

महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY



LAYOUT APPROVAL CELL/PLANNING AUTHORITY/MHADA

No. S.A.P./L.A.C.(PA)/007/2018,

Date :- **08 AUG 2018**

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

Sub :- Proposed layout of Ambedkar Nagar, Worli on land bearing C.S. no. 4/1540 of Lower Parel Division in G/S Ward for M.H.&A.D. Board (MHADA).

Ref :- 1.Your letter no. 273, dtd. 16.05.2015.
2.Architect M/S Master & Associates letter dtd. 19.06.2018.

Madam,

I have to inform you that the amended layout plan submitted by you 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).
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.
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 tenements of Layout.
4. That, all the encroachment in the Layout shall be removed, till then the FSI equivalent to said area will be restricted.
5. 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 take or works to be executed by Corporation or other agency and the cost so incurred shall be paid to Competent Authority.

6. That, the existing internal layout roads to be widen & developed to 9.00 Mt. as per the State Govt. directive and circular u/no. Ch.E./006120/DP/Gen Dtd. 03.06.2015.
7. That, the infrastructural work such as construction of Sewerage Network, ducts for underground Cables shall be provided.
8. That, the Pro-rata charges against the development of D.P. Road and sewerage & SWD network in layout shall be paid to Competent Authority.
9. 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.
10. That, the NOC from the Electricity Supply Company shall be submitted.

One set of amended plans duly signed & stamped is hereby returned in token of the Approval.

Yours Truly,

Ambhivandker
.. 8/8/18

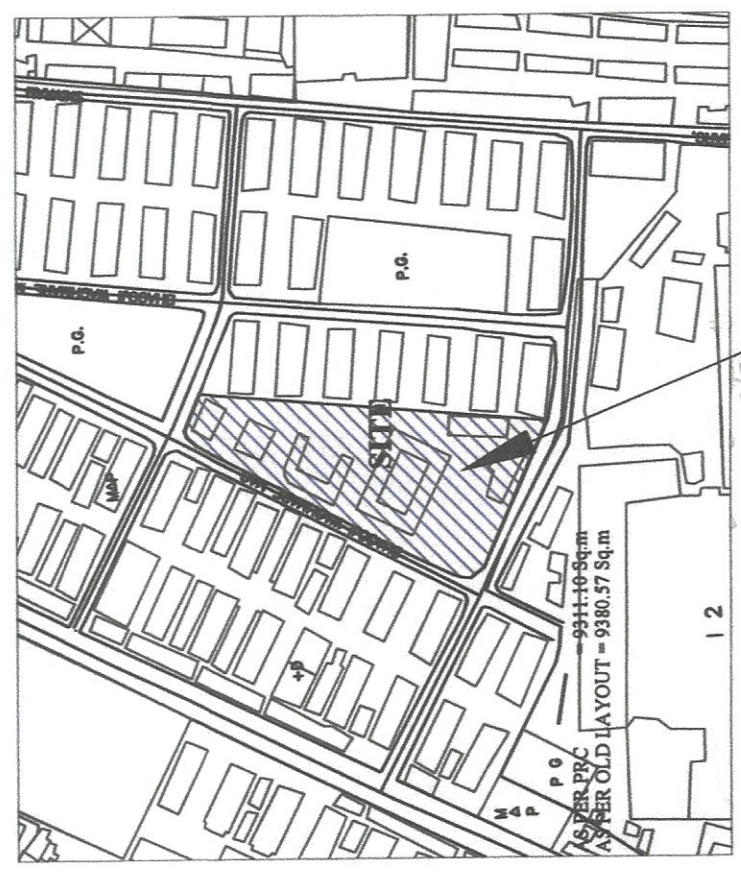
Sr. Architect & Planner
Layout Approval Cell/PA/MHADA

Copy submitted along with copy of layout for favour of information:
Chief Officer/MHADB.

Copy forwarded along with copy of layout for necessary action:

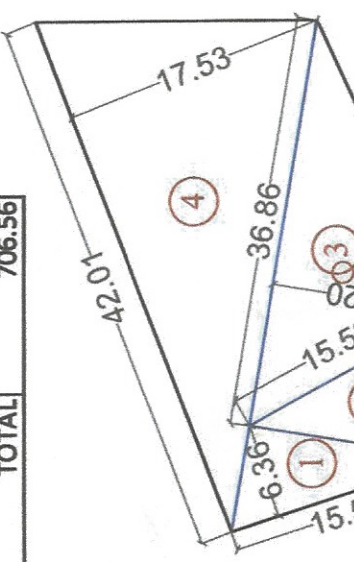
- 1) REE/ MHADB
- 2) EE/BP Cell (PA)/MHADA
- 3) Panel Architect: M/S Master & Associates, 34-38, Hamam House, Ambalal Doshi Marg, Fort, Mumbai 400 001.

Copy submitted for favour of information:
Hon. VP & CEO/MHADA
Chief Architect & Planner/MHADA



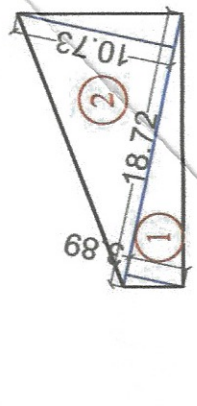
LOCATION PLAN
(SCALE: 1:4000)

AREA STATEMENT FOR AMENITY AREA (SCHOOL & TEMPLE)		
SR. NO.	DIMENSIONS (m)	AREA (Sq. M.)
1	0.5 X 15.5 X 6.96	52.44
2	0.5 X 8.88 X 13.20	222.52
3	0.5 X 4.0 X 1.17.35	588.11
TOTAL		763.06



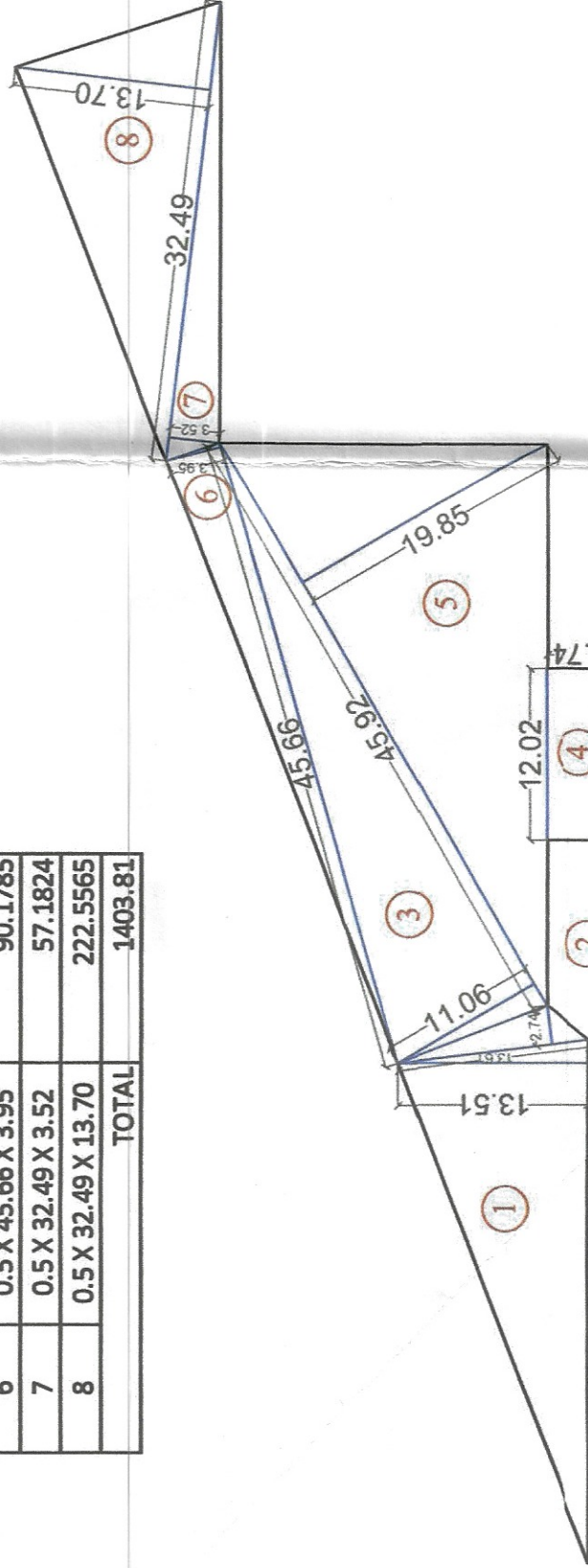
AREA DIAGRAM FOR AMENITY
AREA (SCHOOL & TEMPLE)
(SCALE: 1:500)

AREA STATEMENT FOR ENCROACHMENTS		
SR. NO.	DIMENSIONS (m)	AREA (Sq. M.)
1	0.5 X 18.7 X 3.89	36.104
2	0.5 X 18.7 X 10.73	100.4228
TOTAL		136.5268



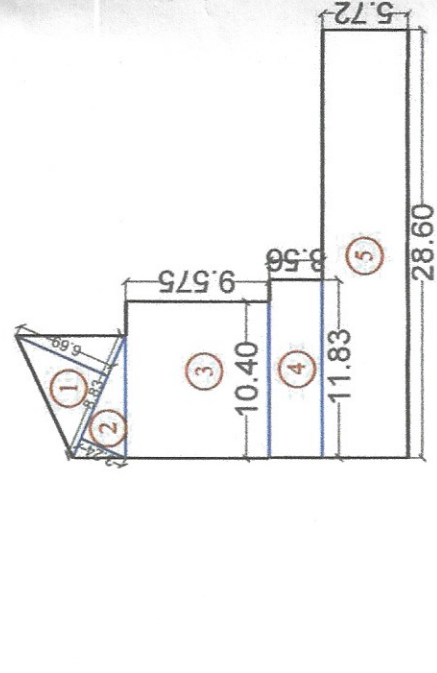
AREA DIAGRAM FOR
ENCROACHMENTS
(SCALE: 1:500)

AREA STATEMENT FOR G.G. 1		
SR. NO.	DIMENSIONS (m)	AREA (Sq. M.)
1	0.5 X 36.80 X 13.51	246.584
2	0.5 X 2.24 X 13.65	18.457
3	0.5 X 45.92 X 11.06	253.976
4	12.02 X 4.74	56.9748
5	0.5 X 10.0 X 1.0	5.0
6	0.5 X 45.66 X 13.95	315.96
7	0.5 X 32.49 X 13.52	57.1824
8	0.5 X 32.49 X 13.70	222.5565
TOTAL		1405.81

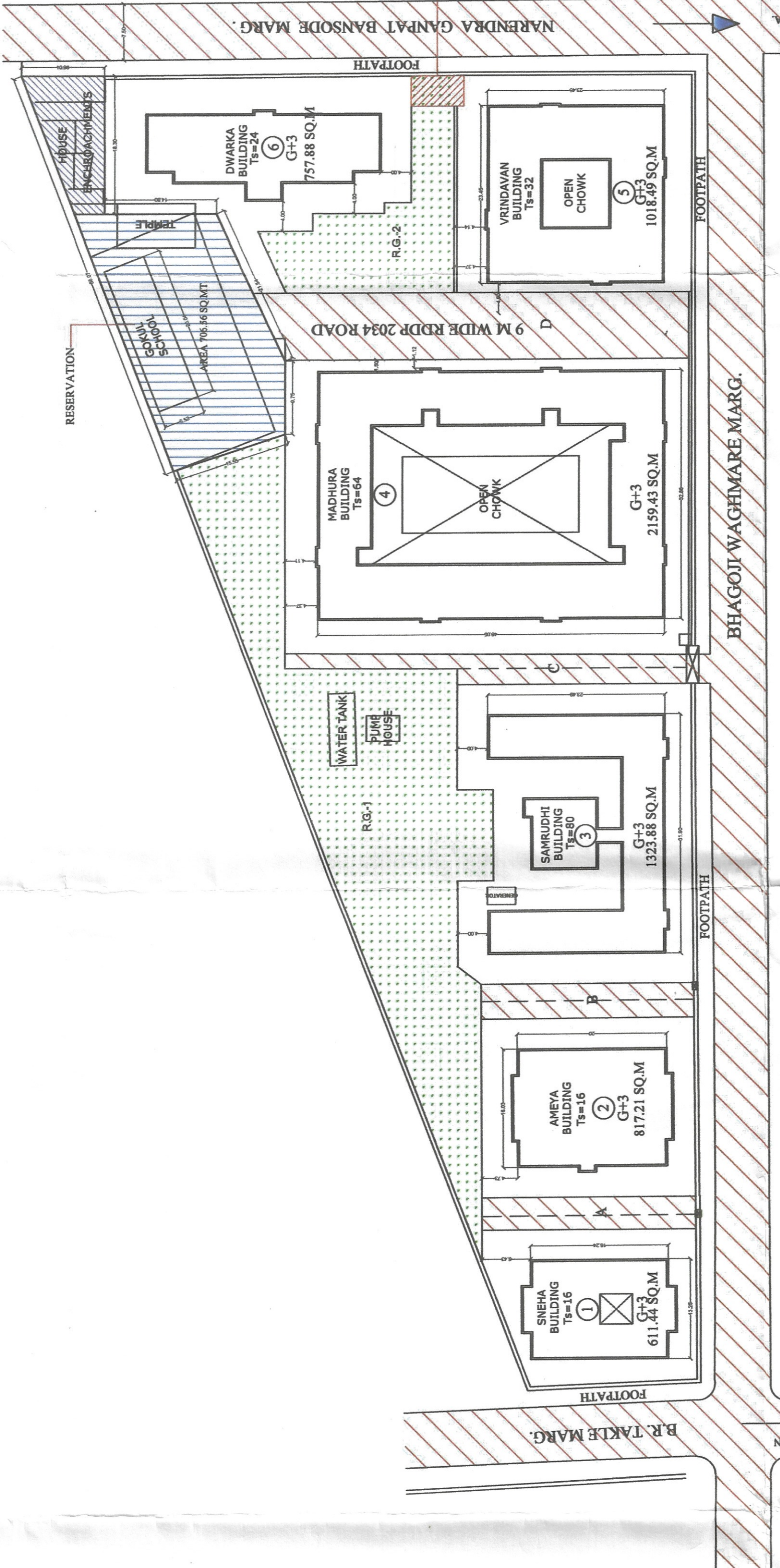


AREA DIAGRAM FOR RECREATIONAL GROUND - 1
(SCALE: 1:500)

AREA STATEMENT FOR G.G. 2		
SR. NO.	DIMENSIONS (m)	AREA (Sq. M.)
1	0.5 X 8.88 X 6.69	29.5855
2	0.5 X 10.0 X 1.0	5.0
3	11.88 X 5.72	42.1146
4	11.88 X 5.72	165.592
TOTAL		342.2721



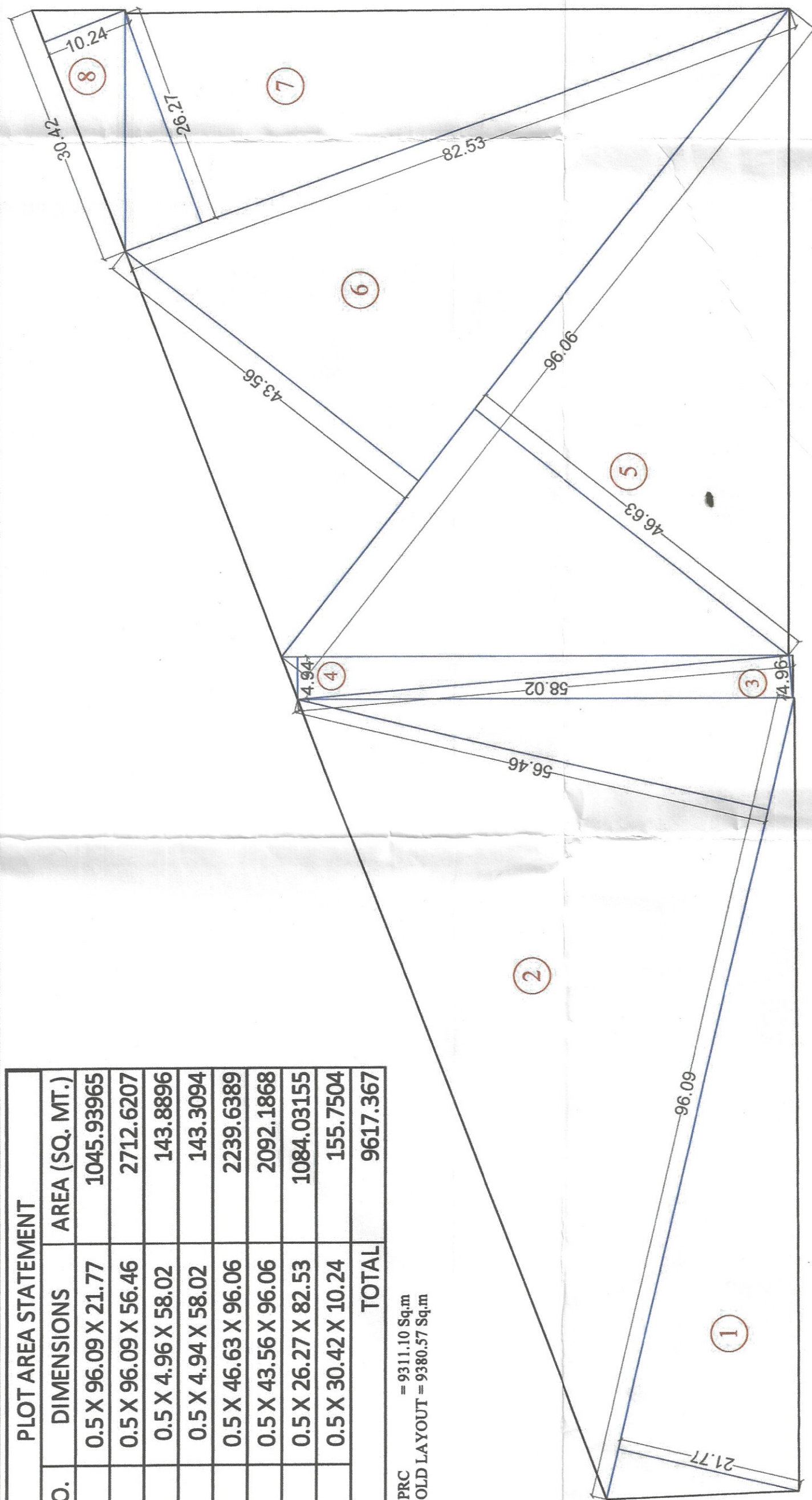
AREA DIAGRAM FOR
RECREATIONAL GROUND - 2
(SCALE: 1:500)



LAYOUT PLAN
(SCALE: 1:500)

PLOT AREA STATEMENT		
SR. NO.	DIMENSIONS (m)	AREA (Sq. M.)
1	0.5 X 96.09 X 21.77	1045.59965
2	0.5 X 96.09 X 55.46	2712.6207
3	0.5 X 4.96 X 58.02	143.8896
4	0.5 X 4.94 X 58.02	143.3094
5	0.5 X 46.63 X 96.06	2239.6389
6	0.5 X 43.56 X 96.06	2092.1868
7	0.5 X 26.27 X 82.53	1084.03155
8	0.5 X 30.42 X 10.24	155.7504
TOTAL		9617.367

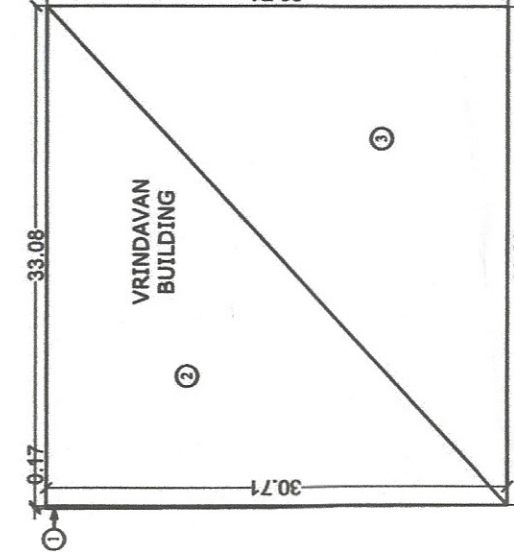
AS PER PRC
AS PER OLD LAYOUT = 9880.57 Sq.m



PLOT AREA DIAGRAM
(SCALE: 1:500)

TOTAL R.G. = R.G. 1 + R.G. 2 = 1403.81 + 349.13 = 1752.94

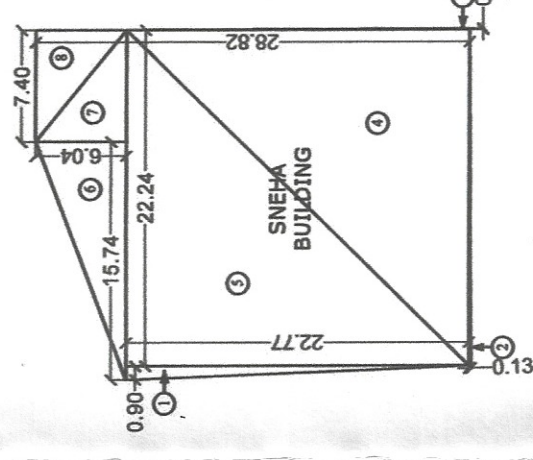
PLOT AREA STATEMENT FOR VRINDAVAN		
SR. NO.	DIMENSIONS (m)	AREA (Sq.m)
1.	0.5X1.17X21.71	2.61
2.	0.5X20.71X33.08	507.94
3.	0.5X20.71X33.08	507.94
TOTAL		1018.49



AREA DIAGRAM FOR VRINDAVAN
(SCALE: 1:500)

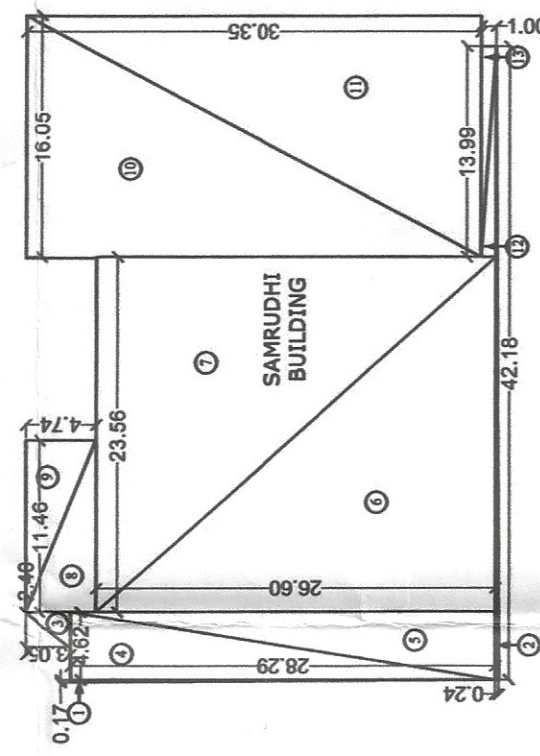
SR. NO.	NAME OF SOCIETY	TYPE OF SOCIETY	NO. OF BUILDINGS	NO. OF FLOORS	BUILDING TYPE	EXISTING BUILDING DETAILS	NET PLOT AREA AS PER LAST AMENDED LAYOUT	R.G. AREA AS PER LAST AMENDED LAYOUT	TOTAL PLOT AREA INCLUDING R.G. AS PER LAST AMENDED LAYOUT
1.	SRIBA	MCD	1	1	C1/1000	41.48	61.44	61.44	61.44
2.	AMBEDKAR	MCD	1	2	D1/1000	44.54	87.21	87.21	87.21
3.	SARABDEE	LSD	1	3	A1/1000	60.32	132.84	132.84	132.84
4.	MADHURA	LSD	1	4	D1/1000	60.32	204.93	204.93	204.93
5.	VRINDAVAN	LSD	1	5	C2/1000	41.44	101.49	101.49	101.49
6.	DWARAKA	LSD	1	6	B1/1000	32.58	757.84	757.84	757.84
TOTAL						305.24	688.33	688.33	688.33

PLOT AREA STATEMENT FOR SNEHA		
SR. NO.	DIMENSIONS (m)	AREA (Sq.m)
1.	0.5X0.90X22.77	10.24
2.	0.5X0.13X22.24	1.44
3.	0.5X0.08X28.82	1.15
4.	0.5X22.24X22.77	253.20
5.	0.5X22.24X22.77	253.20
6.	0.5X0.64X13.74	47.53
7.	0.5X6.04X7.40	22.34
8.	0.5X6.04X7.40	22.34
TOTAL		611.44



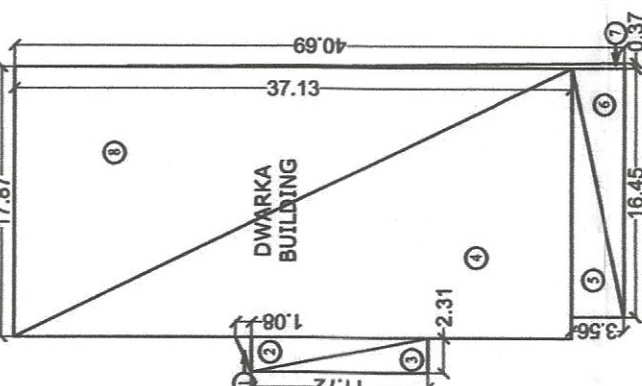
AREA DIAGRAM FOR SNEHA
(SCALE: 1:500)

PLOT AREA STATEMENT FOR SAMRUDHI		
SR. NO.	DIMENSIONS (m)	AREA (Sq.m)
1.	0.5X0.17X28.29	2.40
2.	0.5X0.34X42.18	5.06
3.	0.5X2.40X3.05	3.66
4.	0.5X4.62X28.29	65.34
5.	0.5X4.62X28.29	65.34
6.	0.5X26.60X23.56	313.34
7.	0.5X26.60X23.56	313.34
8.	0.5X4.24X11.46	27.16
9.	0.5X4.24X11.46	27.16
10.	0.5X16.05X30.35	245.55
11.	0.5X16.05X30.35	245.55
12.	0.5X1.00X13.99	6.99
13.	0.5X1.00X13.99	6.99
TOTAL		1323.88



AREA DIAGRAM FOR SAMRUDHI
(SCALE: 1:500)

PLOT AREA STATEMENT FOR DWARKA		
SR. NO.	DIMENSIONS (m)	AREA (Sq.m)
1.	0.5X1.08X23.31	1.24
2.	0.5X11.72X23.31	13.53
3.	0.5X11.72X23.31	13.53
4.	0.5X37.13X17.87	331.75
5.	0.5X3.56X16.45	29.28
6.	0.5X3.56X16.45	29.28
7.	0.5X0.37X40.69	7.52
8.	0.5X37.13X17.87	331.75
TOTAL		757.88



AREA DIAGRAM FOR DWARKA
(SCALE: 1:500)

SR. NO.	NAME OF SOCIETY	TYPE OF SOCIETY	NO. OF BUILDINGS	NO. OF FLOORS	BUILDING TYPE	EXISTING BUILDING DETAILS	NET PLOT AREA AS PER LAST AMENDED LAYOUT	R.G. AREA AS PER LAST AMENDED LAYOUT	TOTAL PLOT AREA INCLUDING R.G. AS PER LAST AMENDED LAYOUT
1.	SRIBA	MCD	1	1	C1/1000	41.48	61.44	61.44	61.44
2.	AMBEDKAR	MCD	1	2	D1/1000	44.54	87.21	87.21	87.21
3.	SARABDEE	LSD	1	3	A1/1000	60.32	132.84	132.84	132.84
4.	MADHURA	LSD	1	4	D1/1000	60.32	204.93	204.93	204.93
5.	VRINDAVAN	LSD	1	5	C2/1000	41.44	101.49	101.49	101.49
6.	DWARAKA	LSD	1	6	B1/1000	32.58	757.84	757.84	757.84
TOTAL						305.24	688.33	688.33	688.33

AREA DIAGRAM FOR RECREATIONAL GROUND - 2
(SCALE: 1:500)

REVISED LAYOUT OF AMBEDKAR NAGAR, WORLI

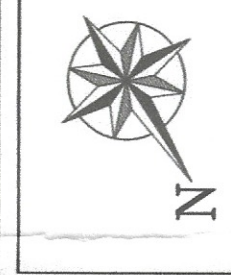
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ARCHITECT'S SIGNATURE

STATUS

MASTER & ASSOCIATES
ARCHITECTS, INTERIOR DESIGNERS &
PROJECT MANAGEMENT CONSULTANTS

MUMBAI
HARMA SUDHAKAR, ANILAL D. SHRI HANAL,
PRINCE D. D. SUDHAKAR, ANILAL D. SHRI HANAL,
DATE: 10/10/2018
CELL: 9820000000, 9820000000
E-MAIL: masterandassociates@gmail.com
BHALA, JAY. 11-10-2018



PROJECT CODE: 1646
DRAWING NO: 1646-04
REVISION NO: R. 14

EXISTING SURVEY DRAWING
MAHARASHTRA HOUSING AND AREA DEVELOPMENT
AUTHORITY
LAYOUT PLAN
TITLE OF DRAWING:
REVISED LAYOUT BEARING C.S. No. 4/1540 AMBEDKAR
NAGAR, WORLI UNDER REVISED D.C.R. 33(5)
JOB TITLE:
DRAWN BY: ARUSHI
CHECKED BY: VIR
DATE: 29.06.2018

FILE PATH:
(PC 04) DESKTOP\SHRUTI\1646-AMBEDKARNAGAR\
1646-AMBEDKAR NAGAR.DWG

PROFORMA A		
A	AREA STATEMENT	AREA (IN SQM)
1	AREA AS PER RECORD/AREA ADOPTED FOR TRIANGULATION	9311.10
2	GROSS PLOT AREA CONFIRMED BY TRIANGULATION	9622.45
3	DEDUCTION FOR:	
a	AREA UNDER	
b	AREA UNDER EXISTING ROAD (INTERNAL)	706.55
c	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
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ek	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
el	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
em	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
en	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
eo	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
ep	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
eq	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
er	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
es	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
et	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
eu	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
ev	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
ew	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
ex	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
ey	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
ez	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
fa	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
fb	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	
fc	AREA UNDER MAHIA MANDAL TRUST (SCHOOL)	