then the FSI will be to said area will be restricted equivalent to said area.

5. That, in case of failure to abide by any of the aforesaid conditions, the Municipal Commissioner 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 be me/us.
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.
7. That, the infrastructural work such as construction of Sewerage Network, ducts for underground Cables shall be provided.
8. That, the Pro-rata charges against the development of D.P. Road and sewerage & SWD network in layout shall be paid to Competent Authority.
9. That, the undertaking as regards to the demolition of encroachments in the layout shall be submitted.
10. That, the NOC from the Electricity Supply Company shall be submitted.
11. 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.
12. The REE/MHADDB 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,



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) Dy.CE/BP Cell (PA)/MHADA.
- 3) EE/BP Cell (PA)/MHADA.
- 4) REE/ MHADDB.
- 5) Panel Architect: Chandrakumar S. Ruparel , G-3 Vallabh Vihar, Ground Floor, M.G. Road, Ghatkopar East, Mumbai 400 077.
- 6) Shree Niwara Co. Op. Hsg. Soc. Ltd., Bhaktidham Mandir Marg, Sion-Chunabhatti (East), Mumbai 400 022.

Copy submitted for favour of information:

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

Dated :- 18 MAR 2021

Approved Subject to Conditions Mentioned in This

Stamp of Approval of Plan

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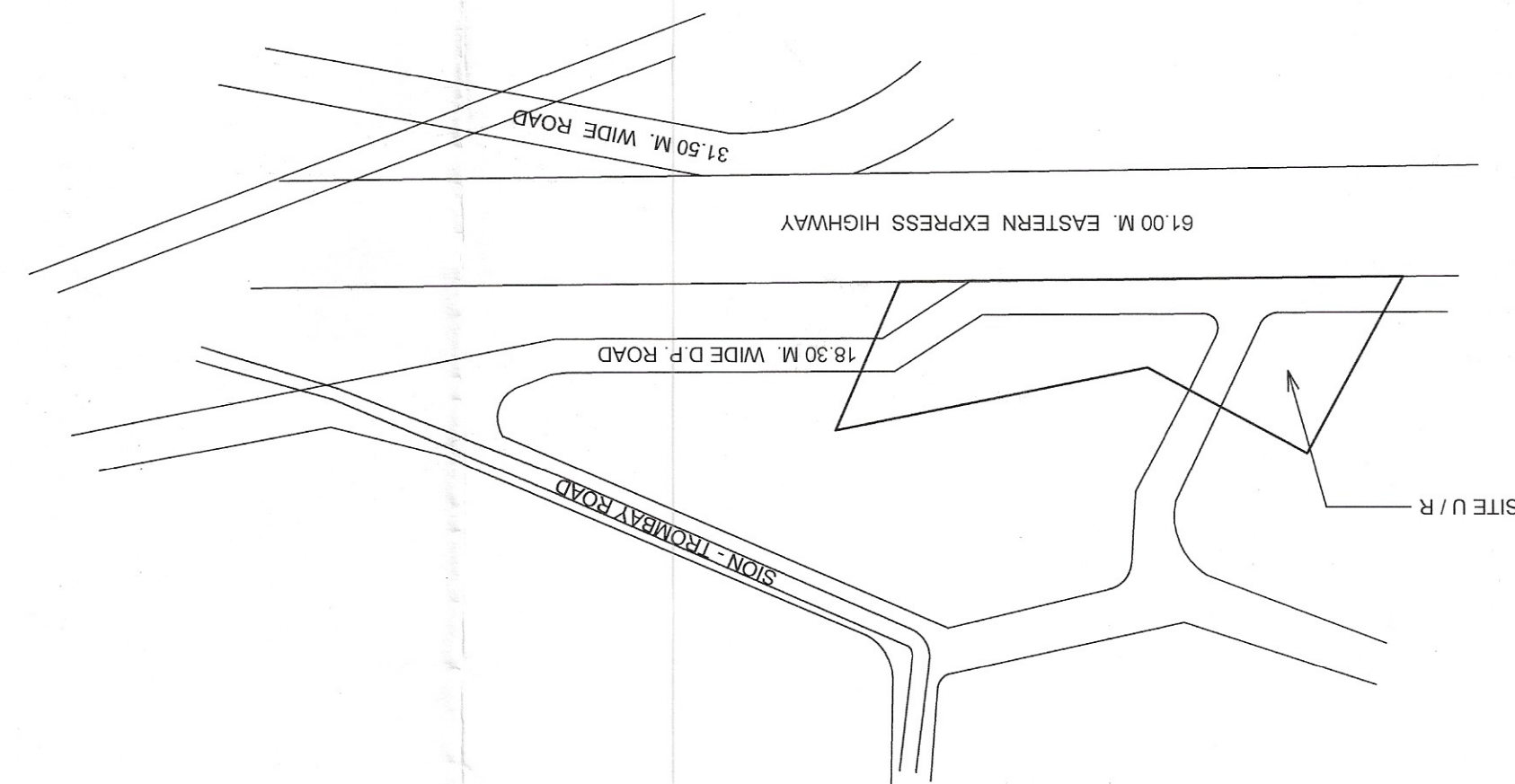
Pro-Rata Calculations

Sr. No.	Descriptions	Area in Sq. Mt.
1	Area under D.P. Road	7127.90
2	Area under Internal Road	857.03
3	Area under R.G.	4905.98
4	Area of plot considered for Pro-rata Calculation.	12890.91
5	F.S.I.	3.00
6	Permissible Pro-rata BUA (6=4x3)	38672.73
7	a) Ench. On R.G. (914.80 X 3.00 = 2744.40) b) Ench. On D.P. Road (382.50 X 3.00 = 1147.50)	3891.90
8	Balance BUA for pro-rata distribution	34780.83
9	No. of Tenements	200.00
10	Pro-rata BUA per tenement	173.90

LOCATION PLAN

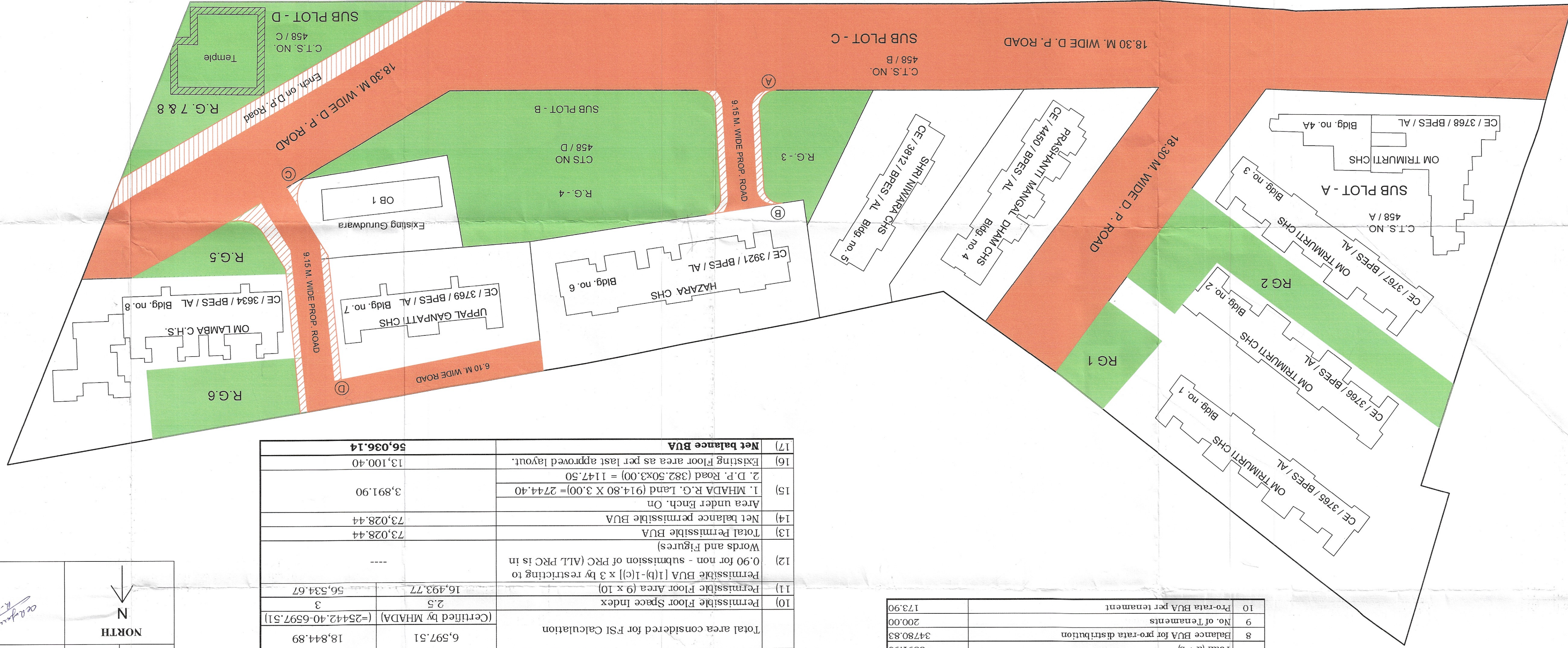
SCALE = 1:4000

SCALE = E / 28



PROPOSED LAYOUT PLAN

SCALE = 1:500



JOB. NO.	DATE	DRG. NO.	SCALE	DRAWN BY	CHECKED BY
M/S. MHADA				S. GEETHA	C.S. RUPAREL

NAME OF OWNER	DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED AMENDED LAYOUT PLAN OF C.T.S. NO. 458 VILLAGE KURLA ON S.NO. 292 AT CHUNNA BHATTI, KURLA.	

REVISION	DESCRIPTION	DATE

STAMP OF DATE OF RECEIPT OF PLAN	STAMP OF APPROVAL OF PLAN

CHANDRAKUMAR S. RUPAREL	CONSULTING ENGINEER AND ARCHITECT
PHONE NO. 2102 51 39	G-3, VALLABH VIHAR, M.G. ROAD, GHATKOPAR (E), MUMBAI - 400 077