

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

म्हाडा
MHADA



No. S.A.P./L.A.C.(PA)/ 19 /2019,

Date :-

25 JUN 2019

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

Sub :- Proposed Amended Layout/ Sub-division / Amalgamation of plot bearing C.T.S. No. 1263(pt), 1264(pt), 1266(pt), 1267(pt), 1275(pt), 1283 to 1288 of village Mulund (East) known as Navghar for M.H.&A.D Board at Mulund (E), in T- Ward.

Ref :- Your letter dtd. 03/12/2016 to Special Cell, MCGM.

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.
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. 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.
11. Once the EP portion of DP2034 sanctioned, if there will be any change accordingly said layout need to be get amended by Panel Architect & approved.
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.
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,

128-14464
25/6/17

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) REE/ MHADB.
- 3) EE/BP Cell (PA)/MHADA.
- ✓ 4) Panel Architect: M/s Innovations, Architect Kishore R. Lotlikar, 209, Veena Industrial Eastate, L.B.S. Road, Vikhroli (W), Mumbai 400 083.

Copy submitted for favour of information:

- 5) Hon. VP & CEO/MHADA.
- 6) CO/MHADB.
- 7) Chief Architect & Planner/MHADA.

LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. S.A.P./L.A.C.(PA)/ 21 /2018,

Date :- 24/9/18

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

वरिष्ठ वास्तु शास्त्रज्ञ, मुंबई मंडळ
आवक क्रमांक:- 1536
दिनांक:- 24/9/18

Sub :- Approval to proposed amended layout of Nahur, Mulund (W) on land bearing C.S. no. 658/2A village Nahur 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 :- Your letter no. 68, dtd. 01.03.2017.

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. 08/10/2013 & 03/07/2017 & DCPR 2034.

I have 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.

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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.
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10. The MHADB shall take the 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.

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

Yours Truly,

AmBhivandker
.. 24/9/18

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

Copy forwarded for necessary action:

✓ Architect and Planner/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 J.P. Fernandes & Associates, Office no.-1, Ground floor, Pushpa Chandra Apt., S.V. Road, Malad (W), Mumbai 400 064.

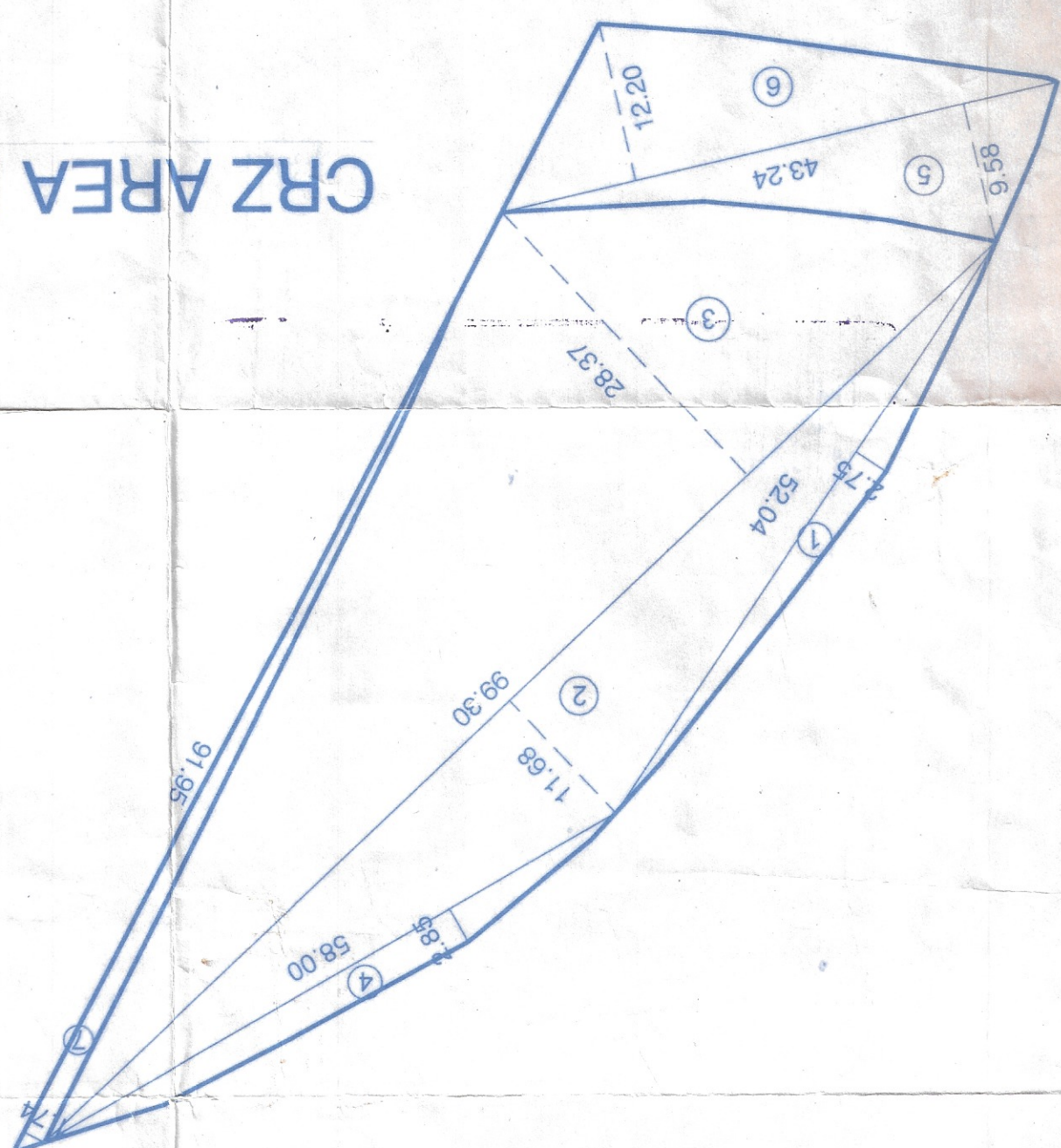
Copy submitted for favour of information:

Hon. VP & CEO/MHADA.

CO/MHADB.

Chief Architect & Planner/MHADA.

Scale : - 1:500



(2693.44 Sq.mt)



Sr. No	Area Statement	1
a	PLOT AREA	36680.90
b	Area as per PRC	41197.05
c	Area Not in Possession	3
d	Area adverse in possession	3154.92
e	Stringent Area i.e. 90% of adverse area considered in layout	44036.48
2	Deduction for : a) D. P. Roads b) DP PG PG c) Area under Internal Roads d) Area under Scheme open spaces/K.G e) Total Deduction (a to g)	5478.19 1695.07 2173.24 3597.15 12943.65 27903.52
3	Balance Area of Plot (1(f) - 2(h))	2049.93
4	Additions for FSI Purpose	5478.19
a	2(a) 100%	0.00
b	2(b) 100%	2173.24
c	2(d) 100%	1139.38
5	Total Area Total (4(a) to 4(c))	39152.10
6	PRC Not available for 2875.63 sq.mt area hence deduct 10% of Same	287.56
7	Net Balance Plot Area	3189.31
8	Permissible Floor space index	1.20
9	Permissible Floor Area	3827.18
10	Area of Residential Plots	25558.91
11	BVA permissible for Residential plots (i.e. 10 X 8)	1864.87
12	Balance Built - up Area for Distribution in the layout	42414.81

Approved Subject to
Conditions Mentioned in
This officer Letter No.
SAP/ 13 /LAC (PA), MHADA
25 JUN 2018

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