

वरिष्ठ वास्तु शास्त्रज्ञ, मुंबई मंडळ
आवक क्रमांक:- 2089
दिनांक:- 21/12/18

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA



LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. S.A.P./L.A.C.(PA)/ 45 /2018,

Date :- 21/12/18

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

Sub :- Approval to proposed amended layout on plot bearing C.T.S. No. 240,240/1 to 8, plot no. 457 of TPS-III, at Old Gorai MHB Colony C.H.S.Ltd. at Gorai, Borivali, Mumbai- 400 091.
Ref :- Your letter dtd. 13.11.2014.

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).
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.

That, the layout R.G. shall be developed as layout R.G. and shall be kept permanently open to sky and accessible for all tenements of Layout. DP Reservation & RG areas which are proposed to be relocate should have the existing area intact, same will be insisted before granting Occupation Certificate to the individual plots as & when they come forward for the redevelopment.

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 take or works to be executed by Corporation or other agency and the cost so incurred shall be paid to Competent Authority.

गृहनिर्माण भवन, कलानगर, वान्द्रे (पूर्व), मुंबई - ४०० ०५१.
दूरध्वनी ६६४०५०००
फैक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 66405000
Fax No. : 022-26592058 Website : www.mhada.maharashtra.gov.in

ANUP
21/12/18
AA (Smt. B.)
Shri. Sagar
Pl. keep in
rel. file.

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 widening and realigning of existing road will be done in consultation with EE (roads), EE T & C & EE (SWD). Completion certificate from EE (roads), EE T & C & EE (SWD) will be insisted before granting Occupation Certificate to the individual plots as & when they come forward for the redevelopment.
8. That, the infrastructural work such as construction of Sewerage Network, ducts for underground Cables shall be provided.
9. That, the Pro-rata charges against the development of D.P. Road and sewerage & SWD network in layout shall be paid to Competent Authority.
10. 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.
11. That, the NOC from the Electricity Supply Company shall be submitted.
12. Out of balance BUA available in layout 10% is to be kept in abeyance for distribution under discretionary power to V.P/A. Besides in case of any unforeseen liability in future additional 5% is to be kept in abeyance. Hence for 2160 nos. of tenants, pro-rata share per tenants is to be calculated accordingly.
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 regards letters from societies of building no. 8, 23 & 27 stating that they are no longer willing to be a part of said redevelopment scheme, REE/MB vide letter dtd. 24/09/2018 has informed that NOC issued by CO/MB dtd. 31/03/2016 includes Bldg. no. 8 & 23. All the Societies have already given their valid Resolution to the Federation to join the redevelopment scheme under 33(5) as per the Co-operative Act. Accordingly they have also executed an Tri-partite agreement with Association & Developer on 21/04/2011, and the same is duly registered with the Registrar of Stamps. The agreement/NOC for said redevelopment is in force & can be cancelled or terminated before competent Hon. Court only, and pending further instruction/order or judgement of competent Hon. Court for the cancellation of NOC, amended layout plan is approved subject to incorporating following additional conditions.
 - a) If the judgement of appropriate Court is given in favour of the concerned societies permitting them to withdraw from joint cluster redevelopment, in that case revised NOC will have to be obtained from REE/MB office (CO/MB) by Federation. Accordingly panel Architect M/s Lele & Associates will revise the layout of Old Gorai MHB colony by retaining RG at its original position which is proposed to be

relocated on bldg.no.8. The proposed relocation of RG & realignment of roads will be duly informed to societies by Federation.

- b) Realigning proposed roads along bldg. no. 8 & 23 to appropriate location so that entire joint redevelopment scheme will continue without any hindrance to bldg. no. 8 & 23.
- c) The demolition of bldg.. no. 8 & 23 should be restricted till further appropriate decision in this issue is taken by Competent Authority/Court.

One set of amended plans duly signed & stamped is hereby returned in token of the Approval subject to above terms & conditions.

Yours Truly,

Anshuman Dker
.. 21/12/18

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

Copy submitted along with copy of layout for favour of information:
Chief Officer/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 Lele & 6, 2nd Floor, Bldg. No. 6-B, Zeenat CHSL, Lane-A, Vaswani Nagar, Koregaon Park, Pune- 411 001.

Copy submitted for favour of information:
Hon. VP & CEO/MHADA
Chief Architect & Planner/MHADA

A	AREA STATEMENT	GR7 (Sq.Mt.)	Area in (Sq.Mt.)	Area GR2 (Sq.Mt.)	Total (Sq.Mt.)
1	a. Area of the Plot as per corrected P.R. card :-				
	b. Area of the Plot as per Survey (as per triangulation)	1310.53	1080.971	1310.53	2691.53
	c. Area considered for ISI Calculation	1310.53	1060.934	1310.53	2671.46
2	B				
	a. Existing Prop. Road	332.24	14439.47	14791.66	16233.90
	b. Set back of 1 L Road	173.30	2061.39	2234.69	2408.08
	c. Proposed 3.30 M D.P. Road		1480.31	1480.31	1480.31
	d. Proposed 3.60 M D.P. Road		1021.13	1021.13	1021.13
3	C				
	a. Total Deductions	-505.62	21594.37	22099.89	24254.26
	b. Balance Area of Plot	804.91	8449.2	8514.13	9319.14
4	D				
	a. Total Reservation		2646.35	2646.35	2646.35
	b. Motor Vehicle (M.V. 1 (P))		2646.35	2646.35	2646.35
	c. DP R.G. (DORS 1)		4301.56	4301.56	4301.56
	d. DP R.G. (DORS 2)		1522.74	1522.74	1522.74
	e. D.P. Municipal School (R.E. 1:1)		766.13	766.13	766.13
	f. Play Ground (DORS 1-4)		1030.56	1030.56	1030.56
	g. Municipal Dispensary & Health Post (DH 1:1)		1770.87	1770.87	1770.87
	h. Welfare Centre (RSA 2:1)		1046.22	1046.22	1046.22
	i. Police Station (DPT 3:1)		577.65	577.65	577.65
	j. Total D.P. Reservation		19671.16	19671.16	19671.16
5	B				
	a. Enrolment of Plot		1771.97	1771.97	1771.97
	b. Enrolment - 2		1064.54	1064.54	1064.54
6	C				
	a. Total area of encumbrance plots		2836.41	2836.41	2836.41
7	D				
	a. Existing Prop. Road	332.24	14429.42	14761.66	16233.90
	b. Set back of 1 L Road	173.30	2060.49	2233.79	2407.09
	c. Proposed 3.30 M D.P. Road		1480.31	1480.31	1480.31
	d. Proposed 3.60 M D.P. Road		1021.13	1021.13	1021.13
8	E				
	a. Total Additions	505.62	21594.27	22099.89	24254.26
9	F				
	a. Gross Plot Area for ISI loading (4+5C)	1198.15	105180.17	106996.38	118014.53
10	G				
	a. Permissible ISI under DCR 33(5)	1.2	3.0	3.0	3.0
11	H				
	a. Permissible BUA	2179.38	3155.51	3177.12	3177.12

LAND USE SUMMARY		
DESCRIPTION	AREA (SQ. MT.)	PERCENTAGE
1 ROAD	21,797.58	16.61%
2 F.G./P.G.	13,024.15	20.93%
3 D.P. RESERVATIONS	1,067.88	9.86%
4 SCHEME AMENITIES	2,429.31	2.19%
5 RESIDENTIAL	5,024.53	45.25%
6 ENCROACHMENT	2,836.41	2.56%
7 GRAND TOTAL	1,10,938.87	100%
8 Plot area reserved for FSI Purpose (Plot area for Translocation)	107,054.00	

CLUSTER	St. No	PARTICULARS	Pipe area per proposed
			(SQ.FT)
CLUSTER-1	1	PROP SUB PLOT- 1	8555.04
	2	PROP SUB PLOT- 2	842.30
CLUSTER- 3	3	PROP SUB PLOT- 3A	1114.14
	4	PROP SUB PLOT- 3B	1298.12
	5	PROP SUB PLOT- 3C	2653.12
CLUSTER- 4	6	PROP SUB PLOT- 4A	3098.34
	7	PROP SUB PLOT- 4B	1961.38
	8	PROP SUB PLOT- 4C	3038.31
	9	PROP SUB PLOT- 4D	2133.61
	10	PROP SUB PLOT- 4E	264.54
CLUSTER- 5	11	TRANSIT 1	5846.66
	12	TRANSIT 2A	5887.9
	13	TRANSIT 2B	5207.67
	14	TRANSIT 2C	2062.55

Sr. No.	D P RESERVATIONS	Plot Area
1	Man. School (R.E. 1.1.)	1537.74
2	RETAIL MARKET (DSA 1.1) (PT)	2546.25
3	POST OFFICE (DPU 4.1)	766.13
4	WELFARE CENTRE (RSA 2.1)	1046.22
5	LIB + DISPENSARY (DH 1.1)	1710.87
6	Prim. & Sec. School (D.E 1.2)	1564.61
7	POLICE STATION (DPU 3.1)	577.65
8	Man. School (R.E. 1.1.) (Part)	712.37
	TOTAL	10616.88

Approved Subject to
Conditions Mentioned in
This officer Letter No.
SAP / 45 / LAC (SP)
21 DEC 2018


 AAP
 (Con. Leaver)

8/12/12
 SAP
 MHADA

LAYOUT PLAN

10

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 24-06-2012
AND FOUND THAT THE AREA STATED IN THE DOCUMENTS IS CORRECT AND THE
PLOT IS AS DESCRIBED ON THE SITE AND THAT THE AREA SO WORKED
OUT IS 07290400 SQ M ONE LASH SEVEN THOUSAND FOUR HUNDRED AND FOUR POINT ZERO
ONLY WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS

OWNERSHIP AND E.P RECORDS

SIGNATURE OF ARCHITECT

PROPERTY
No. 240 A. of
400 091

1

22

ASSOCIATES
ECTS, VALUERS &

MANAGERS
BLDG. NO. 6-B,
LANE A.

GAR, KOREGAON PARK,