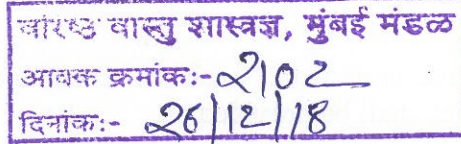


LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. S.A.P./L.A.C.(PA)/44 /2018,

Date :- 20/12/2018

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



Sub :- Approval to proposed amended layout of Mithanagar, Goregaon (W) on land bearing C.S. no. 135 To 139 village Pahadi Goregaon (W) for M.H.&A.D. Board under DCR 1991 Reg. No. 33(5) dt. 08/10/13 & 31/07/17 for 3.00 FSI & DCPR 2034.

Ref :- 1. Approval by Sr. Architect & Planner/LAC/PA on dtd. 06/09/2018.
2. This Office Letter no.LAC/PA/MHADA/25/2018, dtd 27/09/2018 & LAC/PA/MHADA/34/2018, dtd 15/11/2018.
3. Arch. Vivek Nandan Prasad's letter dtd. 12/12/2018.

Madam,

In view of above subject, Hon. V.P./A has given approval to the 15 LOI issued (by MCGM) layouts on dt. 02/08/2018, with the relevant provision of LOI to be made compulsory for MHADB while approving layouts. On the basis of the approval, the above cited layout is approved by Sr. Architect & Planner/LAC/PA under revised DCR Reg. No. 33(5) for 3.00 FSI dt. 08/10/2012 & 03/07/2017 & DCPR 2034.

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, 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 taken 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. directive and Circular u/no. Ch.E./006120/DP/Gen Dtd. 03.06.2015.
7. The plot affected by road widening shall be handed over to MCGM to avail the benefit of FSI as permissible under DCR and prevailing policy in force.
8. The Road PR Cards shall be obtained by Land Department/Mumbai Board incorporating MHADA's name on it.
9. That, the infrastructural work such as construction of Sewerage Network, ducts for underground Cables shall be provided.
10. That, the Pro-rata charges against the development of D.P. Road and sewerage & SWD network in layout shall be paid to the Competent Authority.
11. 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.
12. That, the NOC from the Electricity Supply Company shall be submitted.
13. 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.
14. 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,

Amrinder
.. 20/12/18

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

Copy forwarded along with copy of layout for necessary actions mentioned above:-

- 1) REE/ MHADB.
- 2) EE/BP Cell (PA)/MHADA.
- 3) Panel Architect: M/S Vivek Nandan Architects, 258, E-wing, Solaris – 1, Tungwa, Saki Vihar Rd., Opp. L&T gate no. 6, Powai, Andheri (E), Mumbai 400 072.

Copy submitted for favour of information:

- 1) V.P. & C.E.O./ Authority
- 2) Chief Officer/MHADDB.
- 3) Chief Architect & Planner/ Authority.

PROFORMA - A

AREA STATEMENT			SQ. MT.
1	A	TOTAL PLOT AREA	
	a	AS PER OLD APPROVED LAYOUT	17604.85
	b	AS PER TRIANGULAR CALCULATION / CR. BY MHADA	17604.85
	c	AREA ADOPTED	17604.85
2	C	DEDUCTION FOR:	
	a	D.P. RESERVATION / DESIGNATIONS	
	b	AMENITY PLOTS	
	c	DEDUCTION FOR SLUM POCKETS ROAD	
B	a	D.P. ROADS / MUNICIPAL ROAD	
	b	SETBACK AREAS	
	c	INTERNAL ROAD	3154.67
	d	R.G. P.G. RESERVATION / DESIGNATION	1032.45
C	a	AMENITY PLOT AS PER DCR 91 CLAUSE 37 (IF REQUIRED)	
D	a	TOTAL DEDUCTION (2A + 2B + 2C) (IF REQUIRED)	4187.12
3	A	BALANCE AREA OF PLOT (1A - 2D)	13417.73
	b	DEDUCT FOR 5% RG (2040.96-102.45 DP RG)	1008.51
B	a	DEDUCT FOR LAND COMPONENT OF HIGH BUILT UP AREA	
C	a	ENCROACHMENT ON ROAD	
D	a	NET BALANCE PLOT AREA (ONLY FWH / LG & MGO)	10484.90
	b	(13A - (3B + 3C))	
4	A	ADDITIONS FOR F.S.I. PURPOSE	
	a	D.P. ROAD / MUNT. ROAD (EXCLUDING ROADS INSIDE AND ABUTTING HIG SCHEMES AND EXCLUDING AREA UNDER ENCROACHMENT)	
B	a	INTERNAL ROAD WITHOUT ENCROACHMENTS (EXCLUDING ROAD INSIDE AND ABUTTING HIG SCHEME)	3154.67+2532.83 (RG+OS)
5	a	TOTAL AREA (3D + 4A + 4B)	16572.40
6	a	FSI PERMISSIBLE : 3.00	3.00
7	a	PERMISSIBLE BUILT UP AREA	49717.20
8	a	LESS BUILT UP AREA BEYOND FSI 1.00 UTILISED IN HIGH (OUT OF LAND COMP. OF FWH / LG / MGO PLOTS)	
9	a	NET PERMISSIBLE BUILT UP AREA UNDER MODIFIED 33(3) : (7) - (8)	49717.20
10	a	BUILT UP AREA TO BE RETAINED FOR RESIDENTIAL BUILDING (9634.24 x 3 = 28902.72)	28902.72
11	a	BUILT UP AREA TO BE RETAINED FOR OH BLDG.(830.66x3=2551.98)	2551.98
12	a	TOTAL BUILT UP AREA TO BE RETAINED (10+11)	31454.70
13	a	BALANCE BUILT UP AREA FOR DISTRIBUTION IN THE LAYOUT	18262.50
14	a	No. OF EXISTING TENANTS	363.00

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING C.T.S. No. 135 TO 138, OF MITHA NAGAR, GOREGAON (W), THE DIMENSION OF THE SIDES, ETC. OF THE PLOT STATED ON THE PLAN AS MEASURED ON THE GROUND AND THE AREA SO WORKED OUT IS _____ SQ. M. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ARCHITECT

PROFORMA "B"

CONTENTS OF SHEET

BLOCK PLAN

LOCATION PLAN

EXISTING BUILT-UP AREA CALCULATION

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

REVISION	DESCRIPTION	DATE	SIGNATURE

DESCRIPTION OF PROPOSAL AND PROPERTY

LAYOUT PLAN SHOWING HOUSING SCHEME ON PLOT BEARING C.T.S. No. 135, 136, 137, 138 & 139 OF MITHA NAGAR, M.H.A.D.B.'s EXISTING COLONY GOREGAON (W), MUMBAI - 400 062.

NAME OF OWNER

JOB. No.	DRG. No.	SCALE	DRAWN BY	CHECKED BY	DATE

SR. ARCHITECT & PLANNER

ARCHITECT & PLANNER

ASST. ARCHITECT

JR. ARCHITECT

PREPARED BY

VIVEK NANDAN ARCHITECTS

258, E-WING, SOLARIS-1, TUNCWIA, SAKI VIHAR RD., OPP. L&T GATE No.6, POWAIL, ANDHER(E), MUMBAI - 400 072 TEL: +91-022-2857 2318. FAX: 2857 3408

EXISTING BUILT UP AREA STATEMENT				
Sr.	No. Scheme Under	Per Bldg. Tenants	No. of Bldgs. Tenants	Total BUA (in Sq. M.)
1	S.I.H.S	36	6	216
2	L.I.G.	48	2	96
3	L.I.G.	36	1	36
4	BLDG. No.10	15	1	15
5	O BLDG. ON R11 *	NILL	1	0
6	O BLDG. ON R12 *	NILL	1	0
TOTAL				363

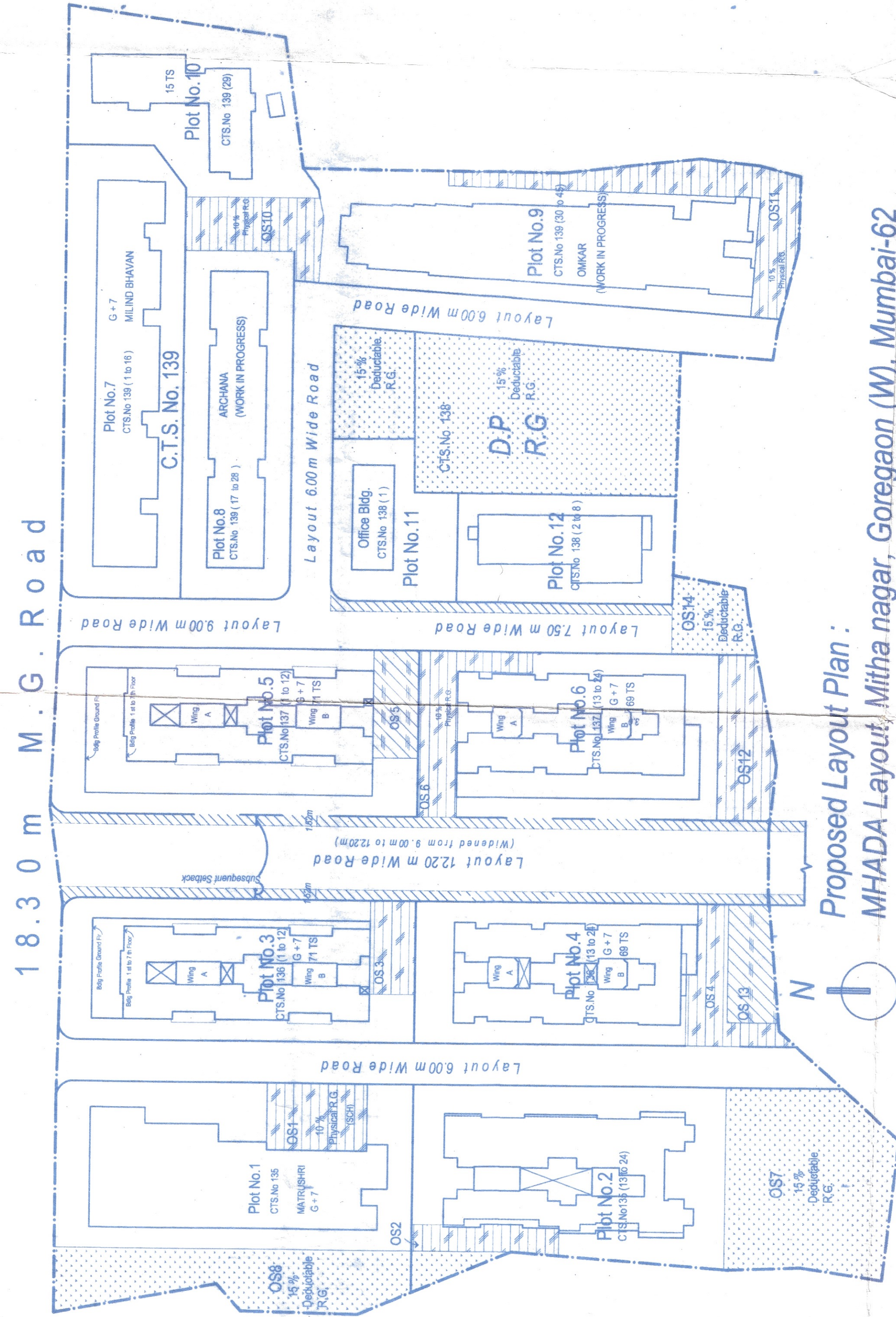
* Indicates Max. BUA Permissible on Plot 11 & 12 with consumption of Max. Possible F.S.I. = 1.0 on (Plot Area + Subsequent Setback)

LANDUSE TABLE		
Sr.	No. Description	Area (in Sq.M.)
1	Total Layout Area	17604.85
a	Area under Residential plots	9634.24
b	Area under Office Bldg. plots	850.66
c	Area under Roads	3154.67
d	Area under DP RG	1032.45
e	Area under SCH RG	1342.75
f	Area under SCH OS	1590.08
Total Plot Area a + b + c + d + e + f		17604.85

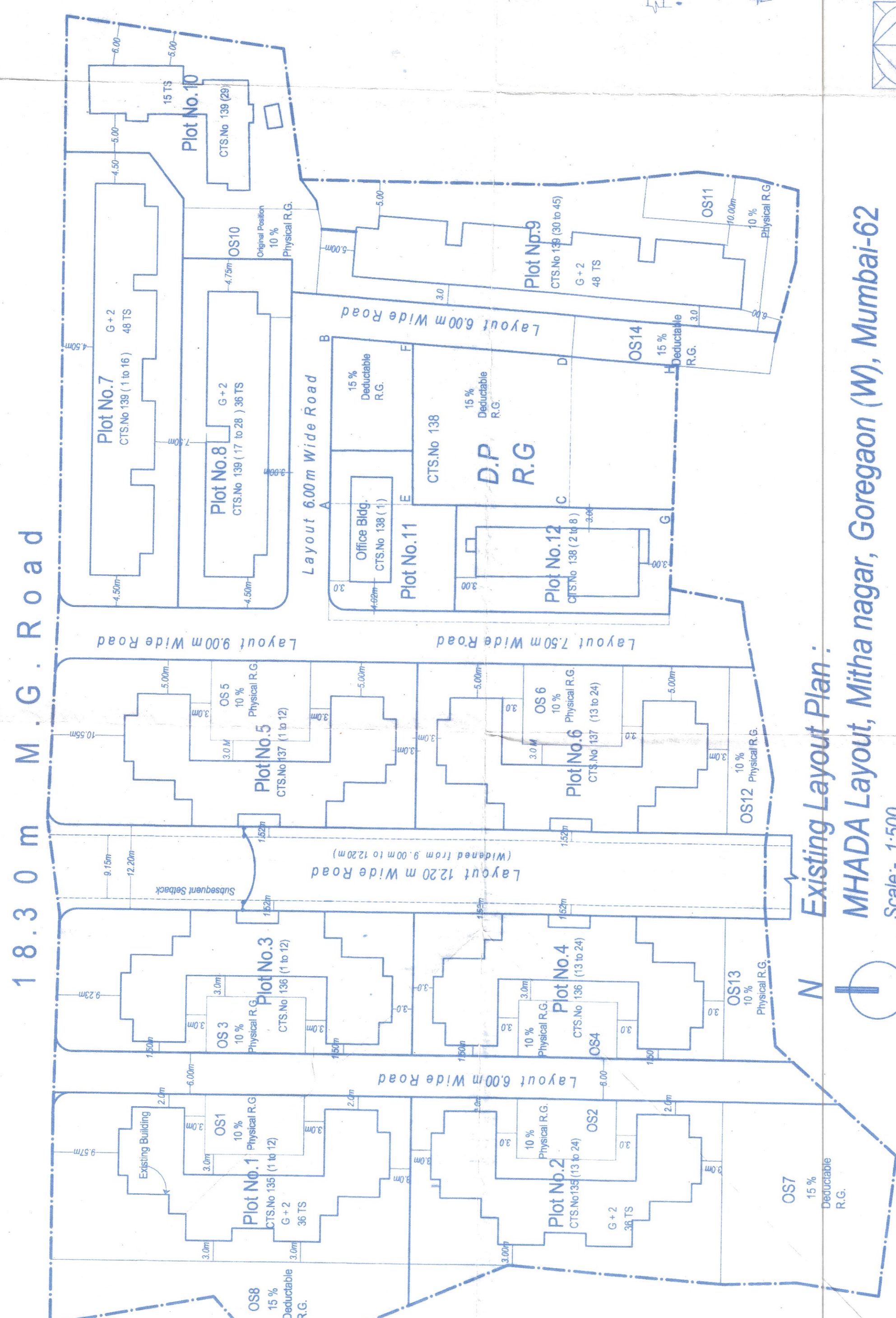
Approved Subject to Conditions Mentioned in This officer Letter No. SAP / 14 / LAC (PA), MHADA

20 DEC 2018

On Leave
AAP
Layout Approval Cell (PA), MHADA



Proposed Layout Plan :
MHADA Layout, Mitha nagar, Goregaon (W), Mumbai-62
Scale: 1:500



Existing Layout Plan :
MHADA Layout, Mitha nagar, Goregaon (W), Mumbai-62
Scale: 1:500



LOCATION PLAN
S.O.P. Sheet No-W-30
Scale - 1:5000