# LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. S.A.P./L.A.C.(PA)/ 33 /2018,
Date :- 12/11/2018

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

वरिष्ठ वास्तु शास्त्रज्ञ, मुं. मंडळ
आवक क्रमांक :- 1826
दिनांक :- 14/11/18

**Sub :-** MHADA Layout Known as Rajendra Nagar on land bearing C.T.S.Nos.73, 73/6 to 27,75A,88, 88/1 to 588 of Village Magathane, Borivali (East), Mumbai.

**Ref :-** Your letter dtd. 01.02.2014.

Madam,

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).
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 tenements of Layout.
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.

14/11/18

AA (Smt. J) Sh. Bahal
Pl. keep L.O.A in
L.O.P file

15/11

6. 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.
7. That, the infrastructural work such as construction of Sewerage Network, ducts for underground Cables shall be provided.

8. That, the Pro-rata charges against the development of D.P. Road and sewerage & SWD network in layout shall be paid to Competent Authority.

9. 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.

10. That, the NOC from the Electricity Supply Company shall be submitted.

11. Balance BUA available in layout is 119794.89 Sq.m. Out of balance BUA 10% i.e. 11979.48 Sq.m. 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% i.e. 5989.74 Sq.m. is to be kept in abeyance. Hence for 851 nos. of tenants, pro-rata share per tenants is to be calculated accordingly.

12. The REE/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 tenements.

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

Yours Truly,

12/11/18

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

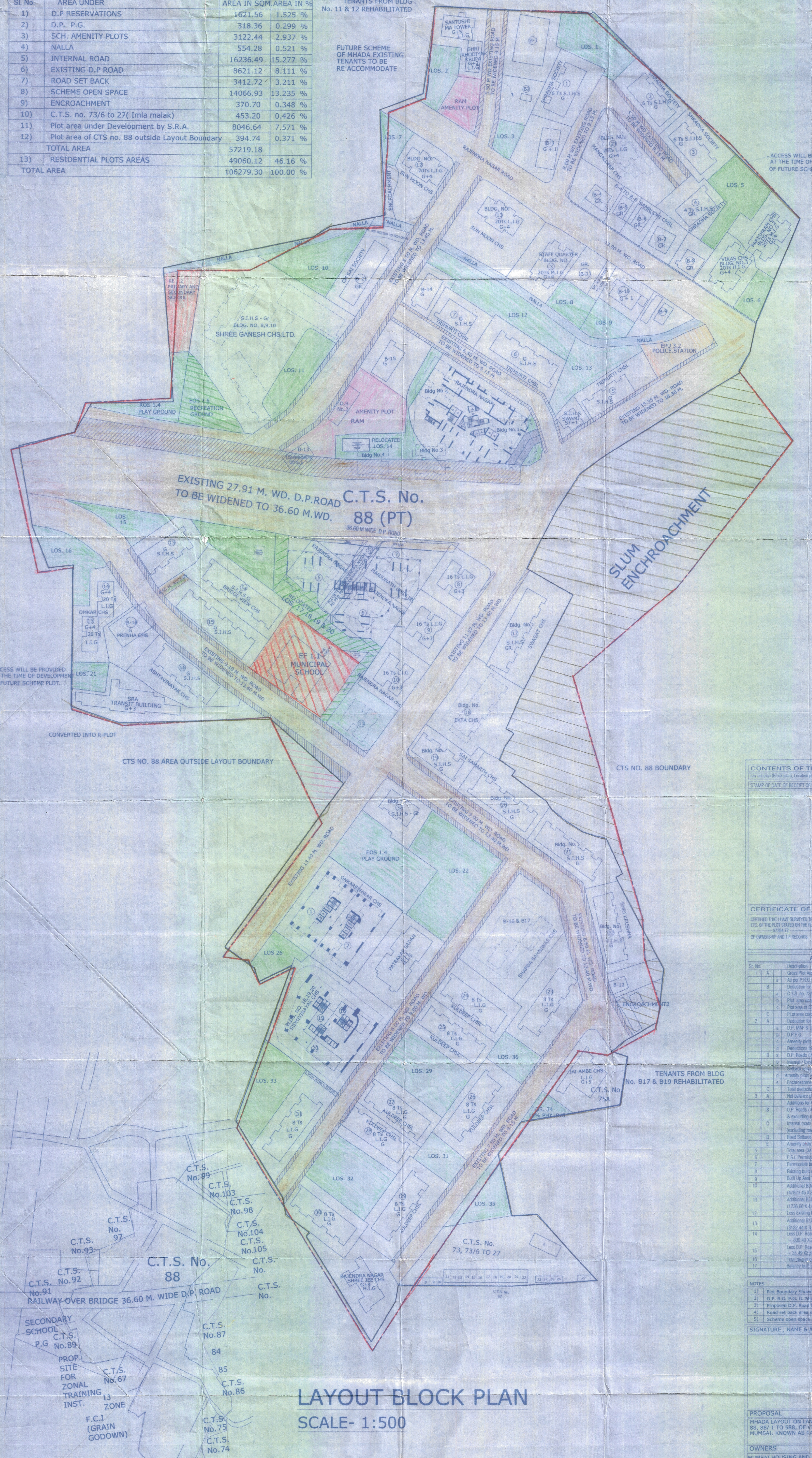
Copy submitted along with copy of layout for favour of information:
Chief Officer/MHADB.

Copy forwarded along with copy of layout for necessary action:
1) REE/ MHADB
2) EE/BP Cell (PA)/MHADA
3) Panel Architect: M/S Ellora Project Consultants Pvt. Ltd., 317-321, Ninad CHS Ltd., Bldg. no.7, Kher Nagar, Service Road, Bandra (East), Mumbai – 51.

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

## LAND USE AREA STATEMENT

| Sl. No. | AREA UNDER | AREA IN SQM. | AREA IN % |
|---|---|---|---|
| 1) | D.P RESERVATIONS | 1621.56 | 1.525 % |
| 2) | D.P. P.G. | 318.36 | 0.299 % |
| 3) | SCH. AMENITY PLOTS | 3122.44 | 2.937 % |
| 4) | NALLA | 554.28 | 0.521 % |
| 5) | INTERNAL ROAD | 16236.49 | 15.277 % |
| 6) | EXISTING D.P ROAD | 8621.12 | 8.111 % |
| 7) | ROAD SET BACK | 3412.72 | 3.211 % |
| 8) | SCHEME OPEN SPACE | 14066.93 | 13.235 % |
| 9) | ENCROACHMENT | 370.70 | 0.348 % |
| 10) | C.T.S. no. 73/6 to 27( Imla malak) | 453.20 | 0.426 % |
| 11) | Plot area under Development by S.R.A. | 8046.64 | 7.571 % |
| 12) | Plot area of CTS no. 88 outside Layout Boundary | 394.74 | 0.371 % |
| | TOTAL AREA | 57219.18 | |
| 13) | RESIDENTIAL PLOTS AREAS | 49060.12 | 46.16 % |
| | TOTAL AREA | 106279.30 | 100.00 % |



## LAYOUT BLOCK PLAN

SCALE- 1:500

## LOCATION PLAN

SCALE- 1:500

D.P. SHEET No.- W 15

### CONTENTS OF THE SHEET

Lay out plan (Block plan), Location plan, Area Statement, Extg. Built up area statement

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF DATE OF APPROVAL OF PLANS

Approved Subject to
Conditions Mentioned in
This officer Letter No.
SAP / 33 / LAC ( PA), MHADA

12 NOV 2018

AAP AP SAP
Layout Approval Cell ( PA), MHADA

### CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON ---------- AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THAT THE AREA SO WORKED OUT IS ------------ 97384.72 ------------ SQ.MTS. WHICH TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP AND T.P RECORDS.

SIGNATURE OF LICENSED SURVEYOR.

### ANNEXURE - 'A'

| Sr. No. | | | Description | | Sheet no. | Area in Sq.mt. |
|---|---|---|---|---|---|---|
| 1 | A | | Gross Plot Area | | | |
| | | a | As per P.R.C. | | 2 | 106279.30 |
| | B | | Deduction for : | | — | |
| | | a | C.T.S. no. 73/6 to 27( Imla malak) | | 2 | 453.20 |
| | | b | Plot area under development by S.R.A. | ▭ | 2 | 8046.64 |
| | | c | Plot area of CTS no. 88 outside layout boundary | | | 394.74 |
| | C | | PLot area considered for Approval of layout ( A - B ) | | 3 | 97384.72 |
| 2 | A | | Deduction for : | | — | |
| | | a | D.P. MAP & SAS | 🟥 | 3, 5 | 1621.56 |
| | | b | D.P.P.G. | 🟩 | 3, 5 | 318.36 |
| | | c | Amenity plots | 🟪 | 3, 5 | 3122.44 |
| | | d | Deductions for slum pockets on plot (Enchroachments) | //// | 3, 5 | 370.70 |
| | B | a | D.P. Roads / Municipal roads | 🟧 | 4, 5 | 8621.12 |
| | | b | Internal / Existing roads | 🟧 | 4, 5 | 16236.49 |
| | | c | Setback areas | ▨ | 4, 5 | 3412.72 |
| | | d | Amenity plots as per DCR 91 Clause 27 (if required) | | — | — |
| | | e | Enchroachment on roads | | — | — |
| | C | | Total deduction (2A+2B) | | — | 33703.39 |
| 3 | A | | Net balance plot area (only EWS/LIG& MIG) {1C - 2C)} | | — | 63681.33 |
| | | | Additions for FSI purpose | | — | |
| | B | | D.P. Roads / Municipal roads (excluding roads inside & abutting HIG schemes & excluding area under enchroachment) | | 4, 5 | 8621.12 |
| | C | | Internal roads without Enchroachments (excluding roads inside & abutting HIG schemes) | | 4, 5 | 16236.49 |
| | D | | Road Setback areas | | 4, 5 | 3412.72 |
| | E | | Amenity plots area | | 3, | 3122.44 |
| 5 | | | Total area (3A+3B+3C+3D+3E) | | — | 95074.10 |
| 6 | | | F.S.I. Permissible | | — | 3.00 |
| 7 | | | Permissible built up area | | — | 285222.30 |
| 8 | | | Existing built up area to be retained (EWS/LIG/MIG/HIG plots) | | 8 | 27232.90 |
| 9 | | | Built Up Area To Be Kept in Abeyance Due to Ench. on Scheme open spaces. | | 12 | 2410.01 |
| 10 | | | Additional BUA upto 3.00 FSI on notionally subdivided plots (47823.46 X 3.00 -27232.90) | | — | 116237.48 |
| 11 | | | Additional B.U.A. upto 4.00 FSI on FUTURE SCHEME & 'R' PLOT (1236.66 X 4.00) | | — | 4946.64 |
| 12 | | | Less Existing BUA of B-2 (Future Scheme plot) | | | 20.90 |
| 13 | | | Additional B.U.A. upto 4.00 FSI on Amenity plots (3122.44 X 4.00) | | — | 12489.76 |
| 14 | | | Less D.P. Road set back area = 800.40 SQ.MT. Allotted to Rajendra Nagar CHS) = 800.40 X 2.50 =2001.00 | | — | 2001.00 |
| 15 | | | Less D.P. Road set back area = 35.49 SQ.MT. Allotted to Manjunath chs.ltd.) = 35.49 X2.50 = 88.72 | | | 88.72 |
| 16 | | | Total deduction (8 + 9+10+11+12+13+14+15) | | | 165427.41 |
| 17 | | | Balance built up area Available for Prorata Share (7-11) | | | 119794.89 |

### NOTES

| | | |
|---|---|---|
| 1) | Plot Boundary Shown | ▬ |
| 2) | D.P. R.G. P.G. G. Shown thus | 🟩 |
| 3) | Proposed D.P. Road Shown thus | 🟧 |
| 4) | Road set back area shown thus | ▨ |
| 5) | Scheme open space area shown thus | ▭ |

### SIGNATURE , NAME & ADDRESS OF LICENSED SURVEYOR

NORTH
N

ELLORA
PROJECT CONSULTANTS PVT.LTD.
317-321 NINAD CHS.LTD.,
BLDG.NO.7 KHER NAGAR,
SERVICE ROAD,
BANDRA (E), MUMBAI 400 051.
TEL : 26474144 / 26474177.

### PROPOSAL

MHADA LAYOUT ON LAND BEARING C.T.S. NOS 73, 73/6 TO 27, 75A, 88, 88/ 1 TO 588, OF VILLAGE MAGHATHANE BORIVALI (EAST), MUMBAI. KNOWN AS RAJENDRA NAGAR

J.G. DEWOOLKAR
D/294/LS

### OWNERS

MUMBAI HOUSING AND AREA
DEVELOPEMENT AUTHORITY. - MHADA

| CONTENTS | Sheet No | SCALE | DATE |
|---|---|---|---|
| 1) BLOCK PLAN<br>2) LOCATION PLAN | 1/13 | AS NOTED | |

SR. ARCH./PLANNER :

ARCH./PLANNER :

ASST. ARCH. :

DRAWN BY :

PREPARED BY: