Approved Subject to the Conditions Mentioned in This Office Letter No. CAP/ 686 /LAC(RA)/MHADA Dated : 27 NOV 2024

STAMP OF APPROVAL OF PLAN

ISSUED

J.A.A. A.A.P. A.P. C.A.P.

Layout Approval Cell, Planning Authority, MHADA.
Maharashtra Housing & Area Development Authority

SHEET 1/4

TOTAL BUILT UP AREA FOR ALL BUILDING TYPES

SR. NO.	BLDG. TYPE	PLOT TYPE	NO.OF BUILDS IN PLOT	TOTAL NO.OF BLDGS	NO.OF T/S IN PLOT	NO. OF T/S IN PLOT AS PER TYPE	TOTAL NO. OF T/S IN PLOT	BUILT UP AREA PER BLDG TYPE IN SQ MTS	TOTAL BUILT UP AREA FOR BUILDING TYPE IN SQ MTS
01	LIG	PLOT 1	10	16	512	FOR LIG,HIG & MIG 2024	FOR LIG, HIG, MIG & RO-HS 2122	1102.43	17638.88
	(G+7)	PLOT 2	6						
02	HIG	PLOT 1	6	41	1148			1705.27	69916.07
	(S+7)	PLOT 2	2						
		PLOT 3	5						
		PLOT 4	6						
		PLOT 5	6						
		PLOT 6	5						
		PLOT 7	6						
		PLOT 8	5						
03	MIG	PLOT 1	7	13	364			1203.65	15647.45
	(S+7)	PLOT 2	4						
		PLOT 3	2						
04	RO-HS	PLOT 1	7	98	98	FOR RO-HS 98			12554.02
	(G+1)	PLOT 2	14						
		PLOT 3	21						
		PLOT 4	56						

TOTAL BUILT UP AREA FOR ALL BUILDING TYPES IS 115756.42

TOTAL BUILT UP AREA FOR SCHEME AMENITY IS

TYPE	BUILT UP AREA
IN HIG PLOT 1 AREA OF ESS- 1 IS	65.19 SQ.MT.
AMENITY STRUCTURE SHOPS (G+0)	343.00 SQ MTS
TOTAL BUILT UP AREA FOR SCHEME AMENITY IS	408.19 SQ MTS

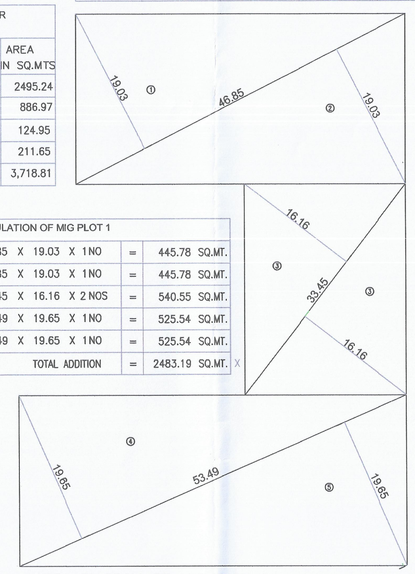
AREA DIAGRAMS & CALCULATIONS OF M.I.G. PLOTS

TOTAL AREA FOR NALA & DRAIN

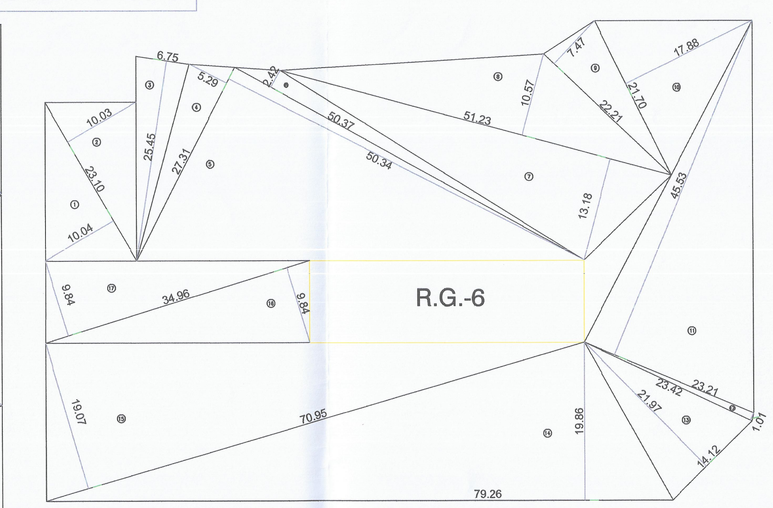
TYPE	NOS	AREA IN SQ.MTS
NALA	—	2495.24
DRAIN	1	886.97
DRAIN	2	124.95
DRAIN	3	211.65
TOTAL		3,718.81

AREA CALCULATION OF MIG PLOT 1

1	1/2 X 46.85 X 19.03 X 1NO	=	445.78 SQ.MT.
2	1/2 X 46.85 X 19.03 X 1NO	=	445.78 SQ.MT.
3	1/2 X 33.45 X 16.16 X 2 NOS	=	540.55 SQ.MT.
4	1/2 X 53.49 X 19.65 X 1NO	=	525.54 SQ.MT.
5	1/2 X 53.49 X 19.65 X 1NO	=	525.54 SQ.MT.
	TOTAL ADDITION	=	2483.19 SQ.MT.



AREA DIAGRAM OF MIG PLOT 1
SCALE.- 1:500



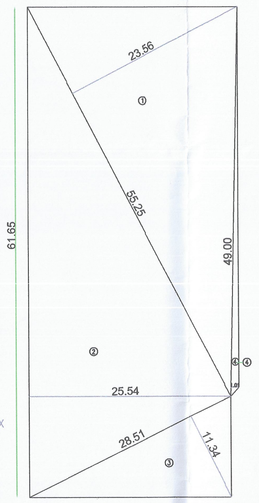
AREA DIAGRAM OF MIG PLOT 2
SCALE.- 1:500

AREA CALCULATION OF MIG PLOT 2

1	1/2 X 23.10 X 10.04 X 1NO	=	115.96 SQ.MT.
2	1/2 X 23.10 X 10.03 X 1NO	=	115.85 SQ.MT.
3	1/2 X 6.75 X 25.45 X 1NO	=	85.89 SQ.MT.
4	1/2 X 27.31 X 5.29 X 1NO	=	72.23 SQ.MT.
5	1/2 X 27.31 X 50.34 X 1NO	=	687.39 SQ.MT.
6	1/2 X 50.37 X 2.42 X 1NO	=	60.95 SQ.MT.
7	1/2 X 51.23 X 13.18 X 1NO	=	337.61 SQ.MT.
8	1/2 X 51.23 X 10.57 X 1NO	=	270.75 SQ.MT.
9	1/2 X 22.21 X 7.47 X 1NO	=	82.95 SQ.MT.
10	1/2 X 21.70 X 17.88 X 1NO	=	194.00 SQ.MT.
11	1/2 X 23.21 X 45.53 X 1NO	=	528.38 SQ.MT.
12	1/2 X 23.42 X 1.01 X 1NO	=	11.83 SQ.MT.
13	1/2 X 14.12 X 21.97 X 1NO	=	155.11 SQ.MT.
14	1/2 X 79.26 X 21.30 X 1NO	=	844.25 SQ.MT.
15	1/2 X 70.95 X 19.07 X 1NO	=	676.51 SQ.MT.
16	1/2 X 34.96 X 9.84 X 1NO	=	172.00 SQ.MT.
17.	1/2 X 34.96 X 9.84 X 1NO	=	172.00 SQ.MT.
	TOTAL ADDITION	=	4583.66 SQ.MT.

AREA CALCULATION OF MIG PLOT 3

1	1/2 X 55.25 X 23.56 X 1NO	=	650.85 SQ.MT.
2	1/2 X 61.65 X 25.54 X 1NO	=	787.27 SQ.MT.
3	1/2 X 28.51 X 11.34 X 1NO	=	161.65 SQ.MT.
4	1/2 X 49.00 X 1.01 X 1NO	=	24.75 SQ.MT.
	TOTAL ADDITION	=	1624.52 SQ.MT.



AREA DIAGRAM OF MIG PLOT 3
SCALE.- 1:500

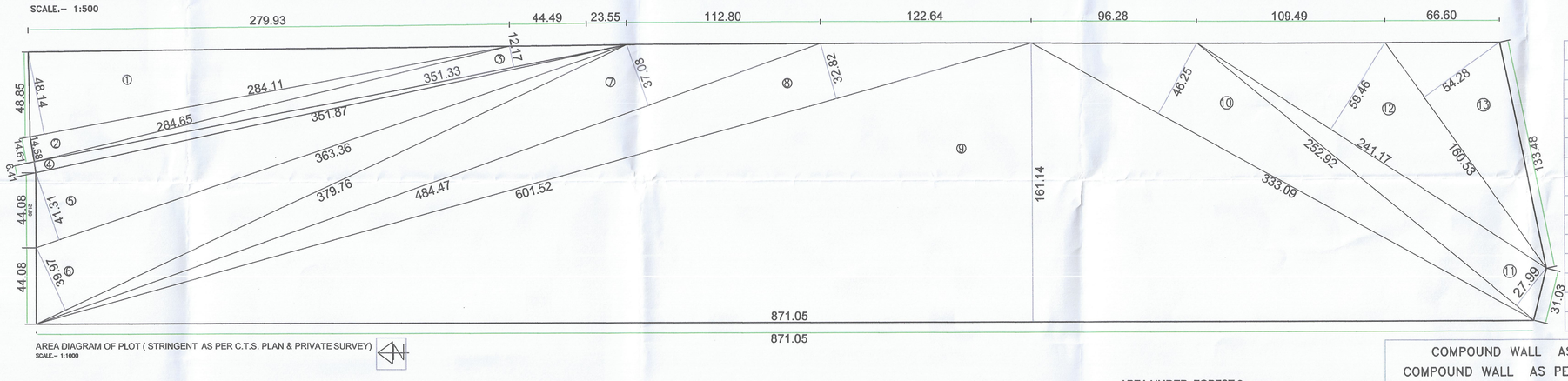
TOTAL AREA FOR R- PLOTS IS

PLOT TYPE	NOS	PLOT AREA IN SQ. MTS	TOTAL AREA IN SQ.MTS
L.I.G.	PLOT 1	5002.62	8455.66
	PLOT 2	3453.04	
M.I.G.	PLOT 1	2483.19	8691.37
	PLOT 2	4583.66	
	PLOT 3	1624.52	
H.I.G.	PLOT 1	5037.82	37,263.71
	PLOT 2	2498.32	
	PLOT 3	4311.91	
	PLOT 4	4706.92	
	PLOT 5	6002.38	
	PLOT 6	4599.52	
	PLOT 7	5485.51	
	PLOT 8	4621.33	
TOTAL AREA FOR LIG,HIG & MIG IS 54,410.74 SQ. MTS			
ROW HOUSE	PLOT 1	1338.93	16577.55
	PLOT 2	2323.48	
	PLOT 3	4095.65	
	PLOT 4	8819.49	
TOTAL AREA FOR LIG,HIG,MIG & RO-HS IS TOTAL AREA FOR R- PLOTS			70,988.29 SQ.MTS

AREA OF PLOT AS PER PROPERTY CARD
AREA OF C.T.S. NO. 827/E/1 IS 39024.40 SQ MTS
AREA OF C.T.S. NO. 827/E/2 IS 6146.50 SQ MTS
AREA OF C.T.S. NO. 827/E/3 IS 77779.80 SQ MTS
AREA OF C.T.S. NO. 827/E/4 IS 18686.80 SQ MTS
TOTAL OF ALL IS 1,41,637.50 SQ MTS

TOTAL AREA FOR ROADS

ROAD TYPE	NOS	ROAD AREA IN SQ. MTS
18.30 MTS W ROAD.		18581.31
12.00 MTS W ROAD.	1	1984.00
12.00 MTS W ROAD.	2	11,285.77
7.00 MTS W ROAD.		459.57
9.00 MTS W ROAD.		591.13
TOTAL AREA FOR ROADS		32,901.78



AREA DIAGRAM OF PLOT (STRINGENT AS PER C.T.S. PLAN & PRIVATE SURVEY)
SCALE.- 1:1000

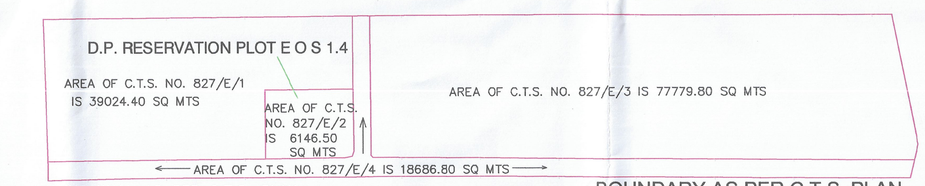
PLOT AREA CALCULATION

1	1/2 X 284.11 X 48.14 X 1NO	=	6838.53 SQ.MT.
2	1/2 X 284.65 X 14.58 X 1NO	=	2075.10 SQ.MT.
3	1/2 X 351.33 X 12.17 X 1NO	=	2137.84 SQ.MT.
4	1/2 X 351.87 X 6.41 X 1NO	=	1127.74 SQ.MT.
5	1/2 X 363.36 X 41.31 X 1NO	=	7505.20 SQ.MT.
6	1/2 X 379.76 X 39.97 X 1NO	=	7589.50 SQ.MT.
7	1/2 X 484.47 X 37.08 X 1NO	=	8982.07 SQ.MT.
8	1/2 X 601.52 X 32.82 X 1NO	=	9870.94 SQ.MT.
9	1/2 X 871.05 X 161.14 X 1NO	=	70180.50 SQ.MT.
10	1/2 X 333.09 X 46.25 X 1NO	=	7702.71 SQ.MT.
11	1/2 X 252.92 X 27.99 X 1NO	=	3539.62 SQ.MT.
12	1/2 X 241.17 X 59.46 X 1NO	=	7170.36 SQ.MT.
13	1/2 X 160.53 X 54.28 X 1NO	=	4356.78 SQ.MT.
	TOTAL ADDITION	=	139076.89 SQ.MT.

NO.	AREA STATEMENT		AREA IN SQ MTS.
1	AREA OF PLOT AS PER		
	a CITY SURVEY DRAWING (AS PER TRIANGULATION METHOD) =PLOT AREA + PLOT AREA ON ROCK MOUNTAIN ① & ADDITIONAL ROAD AREA AVAILABLE ON SITE ② =139076.89 SQ.MT. + 2520.78 SQ MTS		1,41,597.67
	b PLANE TABLE SURVEY		1,41,639.30
	c PROPERTY CARD		1,41,637.50
	AREA OF PLOT CONSIDERED FOR PROPOSAL IS LOWEST FIGURE		1,41,597.67
2	DEDUCTIONS FOR		
	a SET BACK AREA		488.91
	b 100 % D.P. ROAD AREA		18,581.31
	c D.P. RESERVATION PLOT R.G. 1 (E O S 1.4)		6,146.50
	d NALA & DRAIN AREA		3,718.81
	e RO-HS PLOT AREA		16,577.55
	2a + 2b +2c +2d +2e =		45,513.08
3	BALANCE PLOT AREA (1-2)		96,084.59
4	R.G. REQUIRED (10% OF BALANCE PLOT AREA)		9,608.46
5	R.G. PROVIDED		17,209.48
6	AMENITY REQUIRED (5% OF BALANCE PLOT AREA)		4,804.23
7	AMENITY PROVIDED		7,291.25
8	ADDITION FOR FSI PURPOSE		
	a SET BACK AREA		488.91
	b 100 % D.P. ROAD AREA		18,581.31
	c NALA & DRAIN AREA		3,718.81
	d 8a + 8b +8c =		22,789.03
9	NET AREA OF PLOT (3+8d)		1,18,873.62
10	FSI PERMISSIBLE		3
11	PERMISSIBLE BUILT UP AREA (9X10)		3,56,620.86
12	TOTAL BUILT UP AREA		
	a TOTAL BUILT UP AREA FOR RESIDENTIAL IS 54,410.74 X 3		1,63,232.22
	b TOTAL BUILT UP AREA FOR SET BACK IS 488.91 X 3		1,466.73
	c TOTAL BUILT UP AREA FOR SCHEME AMENITY IS 7,291.25 X 3		21,873.75
	d TOTAL ADDITION OF a+b+c		1,86,572.70
13	BALANCE BUILT UP AREA IS 11-12d		1,70,048.16
14	TOTAL NUMBER OF TENEMENTS FOR PRORATA SHARE		2.024 1/s

CONTENTS :
- LAY OUT PLAN
- AREA DIAGRAM & CALCULATION OF AMENITY PLOT,MIG PLOTS & TOTAL PLOT.
- LAND USE TABLES
- D.P. RESERVATION PLOT R.G. 1 (E O S 1.4) DETAIL

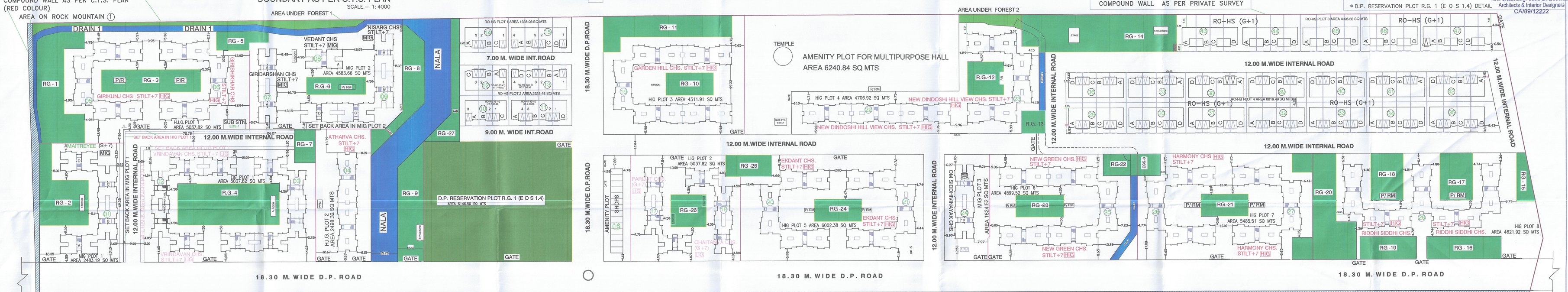
M/s. Shubhangi Sunil & Associates
Architects & Interior Designers
CA/89/12222



COMPOUND WALL AS PER C.T.S. PLAN (RED COLOUR)
AREA ON ROCK MOUNTAIN ①

BOUNDARY AS PER C.T.S. PLAN
SCALE.- 1: 4000

COMPOUND WALL AS PER C.T.S. PLAN
COMPOUND WALL AS PER PRIVATE SURVEY

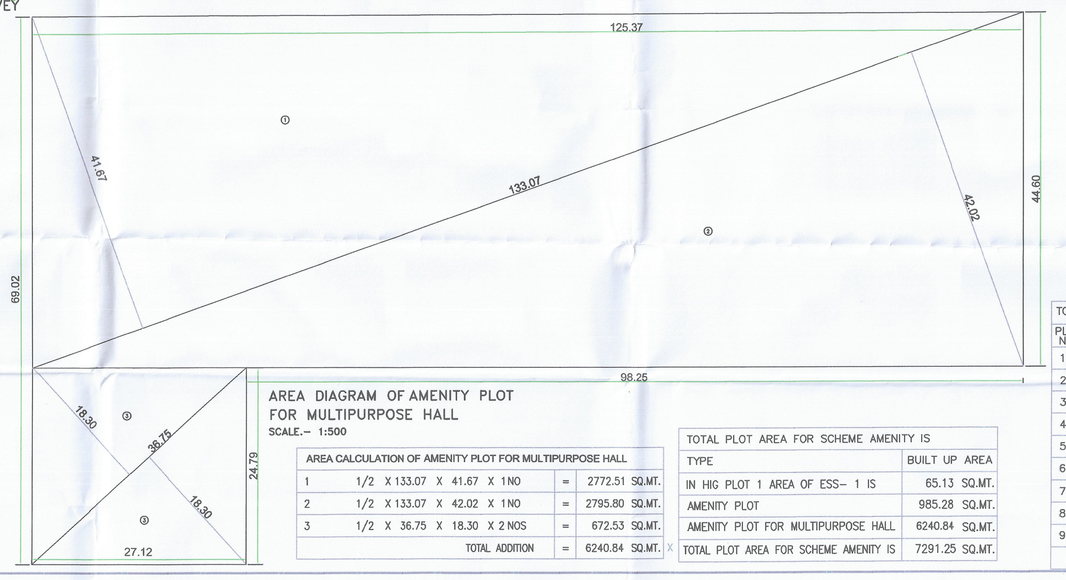


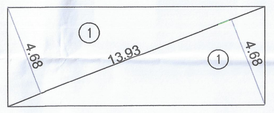
ADDITIONAL ROAD AREA AVAILABLE ON SITE ②
COMPOUND WALL AS PER PRIVATE SURVEY
COMPOUND WALL AS PER C.T.S. PLAN (RED COLOUR)

LAY-OUT PLAN
SCALE.- 1:1000

AREA CALCULATION OF AMENITY PLOT

1	1/2 X 63.69 X 15.47 X 2 NOS	=	985.28 SQ.MT.
	TOTAL ADDITION	=	985.28 SQ.MT.





AREA DIAGRAM OF ESS-1 PLOT
SCALE 1:200

AREA CALCULATION OF ESS-1

1	1/2 X 13.93 X 4.68 X 2 NOS	=	65.13 SQ.MT.
	TOTAL ADDITION	=	65.13 SQ.MT.

AREA DIAGRAM OF AMENITY PLOT
SCALE.- 1:500

AREA DIAGRAM OF AMENITY PLOT FOR MULTIPURPOSE HALL
SCALE.- 1:500

AREA CALCULATION OF AMENITY PLOT FOR MULTIPURPOSE HALL

1	1/2 X 133.07 X 41.67 X 1NO	=	2772.51 SQ.MT.
2	1/2 X 133.07 X 42.02 X 1NO	=	2795.80 SQ.MT.
3	1/2 X 36.75 X 18.30 X 2 NOS	=	672.53 SQ.MT.
	TOTAL ADDITION	=	6240.84 SQ.MT.

TOTAL PLOT AREA FOR SCHEME AMENITY IS

TYPE	BUILT UP AREA
IN HIG PLOT 1 AREA OF ESS- 1 IS	65.13 SQ.MT.
AMENITY PLOT	985.28 SQ.MT.
AMENITY PLOT FOR MULTIPURPOSE HALL	6240.84 SQ.MT.
TOTAL PLOT AREA FOR SCHEME AMENITY IS	7291.25 SQ.MT.

LAND USE TABLE

SR.NO.	DESCRIPTION	AREA IN SQ MTS	%
1	R-PLOTS	70,988.29	50.12%
2	SCHEME AMENITY(ESS + AMENITY)	7291.25	5.15%
3	ROADS	32,901.78	23.23%
4	FOREST AREA	820.77	0.58%
5	NALA + DRAIN AREA	3,718.81	2.62%
6	AREA ON ROCK MOUNTAIN ① & ADDITIONAL ROAD AREA AVAILABLE ON SITE ②	2520.79	1.78%
7	D.P. RESERVATION PLOT FOR R.G. 1	17,209.48	12.18%
8	RECREATION GROUND (E O S 1.4)	6146.50	4.34%
	TOTAL PLOT AREA =	1,41,597.67	100%

TOTAL RECREATION GROUND PLOT AREA

PLOT NOS	AREA IN SQ. MTS	PLOT NOS	AREA IN SQ. MTS	PLOT NOS	AREA IN SQ. MTS
1	1100.77	10	368.42	19	436.60
2	920.29	11	904.09	20	1249.59
3	765.18	12	405.84	21	364.24
4	1304.79	13	184.99	22	422.80
5	290.90	14	2348.11	23	368.42
6	357.29	15	232.34	24	364.24
7	241.30	16	572.04	25	339.90
8	787.46	17	528.63	26	395.79
9	941.90	18	528.63	27	484.92

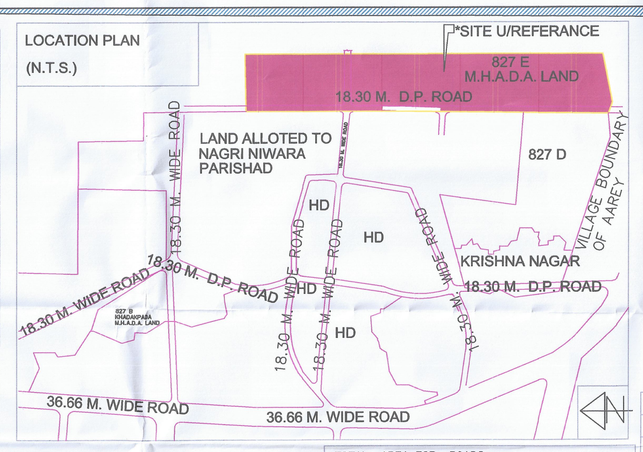
TOTAL IS 17,209.48 SQ MTS

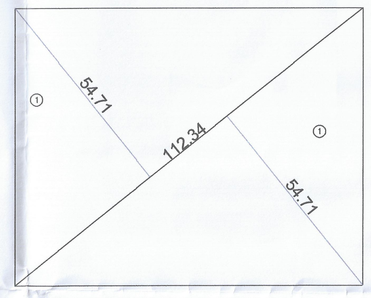
TOTAL AREA OF PLOT UNDER FOREST

PLOT NOS	AREA IN SQ. MTS
FOREST PLOT 1	595.24
FOREST PLOT 2	225.53
TOTAL	820.77

PLOT NOS	TYPE	AREA IN SQ. MTS
1	AREA ON ROCK MOUNTAIN	485.23
2	ADDITIONAL ROAD AREA AVAILABLE ON SITE	2035.56
TOTAL		2520.79

LOCATION PLAN
(N.T.S.)





AREA DIAGRAM OF D.P. RESERVATION PLOT R.G. 1 (E O S 1.4)
SCALE.- 1:1000

AREA CALCULATION OF D.P. RESERVATION PLOT R.G. 1 (E O S 1.4)

1	1/2 X 112.34 X 54.71 X 2 NOS	=	6146.50 SQ.MT.
	TOTAL ADDITION	=	6146.50 SQ.MT.

TOTAL AREA FOR ROADS

ROAD TYPE	NOS	ROAD AREA IN SQ.MTS
18.30 MTS W ROAD.		18581.31
12.00 MTS W ROAD.	1	1984.00
12.00 MTS W ROAD.	2	11,285.77
7.00 MTS W ROAD.		459.57
9.00 MTS W ROAD.		591.13
TOTAL AREA FOR ROADS		32,901.78

SCALE	DRAWN BY	CHKD. BY.	DATE
AS SHOWN	SARIKA	S.S.SAWANT	25TH JUNE 2024

NOTES : -
- ALL MEASUREMENTS ARE IN METRIC SYSTEM
- ONLY FIGURED DIMENSIONS SHALL BE FOLLOWED

PROJECT
PROPOSED LAY-OUT PLAN ON LAND BEARING S.NO.- 239/1 (PT.), C.T.S.NO.827/E/1,827/E/2,827/E/3, 827/E/4, MALAD (E),MUMBAI. FOR M.H.& A.D. BOARD

PANEL ARCHITECTS FOR MHADA
M/S.SHUBHANGI SUNIL & ASSOCIATES
KANCHEN.3RDFLOOR,COLLEGE RD,
MAIL ID ; architect_sawant@yahoo.co.in
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NAME OF OWNER
MUMBAI HOUSING & AREA DEVELOPMENT BOARD ,MUMBAI

CHIEF OFFICER K.B.

EXECUTIVE ENGINEER

ARCHITECT