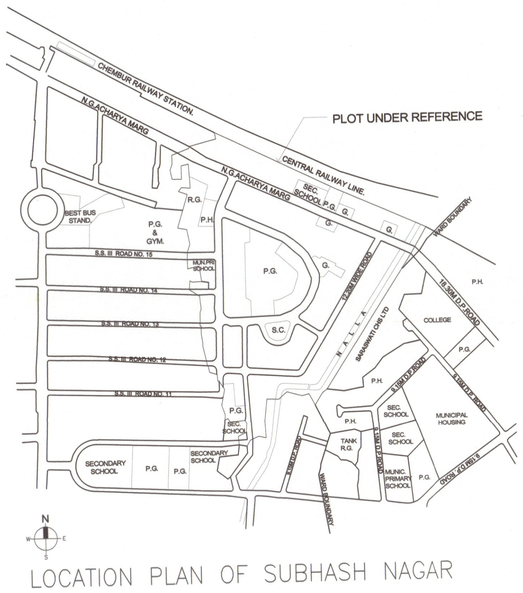

LOCATION PLAN OF SUBHASH NAGAR

SCALE = 1:4000

REVISED LAYOUT FOR SUBHASH NAGAR

PERCENTAGEWISE LAND USE STATEMENT

SR.NO.	PLOT/ LAND USE	AREA	TOTAL	%
A	RESIDENTIAL PLOT		81690.21	52.02%
1	RESIDENTIAL	79637.76		
2	O.B.	2052.45		
B	D.P.RESERVATIONS (NON-BUILDABLE)		22550.35	14.36%
1	PLAY GROUND (EOS 1.4)	14680.69		
2	GARDEN/PARK (ROS 1.5)	2855.92		
3	GARDEN/PARK (EOS 1.5)	5013.74		
D	D.P.RESERVATIONS (BUILDABLE)		6433.77	4.09%
1	PUBLIC HALL (ESA 3.8-1)	1363.54		
2	MUN PRI SCHOOLE.E (E.E1.1-1)	1814.84		
3	SECONDARY SCHOOL (E.E 1.2-1)	2157.27		
4	SECONDARY SCHOOL (E.E 1.2-2)	448.84		
5	SHOPPINE CENTER ARIHANT(ESA 1.4-1)	649.28		
E	ROADS		33729.85	21.48%
1	D. P. ROAD	8433.22		
2	EXISTING ROADS	22325.63		
3	INTERNAL ROAD	2971.00		
F	SCHEME AMENITY		1895.70	1.20%
1	SCHEME AMENITY-1 (BALWADI)	242.54		
2	SCHEME AMENITY-2 (PUMP ROOM)	465.70		
3	SCHEME AMENITY-3 (MAHAVEERDHAM)	1187.46		
G	LOS	1402.55	1402.55	0.89%
H	ENCROACHMENT	1367.98	1367.98	0.87%
I	SRA PROJECT	2470.39	2470.39	1.57%
J	WATER TRAINING CHANNEL (NALLAH)	5485.62	5485.62	3.49%
	GRAND TOTAL		157026.42	100%

F O R M - I

A	AREA STATEMENT	SQ. MT.
1	AREA OF PLOT AS PER SURVEY	157026.42
	AREA OF PLOT AS PER PREVIOUS APPROVED LAYOUT	157026.42
2	DEDUCTIONS FOR	
a	AREA UNDER EXISTING ROADS	33729.85
b	ENCROACHMENT	1367.98
c	PROJECT UNDER SRA	2470.39
d	D.P.RESERVATIONS (BUILDABLE)	6433.77
e	D.P.RESERVATIONS (NON-BUILDABLE)	22550.35
	TOTAL (a+b+c+d+e)	66552.34
3	NET AREA OF PLOT (A1-A2)	90474.08
4	I) REQUIRED LOS 10% (90474.08 X 0.10 = 9047.40 SQ.MT.) OR EXISTING - 9299.83 II) PROVIDED (LOS + DP) = 23952.90 SQ.MT. (LAYOUT OPEN SPACE = 1402.55 SQMT. + D.P.= 22550.35 SQMT.)	
5	I) REQUIRED AMENITIES = 500 + 10% OF 9047.40 = 9547.4 SQMT. II) PROVIDED (SCH.AMENITY + DP) = 8329.47 SQ.MT. (LAYOUT = 1895.70 SQMT + D.P.= 6433.77 SQMT.)	
6	ADDITIONS FOR FSI PURPOSE	
a	100% ROAD AREA	33729.85
7	TOTAL AREA (A3 + A6)	124203.93
8	F.S.I. PERMISSIBLE	3.00
10	PERMISSIBLE FLOOR AREA (A7 X A8)	372611.79
11	RESIDENTIAL BUA 79637.76 X 3.00	238913.28
12	O.B. 2052.45 X 3.00	6157.35
13	SCHEME AMENITY BUA 1895.70 X 3.00	5687.10
14	TOTAL BUA	250757.73
	BALANCE BUA FOR DISTRIBUTION	121854.06
15	TOTAL NO.TENAMENTS	1998

NOTES

COLOUR CODE :

The following colours are used to indicate the said plots.

- RESIDENTIAL ZONE / COMMERCIAL ZONE
- LAYOUT OPEN SPACES
- WATER TRAINING CHANNEL (NALLA)
- ENCROACHMENTS
- SRA PROJECT
- DEVELOPMENT PLAN RESERVATIONS
- ROADS
- PLAY GROUND
- GARDEN
- D.P.RESERVATIONS (BUILDABLE)
- SHOPPING CENTRE

F O R M - II

CERTIFICATE OF AREA

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 12/07/2012 AND THAT THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 157026.42 SQ. M. (ONE LAC FIFTY SEVEN THOUSAND TWENTY SIX POINT FORTY TWO SQ.M.)

STAMP OF APROVAL OF PLANS

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD

SR.ARCHITECT/ PLANNER

ARCHITECT/ PLANNER

ASST. ARCHITECT

JR. ARCHITECT

NAME OF OWNER

MUMBAI HOUSING AND AREA DEVELOPMENT BOARD

PROJECT

PROPOSED LAYOUT PLAN FOR SUBHASH NAGAR, CHEMBUR BEARING S. NO.14 (PART), FOR MUMBAI HOUSING AND AREA DEVELOPMENT BOARD.

TITLE

PROPOSED LAYOUT PLAN LOCATION PLAN, LAND USE TABLE, EXISTING BUILT-UP AREA STATEMENT, % WISE LAND USE

Approved Subject to the Conditions Mentioned in This Office Letter No. CAP/ 09 /LAC(PA)/MHADA

Dated : 09 JAN 2025

ISSUED

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

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

SCALE 1:1000