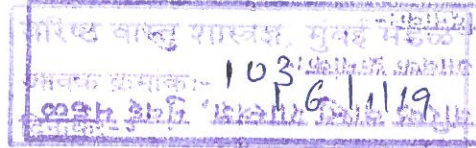


LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. S.A.P./L.A.C.(PA)/ 03 /2013,

Date :- 07/01/2019

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



Architect Sub :- Layout on plot bearing C.S. No. 12(pt) of Sion-Matunga Estate division known as Sardar Nagar - IV, in F/N ward.

Ref :- M/S Lele & Associates letter dtd. 07.09.2017.

CO/MB
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.

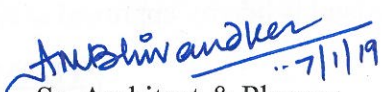
TERMS & CONDITIONS

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.
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.
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. 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.

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 submitted along with copy of layout for favour of information:

✓ Chief Officer/MHADDB.

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 & Associates, Consulting Architects, 204, Datar Apt., Old Market Road, Vakola, Santacruz (East), Mumbai – 55.

Copy submitted for favour of information:

Hon. VP & CEO/MHADA

Chief Architect & Planner/MHADA

Approved Subject to
Conditions Mentioned in
This officer Letter No.
SAP / 03 / LAC (PA), MHADA
07 JAN 2019

(On leave)
AAP Layout Approval Cell (PA), MHADA
AP SAP
7/1/19

ENCROACHMENT ON GR. FLR.
ENCROACHMENT ON UPPER FLR.

PROFORMA - B					
CONTENTS OF SHEET					
LAYOUT PLAN WITH ENCROACHMENT, SUPERIMPOSED PLAN					
STAMP OF DATE OF RECEIPT OF PLANS		STAMP OF APPROVAL OF PLANS			
REVISION	DESCRIPTION	DATE	SIGNATURE		
CERTIFICATE OF AREA					
CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 03/09/08 AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND ARE SO WORKED OUT IS 16220.48 SQ. UARE METERS. AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP/TOWN PLANNING SCHEME RECORDS.					
SIGNATURE OF ARCHITECT					
DESCRIPTION OF PROPOSAL AND PROPERTY					
LAYOUT PLAN OF SARDAR NAGAR NO. IV OF C.S. NO.12 (P) SHOWING ENCROACHMENT ATSION - KOLIWADA DIVISION, SION, MUMBAI					
NAME OF THE OWNER					
CHIEF OFFICER, MUMBAI BOARD, MUMBAI HOUSING & AREA DEVELOPEMENT BOARD, MHADA.					
DATE	JOB NO.	DRAWING NO.	SCALE	DRAWN BY.	CHECKED BY
13-06-10	354	49 R1	1:1000	NILESH	
NORTH LINE					
ARCHITECT -					
A.D. LELE - CA/75/863					
LELE AND ASSOCIATES CONSULTING ARCHITECTS 204, DATAR APT., OLD MARKET ROAD VAKOLA, SANTACRUZ (E.) MUMBAI. 400 055.					

LAYOUT PLAN
1:1000

SUPERIMPOSED PLAN
1:1000

NOTES:
PROPERTY SHOWN IN ——— IS AS PER MHADA'S
C.E.S. DRG NO.22/95. PRPOERTY AREA IS 15738.50 SQMT.

PROPERTY SHOWN IN - - - - - IS AS PER SERVEY BY
KPS GROUP ON DATED 31-03-10 IS 16220.48 SQMT.