

LAYOUT APPROVAL CELL / PLANNING AUTHORITY / MHADA

No.- S.A.P / L.A.C.(PA) / MHADA / 14 / 2019

Date: - 09 APR 2019

To,
The Executive Engineer – Goregaon Divn.
Mumbai Housing & Area Development Board,
Griha Nirman Bhavan, Kalanagar;
Bandra (East), Mumbai –400051.

Sub: Proposed layout/development of buildings with EWS, LIG, MIG, HIG type tenements on plot- A & B on plot bearing S.No.- 29, C.T.S. No.50A(pt.) & 2(pt.), New Subhash Nagar of village Pahadi Goregaon (west), Mumbai for M.H & A.D. Board in P/S Ward.

Ref: Your Letter U.No.- EE/Goregaon Division/Pahadi Goregaon/ layout plan/83/2019; dtd: - 18/01/2019.

This is to inform you that the layout plan submitted by you for the above-mentioned land is hereby approved subject to the terms and conditions mentioned below;

TERMS & CONDITIONS

1. That, the access roads shall be constructed, asphalted, lighted, drained etc. to the Municipal specifications and shall be properly maintained jointly by all sub-divided plot holders.
2. That, the proposed Development Plan/ Municipal Road/Roads & Regular Line/ Lines shall be got demarcated at site jointly with the Municipal Survey Branch/Executive Engineer (Development Plan), Executive Engineer (Traffic & Co-ordination) & District Inspector of Land Roads (P/S).
3. That, the land within the regular line or lines of road in the Owner /Owners holding shall be kept open and unbuilt upon and handed over to the corporation at the rate as may be decided separately, whenever required for the purpose of improving the road. Alternately, floor space index of the set back land can be utilized as per prevailing rules and will be distributed proportionately on all sub divided plots.
4. That, the adequate storm water drains shall be provided in the sub-divided plots/layout area at the owner/owners cost including provision for admitting storm water from the surrounding locality as per the remarks of Executive Engineer S.W.D.(Planning) in P/S Ward.

- 17
5. That, the cost of channeling and training the natural water courses in the locality shall be proportionally borne by the owner/owners as determined by the Hon'ble V.P. & CEO/MHADA.
 6. That, the adequate arrangement shall be made for sewerage of the sub-divided Plots/layout area at the owner/owner's cost to the satisfaction of the Hon'ble V.P. & CEO/MHADA.
 7. That, the within 5 years of Municipal Sewer being laid within 30M from any part of the layout area/ sub-divided plots, the owner/owners shall provide at his/her/their cost underground sewers in the layout area and shall have all the buildings connected to the same.
 8. That, the formation levels of the roads, cross sections slopes, sizes and details of construction in regard to the same as also in regard to the storm water drain and sewers etc. shall be got previously approved from the Executive Engg. (P/S) W.S.
 9. That, the cost of laying water mains within the layout area shall be entirely borne by the owner/ owners. The layout of the mains as also distribution pipes shall be got approved from the Hydraulic Engineer.
 10. That, the plot/plots in the layout area shall not be sub-divided without the permission of the Hon'ble V.P. & CEO/MHADA.
 11. That, the land/plot/plots together admeasuring 10% of the total layout area shall be kept open and unbuilt upon and shall be developed as recreation ground/amenity open space and shall be properly maintained by all the sub-divided plot holders.
 12. That, the adequate number of parking spaces, loading unloading & refuse collection centre's shall be provided within the layout area (as per Reg. no.-44, table no.21 of DCPR 2034 and U.D. Notification U.No.-CHE/DP/24394/GEN, dtd: - 04/12/2018 (circular-T2) and MHADA's transitional policy under DCPR 2034, sr.no.13, dtd: -21/12/2018).
 13. That, the site, sites for electric sub stations as shown on the plan shall be made available to the electric supply company for erecting the electric sub-station and receiving station as per design from electric supply company.
 14. That, the no sub-divided plot of the layout shall be sold unless the proposed recreation/amenity ground is properly levelled and unless the internal road/roads is/are duly metalled, drained and lighted.
 15. That, in case of layout, no building shall be allowed to be commenced unless road leading to the property from Municipal/Private street and the internal road or means of access on which the building abuts in properly constructed to the full width with water bound mode of construction and no building will be allowed to be occupied until the said roads are properly asphalted, lighted and satisfactory arrangements made for disposal of storm water and sewerage water with carriage entrance across side open drains, complete to the Municipal specifications and recreation grounds are properly levelled.

16. That, the structures to be erected shall conform to Development Control Rules (DCPR-2034), Municipal Regulations and Bye Laws in force and this approval does not include approval to the dimensions of building or of the compulsory marginal spaces, parking spaces, loading, unloading spaces etc.
17. That, the low-lying land/plot/plots in the layout shall be filled up to a reduced level of at least 90.5 Town Hall Datum with murum, earth, boulders etc. leveled and rolled to the satisfaction of the City Engineer.
18. That, the terms and conditions in the Govt. Notification U. No.- TPB/4313/123/CR-47/2013/UD-11, on dtd: -08th October 2013 read with 33(10) and U. No.- TPB/4316/123/CR-202/2016/UD-11, on dated: - 3rd July 2017 shall be complied with.
19. That, after the road/roads/reservation/ reservations is/are actually demarcated at site and if it observed that the shape and total area of the plot/plots/site/sites do not comply with the sanctioned layout/sub-division and that there is material variation comprising of the actual site conditions, then the same will be got approved before carrying out any further works.
20. That, the layout/sub- divided /amalgamated plots shall be duly got demarcated by the District Inspector of Land Records, necessary charges got effected on the records of right and a copy thereof sent to this office for record as also necessary permission obtained for non- agricultural use of the land as required under section 65 of the Land Revenue Code.
21. That, in case of failure to abide by any of the aforesaid condition, the Hon'ble V.P. & CEO/MHADA shall be at liberty to take the action for faithful compliance of the terms and conditions of the layout/sub-division 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.
22. That, these terms & conditions of the layout/sub-division shall be binding not only on the owner/owners for the time being but also on his/her/their heirs, executors, administrators, assignees and every person deriving title through or under him/her/them.
23. That, the provision of Rain water harvesting shall be provided and the vermiculture bins for disposal of wet waste as per the design and specifications 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 Hon'ble V.P. & CEO MHADA.
24. That, the layout R.G. shall be developed and shall be kept permanently open to sky and accessible for all the tenements of the Layout.
25. That, all the encroachment in the layout shall be removed and the undertaking as regards to the demolition of encroachments in the layout shall be submitted along with sub-division plan, sub-division order by Collector, MSD and joint demarcation plan by City Survey Office (DILR), (P/S ward), Goregaon for the layout. Also, necessary action as regards to removal of encroachment shall be initiated as per CEO/A's circular dtd: - 06.08.2018.

26. That, the NOC from the Electric Supply Company shall be submitted.

27. That, the handing over of D.P. Reservations to MCGM shall be complied with.

One set of Layout plans duly signed and stamped is hereby returned in token of the Approval.

Yours Truly,


Jr. Architect
LAC/PA/MHADA


Asst. Architect & Planner
LAC/PA/MHADA

Vacant Post
Sr. Architect & Planner
LAC/PA/MHADA

Copy forwarded along with copy of layout for necessary action:

- 1) Architect & Planner/MHADB.
- 2) REE/MHADB.
- 3) EE/BP Cell (PA)/MHADA.
- 4) Architect - Mr. Nitin A. Patil. Bldg.no. -24/A, 6TH Floor, Maitri Co-op Hsg. Society,
Near W.E. Highway, Bimbisar nagar, Goregaon (E), Mumbai- 400065.
- 5) Chief Engineer /D.P./MCGM.
- 6) Asstt. Commisioner - 'P /South' Ward.
- 7) Collector M.S.D.
10TH Floor, Administrative Bldg., Bandra (E), Mumbai.

Copy submitted for favour of information:

- 1) Hon'ble VP & CEO/MHADA.
- 2) Chief Architect & Planner/MHADA.
- 3) Chief Officer/MHADB.


Jr. Architect
LAC/PA/MHADA


Asst. Architect & Planner
LAC/PA/MHADA

Vacant Post
Sr. Architect & Planner
LAC/PA/MHADA

NOTE:-

1. All dimensions are in millimeter
2. Safe use
3. a) floor plan = 1:100
b) Block plan = 1:1000
c) Location plan = 1:4000
4. The plans are proposed as per provision of DCR 2034 and as per the providing regulation and circular issued by MCGM and MHADA time to time.
5. Guideline issued in ECDB follows.
6. The Arithmetic calculation check by me and found correct.

50.0Mhz	50.0Mhz
50.0Mhz	50.0Mhz
2851.53 SQM	2851.53 SQM
PER RELLOCATION	PER RELLOCATION
AS	AS
AREA	AREA
RELATIONS	RELATIONS

1,11,600.56 SQ.Mtrs	1,11,600.56 SQ.Mtrs	UN AREA (6 X 7)	NT :-
1,11,600.56 SQ.Mtrs	1,11,600.56 SQ.Mtrs	UN AREA (08) AS PER 4 F.SJ	
23,075.06 SQ.Mtrs.	23,075.06 SQ.Mtrs.	00% PHYSICAL R.G.)	
2,307.50 SQ.Mtrs.	2,307.50 SQ.Mtrs.	able in PSH BUA	
2,851.53 SQ.Mtrs.	2,851.53 SQ.Mtrs.	(reational Garden)	

39.902 65 SQ.M.	39.902 65 SQ.M.	AREA IN SQ.M.	LAY-OUT - 4.00 F.S.I.
-----------------	-----------------	---------------	-----------------------

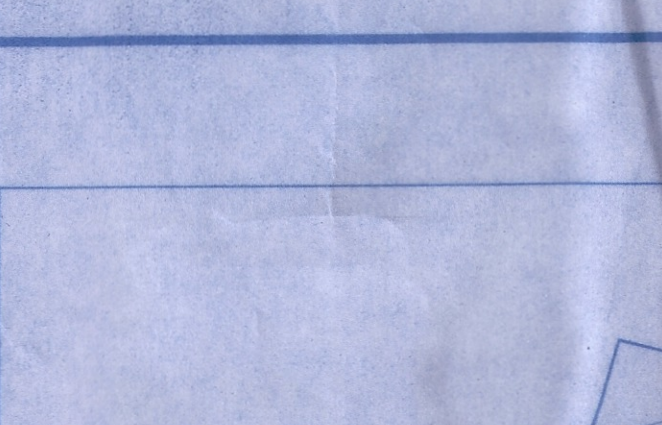
NEW SUBHASH NAGAR

	RELOCATION OF D P RESE	PLOT - A	AREA	PER DP	1908.11	8168	2729.97
--	------------------------	----------	------	--------	---------	------	---------

34	44			516 NOS.
44	44			308
44	44			
09	TOTAL PERMISSIBLE B			
B)	R.G. STATEMENT			
1)	NET PLOT AREA			
2)	REQUIRED R. G. (10.0 R.G. Area Non-Deduct			
3)	PROVIDED R. G. (Nec			

02	TOTAL PLOT AREA
01	PROPOSED DEVELOPMENT
S.NO.	DESCRIPTION
A)	PROFORMA - A

100

[illegible]

1. *Sketch a diagram of the cell wall structure of a plant cell.*

D	EWS	177	NIL
E	EWS	177	NIL
F	EWS	177	NIL
G	EWS	177	NIL

10,800.00	64,205.46	9,820.49	4,919.84	1,09,387.10
				3,381.64
				1,09,387.10

1)	PERMISSIBLE BUA + FUNGIBLE ON PROT
2)	RESIDENTIAL BUA OF B160.00 - 01 TO 11 (11,600.56 + 93.060.20)
3)	PERMISSIBLE BUA OF B1.65 (RESIDENTIAL) 11,1.600.56 X 95%

SUMMARY :-

RELOCATED D.P. RESE

[illegible]

FOR (PLOT-A)		528 NOS.	990 NOS.
01	23	161	161
01	23	23	23
01	23	23	23
01	23	23	23
01	23	23	23
01	23	23	23

129	10,800.00	32,102.73	9,820.49	9,820.82
700				
2,068				

[illegible][illegible][illegible]An aerial photograph of a campus area. A large, rectangular building with a grid-like pattern of windows is labeled 'HOLA' in the center. To the left of this building is a green, textured area. To the right are several orange-colored buildings. A road runs horizontally across the bottom of the image, with a street name label '1000 LAMAR BLVD NW' visible. Another street name 'HOLLYWOOD BLVD' is partially visible at the bottom left. A thick black line is drawn across the bottom of the image, possibly indicating a boundary or a specific route.[illegible]

LOCATION PLAN

SCALE-1:4000

PL01 - AREA - 39,902.66 SQ