महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

म्हाडा
MHADA

LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. C.A.P./L.A.C.(PA)/ 90 /2023,
Date :- 23 FEB 2023

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

DRAFT

390 मुंबई मंडळ
आवक क्रमांक:-
दिनांक:- 27/2/2023

Sub :- Proposed amended Layout/Sub division/ amalgamation of plot bearing CTS no. 1320(pt), (1320/A/21/1 to 4, 1320/A/22 to 1320/A/33) of village Mulund known as PMGP (MHADA) Layout at Mulund (E) in T-ward.

Ref :- Your letter dtd.

Madam,

I have to inform you that the amended draft layout plan submitted by you for the above mentioned land is hereby approved subject to the terms & conditions mentioned below.

TERMS & CONDITIONS

1. That the NOC from MCZMA for applying 4.00 fsi on buffer zone land of layout and also permission from Hon. High Court for allowing fire vehicle movement on buffer zone land.

2. 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).

3. 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.

4. 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.

5. That, all the encroachment in the Layout shall be removed, till then the FSI equivalent to said area will be restricted.

Smt Bobade
28/02/23

Shri. Vishal
pl. keep in
record.

6. 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 if he thinks fit, 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.

7. That, the existing internal layout roads to be widen & developed to 9.00 Mt. as per the State Govt. directive and circular u/no. Ch.E./006120/DP/Gen Dtd. 03.06.2015.

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. The REE/MHADB shall take the cognizance of already distributedFSI/BUA to various Components in layout, viz Rehab MHADA's Sale Component as per 4.00 FSI.

13. That the work of development and construction of built-up Maternity Hospital, Municipal Market and shall be completed within period of two years and shall hand over to MCGM. If not, then revised development permission shall be taken.

14. The proposed built-up area accommodation should be located in separate wing of the proposed building.

15. That the requisite separate sanitary accommodation for Maternity Hospital and Municipal Market to be handed over to MCGM shall be provided as per the requirements specified by the Dy.Ch.E.(P&D)/MCGM.

16. That the MHADA shall provide separate independent water, drainage and sewerage lines and electricity connections with fittings etc. for Maternity Hospital and Municipal Market to be handed over to MCGM. He shall also be provide separate underground and overhead water storage tanks with pumping arrangements for the exclusive use for the Maternity Hospital and Municipal Market as may be approved by the concerned department.

17. The MHADA/MHADA(PMGP)/Developer shall not claim any TDR or addl. TDR in respect of the land under Reservations handed over to MCGM/Appropriate Authority in the relocated position.

18. The separate P.R. Card for the land under reference is relocated portion in the name of MCGM/Appropriate Authority shall be furnished after handing over of possession along with buildable area.

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19. That the indemnity bond indemnifying MHADA from any claim, loss, etc. in respect of the property under reference and any court litigation whatsoever shall be submitted.

20. That this permission is issued based on documents submitted by you. If subsequently the documents are found to be fake/forged/fraudulent, then this permission shall stand revoked.

21. The MCGM/MHADA reserves the right to cancel the permission at any time of period for breach of conditions.

22. In case of any dispute, the decision of MHADA is final and binding to all.

23. In the Draft layout 4.00 FSI is considered for calculation purpose. After UDD Govt. of Maharashtra approval for additional 1.00 FSI. Then the FSI will be available for redevelopment/rehabilitation work.

24. For the relocation of D.P. Reservation and reservation to be handed over to MCGM in the form of BUA without providing separate plot. A concurrence from Chief Officer/Mumbai Board has to be submitted before final layout approval.

25. The High Tension Lines if any passing through land under reference, hence, the NOC from Appropriate Authority shall be insisted submitted to E.E.(B.P.)E.S./MCGM and that the appropriate segregating distance/buffer shall be maintained as per rules/regulations before approval of plans by E.E.(B.P.)E.S./MCGM.

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26. That the concurrence needed form CE/DP/MCGM for revised relocation of (RAS 1.1) Municipal market and (RH 1.3) Municipal maternity in the form of constructed built up area admeasuring are 1500 Sq.mt. each.

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

Yours Truly,

Chief 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) Chief Engineer /D.P./MCGM.
2) EE/West/BP/Cell (PA)/MHADA.
3) REE/ MHADB.
4) EE/Kurla Div./MHADB.
5) Panel Architect: Amit Pawar, Architect, M/S Aakar Architect & Consultants, Ground Floor, Satyanarayn Prasad Commercial Complex, Dayaldas Road, Vile Parle(East), Mumbai –400 057.

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

SUMMARY OF LOS AREA		
L.O.S. NOS	MOTHER EARTH LOS AREA	ADDITIONAL LOS AREA
L.O.S. 1	7258.13 SQ.MT.	
L.O.S. 2	1384.66 SQ.MT.	
L.O.S. 3	163.98 SQ.MT.	
L.O.S. 4		5837.40 SQ.MT.
TOTAL L.O.S.	8806.77 SQ.MT.	5837.40 SQ.MT.
TOTAL PROPOSED PHYSICAL LOS	8806.77 SQ.MT.	
(84428.79 + 1500+1500 = 87428.79 sqm x 10% = 8742.88 sqmts		
PROPOSED (LOS- 1+ LOS- 2 + LOS- 3) = 8806.77 SQ.MT.		

S.NO.		PLOT D (BUS DEPT.)			PLOT E (MSEB RECEIVING STN.)			PLOT F (POLICE STN)			PLOT G (POST OFFICE)			PLOT H (RETAIL MARKET)			PLOT I (MATERNITY HOSPITAL)		
		CRZ - I	CRZ - II	NON CRZ	CRZ - I	CRZ - II	NON CRZ	CRZ - I	CRZ - II	NON CRZ	CRZ - I	CRZ - II	NON CRZ	CRZ - I	CRZ - II	NON CRZ	CRZ - I	CRZ - II	NON CRZ
1)	TOTAL BALANCE AREA	0.00	0.00	3000.00	0.00	0.00	1250.00	0.00	0.00	651.00	0.00	0.00	500.00	0.00	0.00	1500.00	0.00	0.00	1500.00
2)	ADDITION FOR F.S.I. PURPOSE D.P. ROAD AREA	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3)	TOTAL AREA (1 + 2)	0.00	0.00	3000.00	0.00	0.00	1250.00	0.00	0.00	651.00	0.00	0.00	500.00	0.00	0.00	1500.00	0.00	0.00	1500.00
4)	15% R.G. DEDUCTION	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5)	BALANCE PLOT AREA	0.00	0.00	3000.00	0.00	0.00	1250.00	0.00	0.00	651.00	0.00	0.00	500.00	0.00	0.00	1500.00	0.00	0.00	1500.00
6)	F.S.I. PERMISSIBLE	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
7)	TOTAL PERMISSIBLE BUA	0.00	0.00	3000.00	0.00	0.00	1250.00	0.00	0.00	651.00	0.00	0.00	500.00	0.00	0.00	1500.00	0.00	0.00	1500.00
8)	Existing BUILT UP AREA DEDUCT			0.00			0.00			0.00			0.00			0.00			0.00
9)	BALANCE PERMISSIBLE BUA (CRZ+NON CRZ)EXI. AREA	3000.00			1250.00			651.00			500.00			1500.00			1500.00		

DRAFT PLAN FOR APPROVAL
DATE :- 23/02/2023
J.A.A. A.A.P. A.P. C.A.E.
Layout Approval Cell, Planning Authority MHADA.

TYPE OF PLOT	PLOT NO.	AREA OF PLOT	PERMISIBLE FSI	PERMISIBLE B.U.A	TOTAL BUA. OF ALL FLOOR	TOTAL NO. OF T/6	CONSUMED FSI. ON THE PLOT
				IN SQ.MT.	IN SQ.MT.	T/S	F.S.I
H.I.G.	1	1515.00	3.00	4545.00	4410.56	63	4410.56/1515.00 = 2.90
H.I.G.	2	1395.00	3.00	4185.00	4082.61	56	4082.61/1395.00 = 2.926
H.I.G.	3	1395.00	3.00	4185.00	4082.61	56	4082.61/1395.00 = 2.926
H.I.G.	4	1545.00	3.00	4635.00	4480.50	63	4480.50/1543.00 = 2.90
		5850.00	3.00	17550.00	17056.28	238	17056.28 BUA

PLOT 'B' REHAB BUILDING. FULL OCCUPATION	
BLDG. NO. & WING.	AREA IN SQ.MT
BLDG. NO. - 1 (WING.- I, J & K)	12517.57 SQ.MT.
BLDG. NO. - 2 (WING.- G & H)	12249.02 SQ.MT.
BLDG. NO. - 4 (WING.- L, M & N)	20454.05 SQ.MT.
TOTAL	45220.64 SQ.MT.

LOCATION PLAN
SCALE:- 1:4000
DP NO: E - 7

BLOCK PLAN
SCALE :- 1:500

CRZ AREA CONSIDERED AS PER MCZMA NOC ON DTD. 08/06/2022

PROFORMA-A			CRZ I	CRZ II	NON CRZ	TOTAL
1	a	TOTAL PLOT AREA (as per PRC)	7468.25	16720.00	75813.75	100002.00
2		Deduction for:				
	a	D.P road area (13.40 & 18.30 mts wide)	-	901.50	6270.71	7172.21
	b	BEST STN.	-	-	3000.00	3000.00
	c	MSEB. STN.	-	-	1250.00	1250.00
	d	POLICE STN.	-	-	651.00	651.00
	e	MUNICIPAL RETAIL MARKET	-	-	1500.00	1500.00
	f	MATERNITY HOSPITAL	-	-	1500.00	1500.00
	g	POST OFFICE	-	-	500.00	500.00
		TOTAL (a+b+c+d+e+f+g)	0.00	901.50	14671.71	15573.21
3		Balance area of plot	7468.25	15818.50	61142.04	84428.79
4	a	10% LOS required as per REG.27(1)of dcpr 2034				8742.88
	b	Provided LOS				8806.77
5		Addition for F.S.I purpose D.P. Road Area	0.00	901.50	6270.71	7172.21
6		Total Area (3+5)	7468.25	16720.00	67412.75	91601.00
7		FSI Permissible:	4.00	4.00	4.00	4.00
8		Permissible built up area	29873.00	66880.00	269651.00	366404.00
9		Existing bua deduct (HIG BUILDING)	-	4140.80	19259.20	23400.00
10		Net Balance Permissible BUA	29873.00	62739.20	250391.80	343004.00
11	a	Proposed BUA Rehab Bldg. No. 1 Wing - I, J & K (O.C. Done) (12517.57 Sq.mt.)				12517.57
	b	Proposed BUA Rehab Bldg. No. 2 Wing - G & H (O.C. Done) (12249.02 Sq.mt.)				12249.02
	c	Proposed BUA Rehab Bldg. No. 4 Wing - L,M & N (O.C. Done)				20454.05
	d	BUA of Mhada sharing in Bldg. 8 & 9				
	e	Bua of Mhada sharing As per Mhada NOC	Mhada Area Include 35 %Fungible As per Mhada NOC			243111.95
		a) As per Mhada NOC On Dated on 24 / 11/ 2021	33821.13			
12		Total Proposed BUA (11 a to e)				69532.59
13		Balance Area (10 - 11)				273471.41
14		Area kept in abeyance for CRZ IA file submission of MCZMA clearance				29873.00
15		Balance Area (13 - 14)				243598.41
16		F.S.I. Consumed				0.82

PROPOSED WORK SHOWN RED WASH
DRAINAGE LINE SHOWN RED DOTTED
RECREATION GROUND SHOWN GREEN WASH
EX. STRUCTURES TO BE RETAINED SHOWN HATCHED BLACK.
EX. STRUCTURES TO BE DEMOLISHED SHOWN HATCHED YELLOW
SETBACK AREA SHOWN BURNT SIENNA
BOUNDARY OF PLOT SHOWN THICK BLACK

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNER REFERANCE WAS SURVEYED BY ME AND THE DIMENSIONS OF SIDES ETC. OF THE PLOT STATED IN PLAN ARE AS AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 100002.00 SQ. MTRS. TALLIES

ARCHITECT.

PROFORMA 'B'

CONTENTS OF SHEET

BLOCK PLAN
LOCATION PLAN

DESCRIPTION OF PROPOSAL

PROPOSED DEVELOPMENT ON PLOT BEARING SURVEY NO. 386, C.T.S NO.1320A/21/1 TO 4 & 1320A/22 TO 33 OF MULUND EAST KNOWN AS NEW PMGP MHADA COLONY SITUATED AT NAVGHAR ROAD EASTERN EXPRESS HIGHWAY, MULUND (EAST)

NAME, ADDRESS & SIGNATURE OF MHADA ARCHITECT	SIGNATURE
ARCHITECT & PLANNER, MUMBAI HOUSING & DEVELOPMENT BOARD BANDRA (E), MUMBAI.	
NAME OF OWNER	SIGNATURE
MHADA, MHADA NEW PMGP CO-OP. HSG. SOC. & M/S. RICHA REALTORS C.A TO M/S MHADA NEW PMGP CO-OP. HSG. SOC.	
NAME, ADDRESS & SIGNATURE OF ARCHITECT	SIGNATURE
aakar ARCHITECTS&CONSULTANTS GROUND FLOOR, SATYANARAYAN PRASAD-COMMERCIAL CENTRE, DAYALDAS ROAD, VILE PARLE (E), MUMBAI- 400 057. Ph:-022-2612 9933/ 44/ 55/ 66. www.aakararchitect.org	AMEET PAWAR CA/2004/34543
STAMP OF DATE OF RECEIPT OF PLANS	STAMP OF DATE OF APPROVAL OF PLANS

NORTH	DRAWN BY	JOB NO	PATH:-
	SADANAND	3020	X:\ASHISH\Eastern BP\Job No.3020 - Richa Realtors - PMGP\02. Bmc. drawing\ 01.B.M.C. PROPOSAL\01.LAYOUT\New layout 23.10.2021\LAY-OUT - 4.DE (AS PER 2034) 23.11.2022