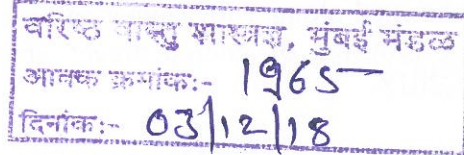


LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. S.A.P./L.A.C.(PA)/015 /2018,

Date :- 06/09/2018

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



Sub :- Proposed amended layout on land bearing C.T.S. no. 217, 218(pt), 219, 220, 221, 267(pt), 268 of village Pahadi Goregaon, Shastri Nagar, Goregaon West, Mumbai.

Ref :- Your letter dtd. 21.12.2016.

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.

Amr
..4/12/18

AA (Sd J)
Gr. samrat.
Pr record pl.
Bap
BAP
Ruh

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 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.
12. As per the remarks of SRDP 1991 & RDDP 2034, the plots affected by buildable and non-buildable reservations/ designation shall be kept as per approved layout and the same shall be retained in RDDP 2034 through suggestions/ objections made earlier by Mumbai Board. It is necessary to follow up the same by Mumbai Board with MCGM/ Govt. in UDD.

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

Yours Truly,

Anushirvan Kher
.. 6/9/18

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/ MHADDB.
- 2) EE/BP Cell (PA)/MHADA.
- 3) Panel Architect: M/S Shilp Associates, A/301, Royal Apt., Madhav Gadkari Chowk, Prarthana Samaj Road, Vile Parle East, Mumbai – 57.

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

[illegible]

NOTE :-

- 1) BOUNDARY OF SCHEME SHOWN IN BLACK BOUNDED
- 2) OPEN SPACE SHOWING WASHED GREEN
- 3) THIS PLAN IS PREPARED ON THE BASIS OF CITY SURVEY

SHEET NO 41 TO 44 & 54 TO 57 AND ACTUAL MEASUREMENT SHEET

PROFORMA - B

CONTENS OF SHEET

LOCATION PLAN, SUB DIVISION PLAN AND LAYOUT	STAMP OF RECEIPT OF PLAN	STAMP OF APPROVAL
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DESCRIPTION OF PROPOSAL	

LAYOUT PLAN SHOWING EXTG. VARIOUS
HOUSING SCHEM IN M.H.A.D. BOARDS COLONY
AT SHASTRI NAGAR GOREGAON (W)
C.T.S. NO. 217 , 218 , 219 , 220 , 221 , 222 , 267 , 268

FOR SHILP ASSOCIATE

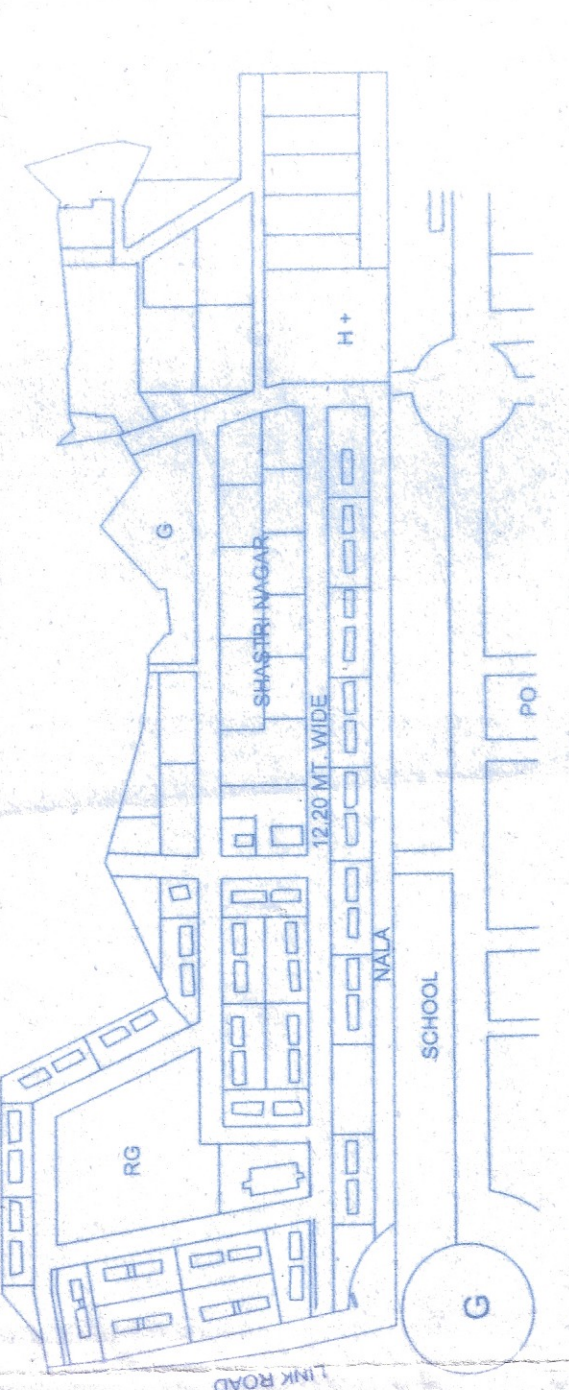
Ship
association
Architects Interior Designers
Villas D'Archi

DATE: 18.03.2014	SR. ARCH.	Reg. No. C/A: 13120
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 SCALE : 1 : 500
 
 ARCH PLANNER
 & PLANNER

	DRUG NO.:	ASSIT. ARCH.
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M.H.A.D.B. JR. ARCH. ASSIT.



LOCATION PLAN

SCALE : 1 : 4000

N



SCHEDULE OF AREA		IN SQ. FT.	NUMBER OF FLOORS
1	RESIDENTIAL BUILDING PLAT 1 TO 26, 29 AND 31.	516,914	A
2	BUILDING NO. 32 AS TRAILER CARRAGE GARAGE	254	B
3	BUILDING NO. 33 AS TRAILER CARRAGE GARAGE	254	B
4	INTERNAL D.P. RACED (1661.37 + 673.37)	2,334.68	0000
5	SEE BACK FORM LEASE		C
6	INTERNAL D.P. RACED MAINTAINED BY M.C. CO.	527.02	D
7	D.P. P. G. C. 0.	9682.35	F
8	HOSPITAL	3970.01	G
9	AS LOTTED & C&B PLOTS	3970.01	H
10	AS LOTTED & C&B PLOTS	3486.61	I
11	10' R. FLOTE AREA	401.26	J
12	10' R. FLOTE AREA	202.51	K
13	10' R. FLOTE AREA	202.51	L
14	10' R. FLOTE AREA	10427.83	M
TOTAL			

NOTES:-

1) EXISTING 832 L I G. TENEMENTS 

2) EXISTING 120 L I G. TENEMENTS 

3) EXISTING 120 L I G. TENEMENTS 

4) EXISTING 240 L I G. TENEMENTS 

5) EXISTING 160 L I G. TENEMENTS 

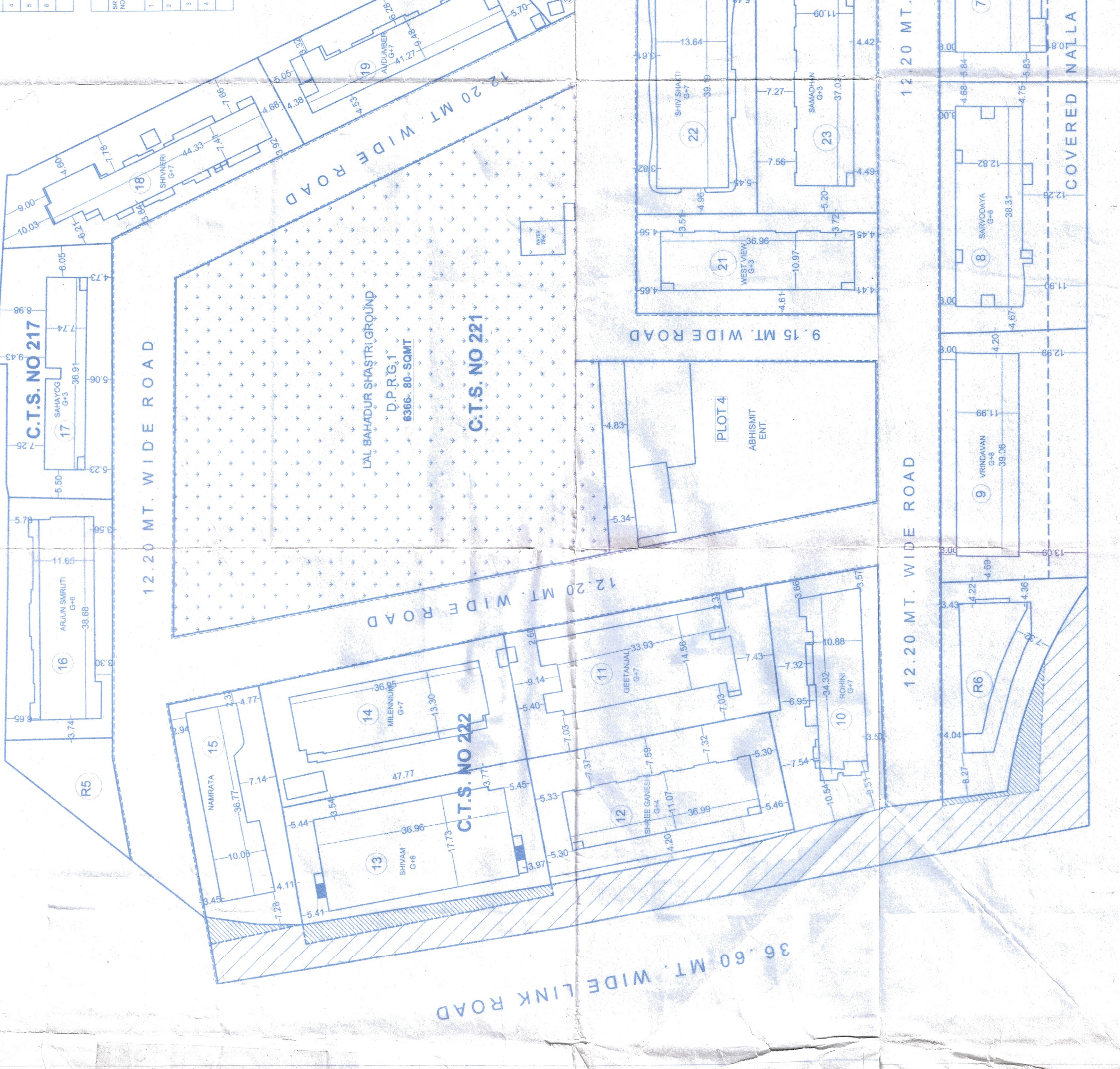
6) EXISTING 160 L I G. TENEMENTS 

A STEAMER: TOTALING EGTG. NO. OF TS. NO. OF BULDOZERS PER BLDG. & TOTAL BUILT UP AREA		B STEAMER: TOTALING EGTG. NO. OF TS. NO. OF BULDOZERS PER BLDG. & TOTAL BUILT UP AREA	
SRG	NO. OF DRCS	TOTAL NO. OF TENDERS	TOTAL BUILT UP AREA PER BUILDING IN M2
1	233	532 (L.G. TENDERS)	27860.30
2	617	120 (L.G. TENDERS)	331.45
3	207	120 (L.G. TENDERS)	331.45
4	199	340 (L.G. TENDERS)	3942.78
5	150	160 (L.G. TENDERS)	247.58
6	197	340 (L.G. TENDERS)	1038.35
7	177	180 (L.G. TENDERS)	449.33
8	197	340 (L.G. TENDERS)	1038.35
TOTAL		1852 (L.G. TENDERS)	57466.89

ITEMS IN LOT PREPARED BY	ALL STOCK TOTALING COMBINED	PREPARATION, REMAIN			REMARKS
		TO 100 TO 500 TO 1000	T.O.R.	TOTAL	
1015.54	3.00			RECORDED 2-22	
1008.78	3.00				
1033.15	3.00				
1004.19	3.00	CORRECTION			
1005.12					

NAME OF SOCIETY	TYPE OF SOCIETY	MEMO NO. OF SOCIETY	TOTAL NO. OF AREA, NO. PLOT & NO. OF PERMITS	DETAILS OF SUB LOT RESERVE FOR ALLOTTED TO THE SOCIETY		DETAILS OF SUB LOT RESERVE FOR ALLOTTED TO THE SOCIETY		DETAILS OF SUB LOT RESERVE FOR ALLOTTED TO THE SOCIETY	
				NO. OF ALLOTTED TO THE SOCIETY	NO. OF ALLOTTED TO THE SOCIETY	NO. OF ALLOTTED TO THE SOCIETY	NO. OF ALLOTTED TO THE SOCIETY	NO. OF ALLOTTED TO THE SOCIETY	NO. OF ALLOTTED TO THE SOCIETY
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CHS 2	CHS	2	2	2	2	2	2	2	2
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CHS 5	CHS	5	5	5	5	5	5	5	5
CHS 6	CHS	6	6	6	6	6	6	6	6
CHS 7	CHS	7	7	7	7	7	7	7	7
CHS 8	CHS	8	8	8	8	8	8	8	8
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CHS 99	CHS	99	99	99	99	99	99	99	99
CHS 100	CHS	100	100	100	100	100	100	100	100

PROCESSES OF
ALLOTTED TO
L. & S. CHAIRS
DOWN



Approved Subject to
Conditions Mentioned in
This officer Letter No.
SAP / / LAC (PA), MHADA
L. 06 SEP 2018

Am 1. März 1914

AAAP AP SAP
Layout Approval Cell (PA) MHADA

100

MT. WIDE ROAD

A vertical scale bar with markings at 4.3 and 4.6.

Site plan of EKA SUPRABHAT BLDG. NO.284 30. The plan shows a rectangular building footprint with a total width of 8.44 and a total depth of 5.37. The building is divided into several sections, with a central corridor or open space. The plan is oriented with a north arrow pointing towards the top right.

10.20	46.36	16.43
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29 & 30	27.59
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91

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