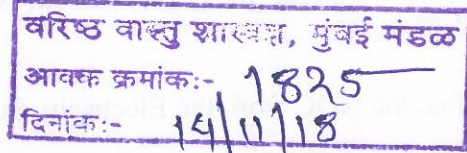


LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. S.A.P./L.A.C.(PA)/ 32 /2018,

Date :- 05/11/2018

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



Sub :- Proposed amended layout / amalgamation on plot bearing C.T.S. No. 22 B, 25, 25/1 to 30, 26, 26/1 to 86, 27/A/1, 27/B of village Goregaon & 267 C, 347 B, 348, 349, 350, 351, 352, 353, 354, 355, 356/A, 356/B, 357, 358, 359, 360, 361, 362, 363, 364, 364/1 to 80, 365, 365/1 to 69, 366, 368 of village Pahadi Goregaon, at Siddharth Nagar, Goregaon (W), Mumbai-400062.

Ref :- Your letter dtd. 20.02.2014.

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 taken or works to be executed by Corporation or other agency and the cost so incurred shall be paid to Competent Authority.

AA (Smt J)
P.L. keep in L.O.A.
Sh. Rahul
14/11/18

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 214437.76 Sq.m. Out of balance BUA 10% i.e. 21443.75 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. 10721.87 Sq.m. is to be kept in abeyance. Hence for 2332 nos. of tenants, pro-rata share per tenants is to be calculated accordingly.
12. 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.

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

Yours Truly,

Anu Bhivandker
5/11/18

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/ 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

