

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



(A designated planning Authority for Redevelopment of BDD Chawls as per Govt. Resolution u.no. TPB 4315 / 167 / P. No. 51 / 2015 / Navi - 11 Date 19/10/2016, published in GOM. Gazette on 27/12/2016)

No.DyCE/MDD / BP & RD Cell / A/ 034 /2017

Date: 06 DEC 2017

To,

1) Executive Engineer ,
PPD / MB

✓ 2) M/s. Laxman Thite Architect
Sita Park, 18, Shivaji Nagar
Pune - 411 005

Sub: Layout/Sub division under URS of Redevelopment of BDD Chawl under Regulation 33(9) (B) Appendix-III B dated 27.12.2016 at CS No. 101, 102, 2A/102, 4/102, 103, 3/104 & 105 of Lower Parel Division, in G South Ward, on N. M. Joshi Marg, Mumbai, 400013.

Ref: 1.EE/PPD / Notice U/s 302 of MMC act Dated 18.09.2017

2.M/s. Laxman Thite Architect letter Dated 15.09.2017

Gentlemen,

With reference to your above referred letter this is to inform you that the plans submitted by you for the layout / sub- division of the above plot are approved as per the Development Control Regulations, 1991, subject to the terms and conditions registered dated 15.11.2017. The said terms and conditions of the layout shall be binding on the Owner. Final approval to the layout / sub-division will be issued after constructing the roads including lighting, drainage, sewerage etc. and recreation / amenity spaces are developed by leveling the plot and providing adequate number of trees on the same. You please note that in case of breach of any of the terms and conditions as registered dated 15.11.2017, the permission granted liable to be revoked.

You are requested to demarcate the boundaries of land holding / the various plots / the reservations, and the road alignment on site as per the approved plans and arrange to show on site the same to undersigned by fixing a prior appointment and get approval to the layout / sub-division before proceeding further.

Please note that the construction work of the roads, filling of low lying land, diverting nallas, laying sewer lines, etc. should not be carried out unless the intimation is given to concerned Executive Engineer Roads / S.W.D / S.P. of MCGM and their permission is obtained for proceeding with the work.

Please also note that permission for construction of buildings on the sub-divided plots will not be entertained till the access roads are constructed in water bound macadam mode of construction with necessary sewers, storm water drains and water mains etc.

You are hereby directed to submit concurrence from Ch. Engineer (DP/MCGM) for proposed relocation of DP RG and Proposed realignment of 12.20 mtr. and 9.15 mtr. D.P.Roads before requesting for Plinth CC of Rehab Building no. 1.

This permission for development is valid for the period upto O.C. of the last building in the project from the date of issue as per the copy of approved plans which is sent herewith. In case of any amendment in the layout, the same shall be got approved after paying requisite fees and the additional terms and conditions, if any shall be got registered.

Enc: 1 Plan.

Yours faithfully,

Handwritten signature and date: 06/07/2017

Dy. Ch. Engineer

MDD/ BP & RD Cell /A

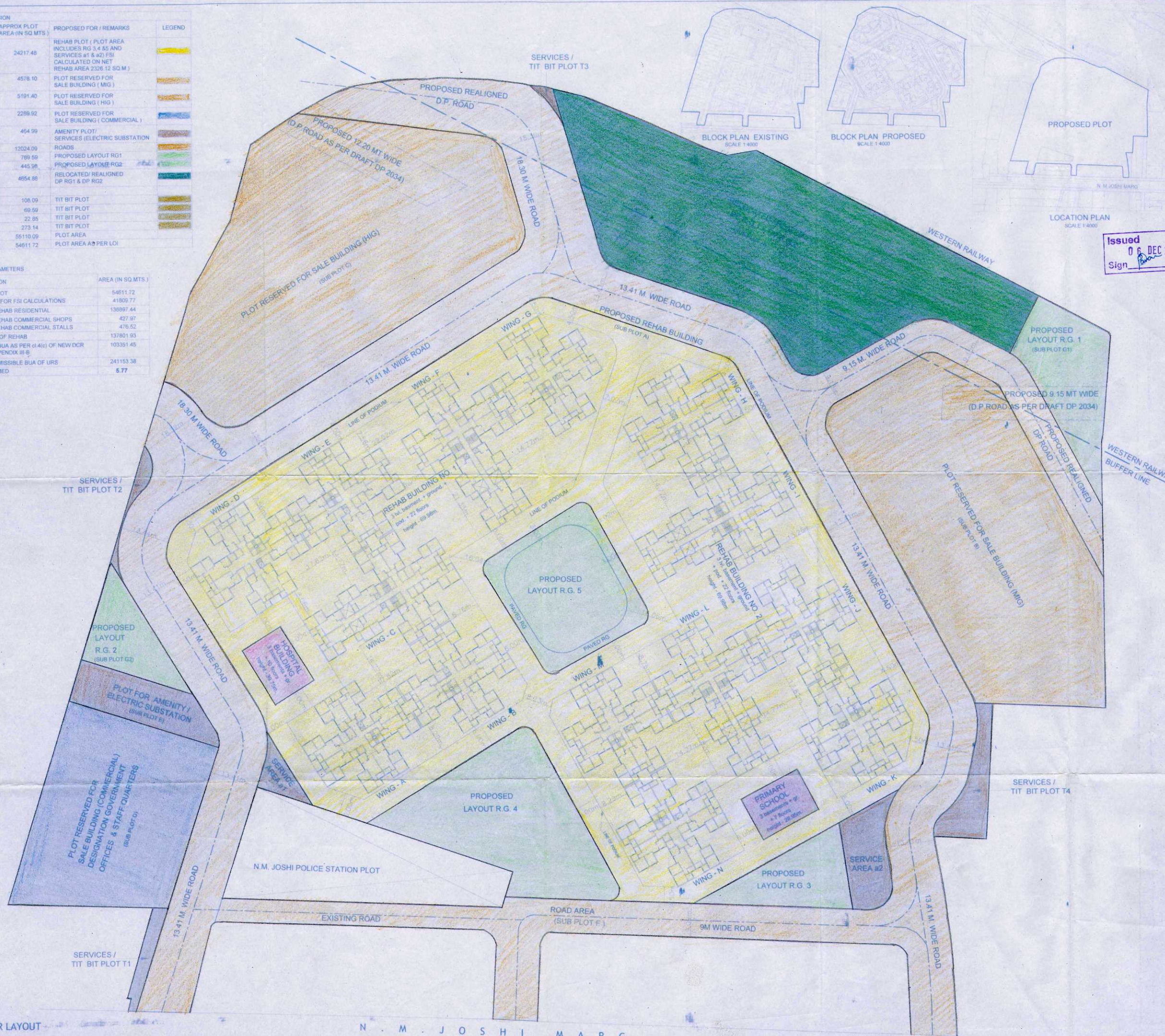
Copy forwarded for information to Owner:

- (1) Municipal Commissioner, MCGM
- (2) Collector (Mumbai City)
- (3) Asstt. Comm. 'GS' Ward, MCGM.
- (4) Dy. Collector (Enc. & Rem) (City).
- (5) Ch. Engg. (DP) M.C.G.M.
- (6) HE of MCGM.

~~Dy. Ch. Engineer
MDD/ BP & RD Cell /A~~

NOTIONAL SUB DIVISION			
Sr. No.	SUB PLOTS	APPROX PLOT AREA (IN SQ MTS)	PROPOSED FOR / REMARKS
1	SUB PLOT - A (Building No. 1&2)	24217.48	REHAB PLOT (PLOT AREA INCLUDES RG 3 & 45 AND SERVICES #1 & #2) FSI CALCULATED ON NET REHAB AREA 2326.12 SQ. M.
2	SUB PLOT - B	4578.10	PLOT RESERVED FOR SALE BUILDING (MIG)
3	SUB PLOT - C	5191.40	PLOT RESERVED FOR SALE BUILDING (HIG)
4	SUB PLOT - D	2289.92	PLOT RESERVED FOR SALE BUILDING (COMMERCIAL)
5	SUB PLOT - E	464.99	AMENITY PLOT/ SERVICES (ELECTRIC SUBSTATION)
6	SUB PLOT - F	12024.09	ROADS
7	SUB PLOT - G1	789.59	PROPOSED LAYOUT RG1
8	SUB PLOT - G2	445.98	PROPOSED LAYOUT RG2
9	SUB PLOT - H	4654.88	RELOCATED/ REALIGNED DP RG1 & DP RG2
10	SUB PLOT - I	108.09	TIT BIT PLOT
	T1	69.59	TIT BIT PLOT
	T2	22.85	TIT BIT PLOT
	T3	22.85	TIT BIT PLOT
	T4	273.14	TIT BIT PLOT
	TOTAL	56110.09	PLOT AREA
		54611.72	PLOT AREA AS PER LOI

APPROVED LOI PARAMETERS		
Sr. No.	DESCRIPTION	AREA (IN SQ. MTS.)
1	AREA OF PLOT	54611.72
2	PLOT AREA FOR FSI CALCULATIONS	41809.77
3	BUA FOR REHAB RESIDENTIAL	136997.44
4	BUA FOR REHAB COMMERCIAL SHOPS	427.97
5	BUA FOR REHAB COMMERCIAL STALLS	476.52
6	TOTAL BUA OF REHAB	137801.93
7	INCENTIVE BUA AS PER cl 4(c) OF NEW DCR 33(9) (B) APPENDIX III-B	103351.45
8	TOTAL PERMISSIBLE BUA OF URS	241153.38
9	FSI CONSUMED	5.77



CONTENTS OF SHEET 01
PROPOSED LAYOUT PLAN 01

STAMP OF DATE OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

Approved Subject to the Conditions Mentioned in this office Permission Letter No. MDD/BP & RD CELL/A/254 DT. 6.12.17

Dy. C.E./MDD/BP & RD CELL/A

Issued 06 DEC 2017
Sign

PROFORMA 'A'

A	AREA STATEMENT	SQ. MTS.
1	AREA OF URS AS PER LOI	54611.72
2	DEDUCTIONS FOR	
(a)	PROPOSED ROAD (D.P. ROAD)	6149.03
(b)	ANY DESIGNATIONS (RG) (2143.75+2508.17)	4652.92
	TOTAL (a) + (b)	12801.95
3	GROSS PLOT AREA FOR FSI CALCULATION	41809.77
4	TOTAL BUA OF REHAB AREA	137801.93
5	INCENTIVE BUA AS PER cl 4(c) OF NEW DCR 33(9) (B) APPENDIX III-B AREA	103351.45
6	TOTAL AREA INCLUDING INCENTIVE	241153.38
7	TOTAL FSI CONSUMED ON GROSS PLOT AREA	5.77

ISSUED / REVISION:

REV	DATE	NOTE

CLIENT:

MHADA - MUMBAI BOARD
GRIHA NIRMAN BHAVAN, KALANAGAR,
BANDRA (EAST), MUMBAI - 400051
PH. NO. 56405000, 26592877, 26592822

By Engineer / PWD
MHADA / MHADA

ARCHITECTS

LAXMAN THITE ARCHITECT

LAXMAN THITE ARCHITECT
REG. NO. - 14739/4999
15, CHANDANWADI, PUNE - 5
TEL. - 2201-8511 / 2201-8512
FAX - 2201-8513

DESCRIPTION OF PROPOSAL & PROPERTY

Proposed Re-Development of existing buildings on plot bearing CS. No. 101, 102, 2A/102, 4/102, 103, 13/104 & 105 of Lower Panel division, situated at N.M. Joshi Marg known as EDC Clusters in G/South Ward Mumbai.

DATE	DEALT	NORTH
11.09.17	DHANASHREE	
SCALE	CHECKED	
1:500	ABHIJIT	
PATH:		