

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

ISSUED

म्हाडा
MHADA



LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. S.A.P./L.A.C.(PA)/ 38 /2021,
Date :-

18 FEB 2021

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

Sub :- Proposed layout approval for existing Samta Nagar Colony, on plot bearing S.no. 55, 56, CTS no. 837 to 840 of Poisar Village, as per modified Regu. no. 33(5) of DCPR 2034 at Kandivali (East).

Ref :-

- 1) Approval for existing layout of Samta Nagar Colony at Kandivali (East) with 2.5 FSI dtd. 14/09/2016.
- 2) Approval for existing layout of Samta Nagar Colony at Kandivali (East) with 2.5 FSI dtd. 11/05/2010.
- 3) Your letter dtd. 30/12/2017.
- 4) Architect Anil Kodkani's letter dtd. 25.01.2019.
- 5) Architect Anil Kodkani's letter dtd. 23.12.2020.
- 6) Samta Nagar Co. Op. Hou. Soc. Union Ltd. letter dtd. 23.12.2020.
- 7) Office note PA/MHADA/LAYOUT CELL /01/2021, dtd. 01/01/2021.

Madam,

In view of above subject, Hon. V.P./A has given approval to the 15 LOI issued (by MCGM) layouts on dt. 02/08/2018, with relevant provision of LOI to be made compulsory for MHADB while approving layouts. On the basis of the approval, the above cited layout is approved by Sr. Architect & Planner/LAC/PA under revised DCR Reg. No. 33(5) for 3.00 FSI dt. 08/10/2013 & 03/07/2017 & DCPR 2034 dt.12/11/2018.

I have to inform you that the amended layout plan submitted by you with modifications 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)/MCGM.
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.

गृहनिर्माण भवन, कलानगर, बांद्रे (पूर्व), मुंबई - ४०० ०५१.

दूरध्वनी : ६६४०५०००

फैक्स नं. : ०२२-२६५९२०५८

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.

Phone : 66405000

Fax No.: 022-26592058

Website : www.mhada.maharashtra.gov.in

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 tenants of Layout/colony.
4. 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.
5. That, the existing internal layout roads to be widened& developed to min 9.00 Mt. as per the State Govt. directives and circular u/no. Ch.E./006120/DP/Gen Dtd. 03.06.2015.
6. That, the infrastructural work such as construction of Sewerage Network, ducts for underground Cables shall be provided.
7. That, the Pro-rata charges against the development of D.P. Road and sewerage & SWD network in layout shall be paid to Competent Authority.
8. 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.
9. That, the NOC from the Electricity Supply Company shall be submitted.
10. The MHADB 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.
11. This being an integrated layout the 10% VP quota shall be allotted to the Federation in conformity to the MHADA Resolution no. 6260, dtd. 04/06/2007 & Resolution no. 6615, dtd. 06/08/2013.
12. Before approvals of any building proposal by the Planning Authority it will be essential to check the DP remarks.
13. According to approved changes in designations of LOS, Panel Architect have to inform the said changes to Director of Town planning, Maharashtra state, Pune and Government in Urban Development Department and CE/DP/MCGM for record with due permission of MHADA.
14. As regards provision of Electric Sub-station the remarks/NOC from the concerned power supply company shall also be obtained by MHADB.
15. As regards of encroachment/ protected encroachment necessary initiatives can be taken by MHADB at the time of redevelopment proposal received from society. The above conditions shall be included in Letter of Approval.

16. According to approval & Relocation of DP non buildable amenities and changes in designation of existing amenities, Panel Architect have to inform said changes to Director of Town Planning, Maharashtra State, Pune & Govt. in UDD & CE/DP/MCGM for record with due permission of MHADA. The FSI/BUA proposed on amenity plot shall be released after changes in DP 2034/ Permission from concern DP or UDD Dept.

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 forwarded along with copy of layout for necessary action:

- 1) Chief Engineer /D.P./MCGM.
- 2) Dy.CE/BP Cell (PA)/MHADA.
- 3) EE/BP Cell (PA)/MHADA.
- 4) REE/ MHADB.
- ✓ 5) Panel Architect: NEWTECH PLANNERS & CONSULTANCY SERVICES PVT. LTD.
Architect Anil Kodkani, SP Centre, 41/44, Minoo Desai Marg, Colaba, Mumbai-400 005.

Copy submitted for favour of information:

Hon. VP & CEO/MHADA.
CO/MHADB.
Chief Architect & Planner/MHADA.