



Handwritten: Smt. Joshi/AA -

Sh. Rahul.
for records

LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. S.A.P./L.A.C.(PA)/ ^{ET-157} 37 /2020,

Date :- 23 DEC 2020

To,
Executive Engineer/City Division,
Mumbai Housing & Area Dev.Board.
Bandra (E), Mumbai - 400 051

Sub :- Approval to the layout plan of Proposed redevelopment of existing transit camp on land bearing Plot.No. 97 C, CTS no. 651(pt), Sadhuwaswani Marg, Cuff Parade, Colaba, Mumbai for M.H. & A.D. Board.

Ref :- Your letter dated. 25/11/2020.

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)/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 min 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. That Permission of Redevelopment of building on 1B, 1C in Phase-I, may be granted after obtaining revised MCZMA's remarks.
11. 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.
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. Out of balance BUA 10% should be kept in abeyance for distribution under discretionary power to V.P/A.
14. Before approvals of any building proposal by the Planning Authority it will be essential to check the DP remarks and revised MCZMA's remarks.
15. 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.

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

Yours Truly,

MS-Ishu

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) Architect & Planner MHADB.
- 4) REE/ MHADB.
- 5) Panel Architect: M/s S.B. Bhosekar & Associates, 2, New Punjabi Chawl, near Shiv Sena Shakha, Behind Sainath Communications, P.L.Lokhande Marg, Chembur, Mumbai 400 089.

Copy submitted for favour of information:

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

