मुंबई गृहनिर्माण वक्षेत्रविकास मंडळ
(म्हाडाचा घटक)

म्हाडा MHADA

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD

कार्यकारी अभियंता / कुर्ला विभाग, मुंबई मंडळ, २ रा मजला, रु.नं. ३४१, गृहनिर्माण भवन, वांद्रे [पू], मुंबई-५१.

ET/3502/2023

No.EE/DE-III/KD/MB/ 148 / 2023
Date :- 11.09.2023

To,
Secretary / Chairman,
SUVARNA REKHA C.H.S. Ltd.
Building No.175, Pantnagar,
Ghatkopar (E), Mumbai – 400075.

Sub :- Demarcation for proposed redevelopment of existing building No.175 known as SUVARNA REKHA C.H.S. Ltd. Of plot bearing S.No. 236-A, CTS no. 5684(PT), at Pantnagar Ghatkopar (e), Mumbai – 400075.

Ref :- Your office letter on dt.24/07/2023

Sir,

This office received your letter under reference wherein it is mention that after finalisation of plot boundary of adjacent building no. 179 the road setback area for the plot of your building i.e building no. 175 got changed from 29.51 sq. mt. (as mention in previous demarcation dated 28.11.2022) to 12.34 sq. mt. You have further requested this office to issue revised demarcation by making correction in road setback area.

With reference to your request this office has verified a setback area of your building plot with respect to final boundary of plot of building no. 179 at site.

Accordingly the revised demarcation is hereby issued as follows for the captioned building.

1. The plot area as per lease deed executed on 16/03/2016 with Building No.175 is = 593.45 sq. mtr.
2. The total plot area as per site measurement for Building no. 175 is = 700.31 sq. mtr. (Including Road Set Back area shown in point no.7)
3. There is difference of area (Tit-Bit) is 700.31- 593.45 = 106.86 sq. mtr between area as per site measurement and lease deed executed with Mhada. (Including Road Set Back area shown in point no.7)
4. Total plot area of Building no.175 as per approved layout of 2007 is = 714.00 sq. mtr.
5. Total plot area of Building no.175 as per proposed layout is = 698.42 sq. mtr.
6. Area as per site measurement is more than area as per proposed layout hence for F.S.I. purpose tit-bit area is 698.42 – 593.45 = 104.97 sq. mtr.
7. Road Set Back area for Bldg. No.175 is = 12.34 sq. mtr.
8. Previous & demarcation plan issued vide no.EE/KURLA/MB/96/2022 dated 28/11/2022 is stand cancelled

This is for your information & further necessary action.

D.A. :- Demarcation Plan.

Yours faithfully,

(Rahul Vhatkar),
Executive Engineer,
Kurla Division / Mumbai Board.

Copy to Resident Executive Engineer /Mumbai Board for information Please.
Copy to Dy. Engineer –III/ Kurla Division/ Mumbai Board for information.

PART LAYOUT DEMARCATION PLAN SHOWING (BUILDING NO. 175) SURVARNA REKHA C.H.S.L. S.NO. 236 - A , C.T.S.NO. 5684 (PT) , AT PANTNAGAR GHATKOPAR (E) MUMBAI - 75.

(THIS PLAN IS FOR DEMARCATION PURPOSE ONLY.)

NOTE : -

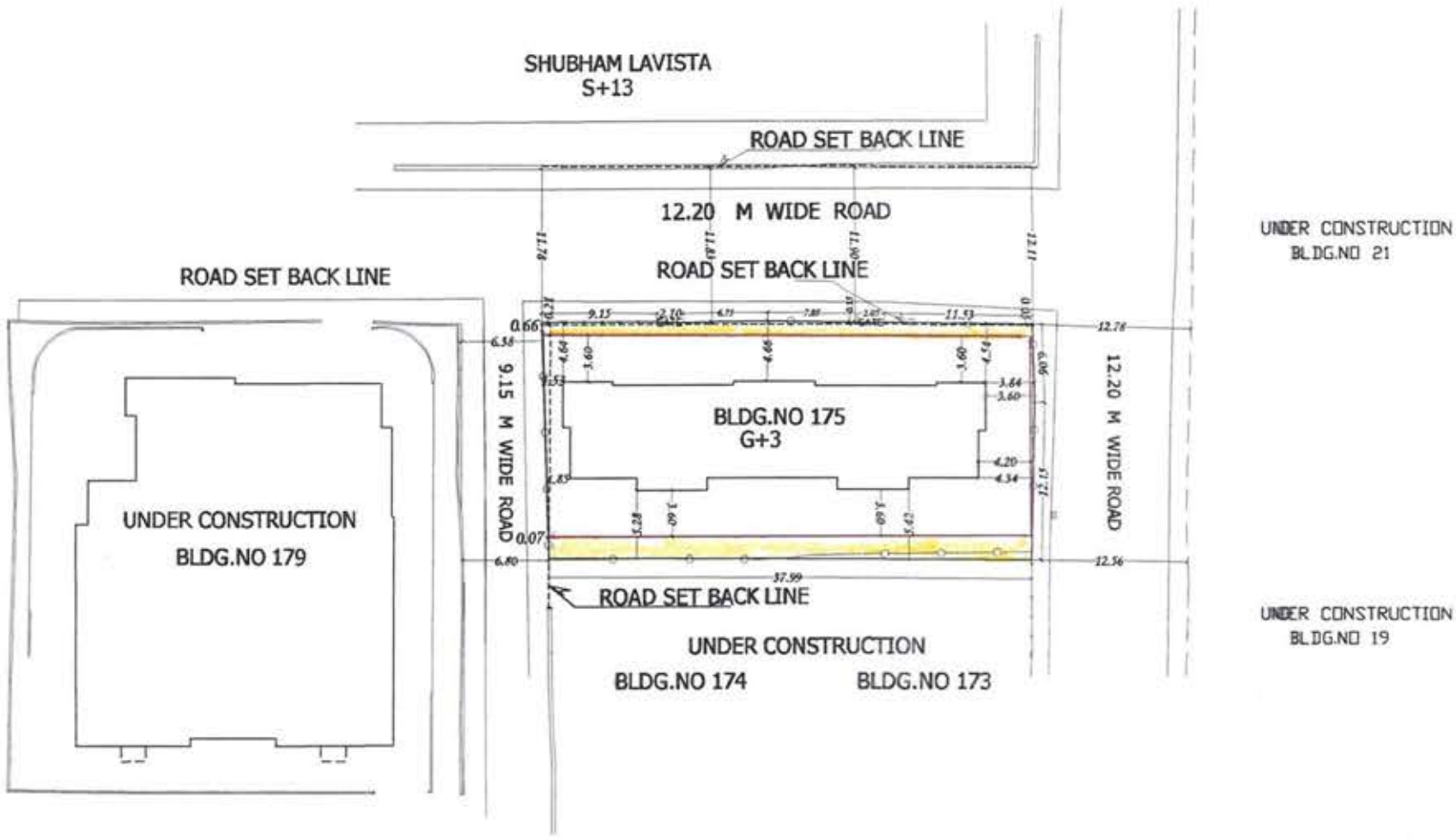
THIS REVISED DEMARCATION IS ISSUED ON REQUEST OF SOCIETY VIDE LETTER NO. 24/07/2023.THIS REVISED DEMARCATION IS ISSUED AS IT IS OBSERVED AT SITE THAT THERE IS CHANGE IN SETBACK AREAOF PLOT OF BLDG.NO 175 AFTER FINALISATION OF BOUNDARY OF PLOT OF BLDG.NO 179.

1. TOTAL PLOT AREA AS PER SITE MEASUREMENT IS = 700.31 SQ.MTR (INCLUDING ROAD SET BACK AREA SHOWN IN POINT.NO.7) SHOWN THUS. ——
2. AREA AS PER LEASE DEED EXECUTED ON 16 / 03 / 2016 IS = 593.45 SQ.MTR SHOWN THUS. ——
3. DIFFERENCE PLOT AREA (TIT-BIT) IS 700.31 - 593.45 = 106.86 SQ.MTR BETWEEN AREA AS PER SITE MEASUREMENT AND LEASE DEED (INCLUDING ROAD SET BACK AREA SHOWN IN POINT.NO.7) SHOWN THUS. ——
4. TOTAL PLOT AREA AS PER APPROVED LAYOUT OF 2007 IS = 714.00 SQ.MTR.
5. TOTAL PLOT AREA AS PER PROPOSED LAYOUT IS = 698.42 SQ.MTR.
6. AREA AS PER SITE MEASUREMENT IS MORE THEN AREA AS PER PROPOSED LAYOUT HENCE FOR F.S.I PURPOSE TIT-BIT AREA IS 698.42 - 593.45 = 104.97 SQ.MTR .
7. ROAD SET BACK AREA FOR BLDG.NO. 175 IS = 12.34 SQ.MTR IS SHOWN THUS. — — — —
8. EXTENSION WORK SHOWN THUS. ////////
9. PLEASE READ THE PLAN WITH LETTER NO.EE / KURLA / SUB DIV- III / MB / / 2022.

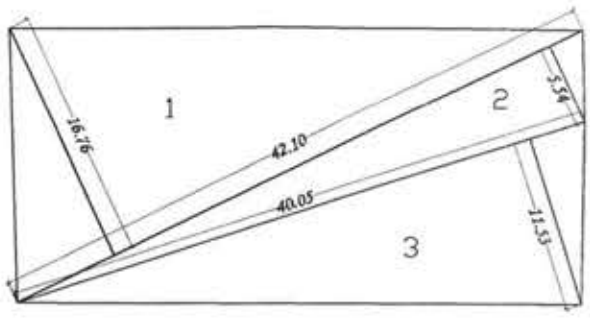
N E S W

SCALE :- 1 : 200

This plan should be read with this office Letter No. EE/KURLA/MB/ 148 /2023 Date / 11 /09/2023







PLOT AREA BUILDING NO - 175

1.	42.10 x 16.76 x 0.5	= 352.80 SQ.MTR
2.	42.10 x 5.54 x 0.5	= 116.62 SQ.MTR
3.	40.05 x 11.53 x 0.5	= 230.89 SQ.MTR
	TOTAL	= 700.31 SQ.MTR

SECTIONAL ENGINEER
KURLA DIVISION / MB

DEPUTY ENGINEER
KURLA DIVISION / MB

EXECUTIVE ENGINEER
KURLA DIVISION / MB