

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

वरिष्ठ वास्तु शास्त्रज्ञ, मुंबई मंडळ
आवक क्रमांक:- 632
दिनांक:- 6/5/2021

म्हाडा
MHADA



LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. S.A.P./L.A.C.(PA)/ 40/2021,

Date :- 06 MAY 2021

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

Shri Rahul
for record
pl.
[Signature]

- Sub :-** Existing layout for Housing Scheme of B.H.A.D.B.S. EXTG. Colony on plot bearing C.T.S.No. 194A/9/1 To 194A/9/11 of Village - Ghatkopar, Taluka - Kurla, District - Mumbai Suburban Of Ghatkopar Division In N Ward At Ghatkopar Pantnagar Part- B, Ghatkopar West, Mumbai.
- Ref :-** 1) Panel Architect M/S Consultants Combine letter dtd.02/02/2021.
2) Office note PA/MHADA/LAYOUT CELL /116/2021, dtd. 24/03/2021.

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 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 dt.12/11/2018.

I have to inform you that the amended layout plan submitted by you with modifications 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.

गृहनिर्माण भवन, कलानगर, वांद्रे (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

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 min 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. 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.
9. Before approvals of any building proposal by the Planning Authority it will be essential to check the DP remarks.
10. 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.
11. As regards of encroachment/ protected encroachment necessary initiatives can be taken by MHADB at the time of redevelopment proposal received from society. The above conditions shall be included in Letter of Approval.
12. According to approval & Relocation of DP non buildable amenities and changes in designation of existing amenities, Panel Architect have to inform said changes to Director of Town Planning, Maharashtra State, Pune & Govt. in UDD & CE/DP/MCGM for record with due permission of MHADA. The FSI/BUA proposed on amenity plot shall be released after changes in DP 2034/ Permission from concern DP or UDD Dept.
13. 10% BUA for want of PRC is be kept in abeyance since till all PRC's are obtained by MHADB. However, in layout, out of balance BUA 10% should be kept in abeyance for distribution under discretionary power to V.P/A. So in all 20% BUA is kept in abeyance.
14. As regards provision of Electric Sub-station the remarks/NOC from the concerned power supply company shall be obtained by Project Proponent.

15. As regards encroachment/ protected encroachment necessary initiatives can be taken by MHADB at the time of redevelopment proposal received from society and as per Hon. VP/A's circular dtd. 06/08/2018.
16. Road set-back area shall be handed over to MCGM by society's Architect for affected notionally subdivided plots in order to avail benefit of FSI as permissible under DCR prevailing policy in force.
17. Since LOI Issued by MCGM vide letter CHE/21/BP (Spl Cell)/LON/302, Dtd. 23/12/2016 for entire layout of Pant Nagar Part-A, B & C . Accordingly pro-rata distribution should be as per LOI issued by MCGM subject to compliance of conditions mentioned in LOI.

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

Yours Truly,



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) Dy.CE/BP Cell (PA)/MHADA.
- 3) EE/BP Cell (PA)/MHADA.
- 4) REE/ MHADB.
- 5) Panel Architect: CONSULTANTS COMBINE, Architect S.A. Ghugre, Office Bldg. no.5, Opp. Bldg. no. 50, Pant Nagar, Ghatkopar (East), Mumbai-400 075.
- 6) Ghatkopar Avenue Co.Op. Hsg. Societies Association Ltd. Plot/Bldg.no. 159-172, Pant Nagar, Ghatkopar (East), Mumbai-400 075.,
- 7) MAN REALTORS AND HOLDINGS PVT.LTD. 12th Floor, Krushal Commercial Complex, G.M.Road, Chembur (West), Mumbai 400 089.
- 8) Thakker and Kapadia Architects.-Sangli Bank Bldg,(ICICI) 3rd Floor,296 P Nariman St.Fort Mumbai-400 001

Copy submitted for favour of information:

Hon. VP & CEO/MHADA.
CO/MHADB.
Chief Architect & Planner/MHADA.

मु. न. वि. व. बो. वि. मंडळ
आवक क्रमांक... ET-1232
दिनांक... 6/5/2021

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आवक क्रमांक:- ET-1232
दिनांक:- 11/5/2021

LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. S.A.P./L.A.C.(PA)/ (ET-109) 40/2021,

Date :- 06 MAY 2021

To,
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Bandra (E), Mumbai - 400 051

Handwritten:
Joshi
Smt. Joshi/AA
Sh. Rahul.
for record p2
Raj

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

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Chief Architect & Planner/MHADA.

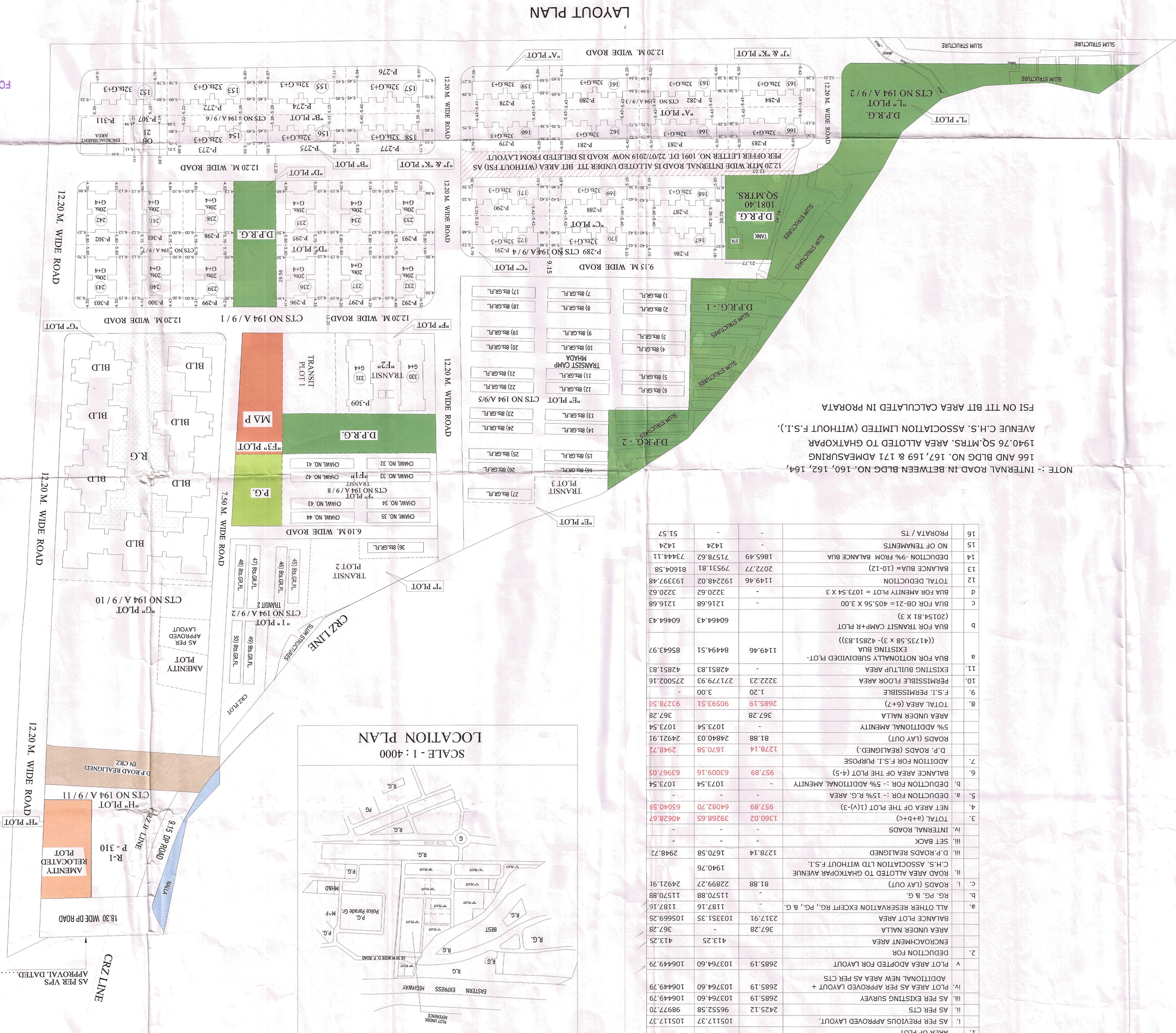
A	PROFORMA FOR RG	AREA IN SQ. MTR.			
S.NO.	DESCRIPTION	EXISTING	PROPOSED	TOTAL	
1	AREA OF PLOT	106449.79		106449.79	
2	DEDUCTION FOR D.P. ROAD	2948.73		2948.73	
3	BALANCE NET AREA OF PLOT	103501.06		103501.06	
4	DEDUCTION FOR 5% AMINITY	1073.54		1073.54	
5	NET PLOT AREA	102427.52		102427.52	
6	R. G. AREA	613.97		11570.88	
A	EXISTING R.G.	613.97		613.97	
B	PROPOSED R.G.		5256.91		
7	R.G. % N.P.A.(6/5)(X100)	6.16%	5.13%		0.11

DESCRIPTION	CRZ AREA IN SQ.MTRS.	NON CRZ AREA IN SQ.MTRS.	TOTAL AREA IN SQ.MTRS.	PERCENTAGE
LEASE PLOTS RESIDENTIAL (CRZ)	957.89		1053.49	00.99
LEASE PLOTS RESIDENTIAL (NON CRZ)		42448.78	42448.78	39.88
ENCROACHMENT AREA		413.25	413.25	00.39
OB - 21		405.56	405.56	00.38
NEW RESIDENTIAL PLOTS		2640.14	2640.14	02.48
D.P.R.G. / P.G. RESERVATION		11570.88	11570.88	10.87
INTERNAL LAYOUT ROAD (NON CRZ)		22899.27	22899.27	21.35
INTERNAL ROAD ALLOTTED TO GHATKOPAR ANNUAL CH.S. ASSOCIATION LIMITED (TIT BIT (WITHOUT F.S.I.), F.S.I. ON TIT BIT CALCULATED IN PRORATA CALCULATION		1940.76	1940.76	01.98
M / P	81.88	1187.16	81.88	00.08
TRANSIT CAMPS		17514.67	17419.04	16.36
D.P. ROAD (NON CRZ)		1670.58	1670.58	01.57
D.P. ROAD (CRZ)	1278.15		1278.15	01.20
MALLA (CRZ)	367.28		367.28	00.35
AMENITY PLOT		1073.54	1073.54	01.00
TOTAL AREA	2685.19	103764.60	106449.79	100.00

LAND USE TABLE

A.	PROFORMA-A	AREA IN PLOT-B	TOTAL AREA IN Q. MTRS.
1.	AREA OF PLOT	CHZ	TOTAL
I.	AS PER PREVIOUS APPROVED LAYOUT	10511.37	10511.37
II.	AS PER CTR	95652.58	98977.70
III.	AS PER EXISTING SURVEY	103764.60	106649.79
IV.	PLOT AREA AS PER APPROVED LAYOUT + ADDITIONAL NEW AREA AS PER CTR	103764.60	106649.79
V.	PLOT AREA ADOPTEO FOR LAYOUT	103764.60	106449.79
2.	DEDUCTION FOR ENCROACHMENT AREA	413.25	367.28
a.	ALL OTHER RESERVATION EXCEPT RG., PG., & G.	1187.16	1187.16
b.	ROAD (WAY OUT)	-	-
c.	ROADS (WAY OUT)	81.88	24921.91
3.	CH.S. ASSOCIATION LTD WITHOUT F.S.L.	1940.76	24921.91
4.	INTERNAL ROADS	-	-
5.	NET AREA OF THE PLOT (I-IV) TOTAL (I-IV)+	1360.02	40628.67
6.	DEDUCTION FOR : 15% R.G. AREA	957.89	650.45
7.	ADDITION FOR F.S.L. PURPOSE	957.89	1073.54
8.	ADDITION FOR F.S.L. PURPOSE	1278.14	2948.72
9.	3% ADDITIONAL AMENITY	1073.54	367.28
10.	F.S.L. PERMISSIBLE	367.28	367.28
11.	EXISTING BUILTUP AREA	367.28	367.28
12.	PERMISSIBLE FLOOR AREA	367.28	367.28
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NOTE :- INTERNAL ROAD IN BETWEEN BLDG NO. 160, 161, 162, 164, 166 AND BLDG NO. 167, 169 & 171 ADJACENT TO GHATKOPAR AVENUE C.H.S. ASSOCIATION LIMITED (WITHOUT F.S.I.), FSI ON TIT BIT AREA CALCULATED IN PRORATA



SHEET-1/7 LAYOUT PLAN

Approved Subject to Conditions Mentioned in This
Office Letter No. SAP/ 40 LAC(PA)/MHADA,
Dated :- 06 MAY 2021

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVED OF PLANS

CONTENTS OF SHEET 1

PLAN SHOWING EXISTING SURVEY & CTS & LAYOUT SUPERIMPOSED PLAN.

DESCRIPTION OF PROPOSAL AND PROPERTY

AS PER TOTAL SATIATION SURVEY OF M.H.A.D.B.S EXTENSION COLONY AT PANT NAGAR GHATKOPAR

NAME OF OWNER

**MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD.**

REVISION	DESCRIPTION
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ORTH	SHEET NO.	SCALE	DRAWN BY	DATE
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SIGNATURE, NAME AND ADDRESS OF ARCHITECT

FOR CONSULTANTS COMBINE

S. A. GHUGRE)
ARCHITECT
S.A. GHUGRE

CONSULTANTS COMBINE
TECHNICAL CONSULTANTS
OFFICE BLDG.NO.5, OPP BLDG.NO.50,
PANTNAGAR, GHATKOPAR (EAST) MUMBAI-75.
TELE/FAX NO: 515 74 87.