

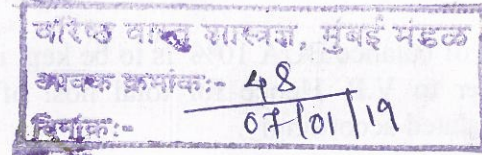
**LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA**

No. S.A.P./L.A.C.(PA)/01 /2019,

Date :- 07/01/2019

To,

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



**Sub :-** Proposed Layout/ Notionally Sub-division / Amalgamation of plot bearing C.T.S. No. 1(pt) of village Vikhroli, C.T.S. No. 356(pt) of village Hariyali and C.T.S. No. 657(pt) of village Kanjur at Vikhroli (E), Mumbai known as Kannamwar Nagar.

**Ref :-** Your letter dtd. 13.12.2016.

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 9.00 Mt. as per the State Govt. directives and circular u/no. Ch.E./006120/DP/Gen Dtd. 03.06.2015.

Ans  
.. 8/1/19  
AA (Smt J)  
Shri Samah  
PI pur up  
Raj  
8/1  
Rahul



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. Out of balance BUA 10% is to be kept in abeyance for distribution under discretionary power to V.P. Hence for total nos. of tenants, pro-rata share per tenants is to be calculated accordingly.
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 tenement.
12. As per the remarks of SRDP 1991 & RDDP 2034, the plots affected by buildable and non-buildable reservations/ designation shall be kept as per approved layout and the same shall be retained in RDDP 2034 through suggestions/ objections made earlier by Mumbai Board. It is necessary to follow up the same by Mumbai Board with MCGM/ Govt. in UDD.

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

Yours Truly,

*AmBhiv andker*  
.. 7/1/19

Sr. Architect & Planner  
Layout Approval Cell/PA/MHADA

Copy forwarded along with copy of layout for necessary action:

- 1) REE/ MHADB.
- 2) EE/BP Cell (PA)/MHADA.
- 3) Panel Architect: M/s Space Moulders, Architect Chandan Kelekar, 281/2229, Motilal Nagar no. 1, Goregaon (W), Mumbai 400 104.

Copy submitted for favour of information:

Hon. VP & CEO/MHADA.

CO/MHADB.

Chief Architect & Planner/MHADA.



