LOCATION PLAN
(SCALE- 1:4000)

PROPOSED FLOOR AREA STATEMENT (FOR PERMISSIBLE 1.5 F.S.I.)

PROPOSED FLOOR AREA STATEMENT (F.S.I.) (Excl. staircase, lift, lift lobby &10 % balcony area)

SR. NO.	BLDG. NO.	NO.OF FLOORS	BLDG. TYPE	NO. OF TENEMENTS PER WING A	B	C	D	E	F	TOTAL NO.OF TEN.	PROPOSED F.S.I. AREA PER WING A	B	C	D	E	F	TOTAL PROPOSED AREA (SQM.)
1.	01	B+S+07	HIG-3BHK	28	28	28	28	--	--	112	3797.29	3797.29	3797.29	3797.29	--	--	15189.16
2.	02	B+S+08	HIG-3BHK	32						32	4339.76						4339.76
TOTAL				TOTAL NO. OF WINGS = 05						144	TOTAL PROPOSED F.S.I. BUILT UP AREA						19528.92

PROPOSED FLOOR AREA STATEMENT (FULL POTENTIAL OF 3 F.S.I.)

PROPOSED FLOOR AREA STATEMENT (F.S.I.) (Excl. staircase, lift, lift lobby &10 % balcony area)

SR. NO.	BLDG. NO.	NO.OF FLOORS	BLDG. TYPE	NO. OF TENEMENTS PER WING A	B	C	D	E	F	TOTAL NO.OF TEN.	PROPOSED F.S.I. AREA PER WING A	B	C	D	E	F	TOTAL PROPOSED AREA (SQM.)
1.	01	B+S+14	HIG-3BHK	56	56	56	56	--	--	224	7594.58	7594.58	7594.58	7594.58	--	--	30378.32
2.	02	B+S+14	HIG-3BHK	56						56	7594.58						7594.58
TOTAL				TOTAL NO. OF WINGS = 05						280	TOTAL PROPOSED F.S.I. BUILT UP AREA						37972.90

PARKING STATEMENT

BASEMENT FLOOR PARKING

BIG CAR PARKING

Big car STACK PARKING	=	100	NOS
Big car NON STACK PARKING	=	83	NOS
Total big car parking at basement level	=	183	NOS

SMALL CAR PARKING

Small car STACK PARKING	=	134	NOS
Small car NON STACK PARKING	=	30	NOS
Total small car parking at basement level	=	164	NOS
TOTAL BASEMENT PARKING	=	347	NOS

STILT FLOOR PARKING

BIG CAR PARKING

Big car STACK PARKING	=	116	NOS
Big car NON STACK PARKING	=	59	NOS
Big car NON STACK OPEN PARKING	=	1	NOS
Total big car parking at stilt level	=	176	NOS

SMALL CAR PARKING

Small car STACK PARKING	=	146	NOS
Small car NON STACK PARKING	=	25	NOS
Small car NON STACK OPEN PARKING	=	6	NOS
Total small car parking at stilt level	=	177	NOS
TOTAL STILT PARKING	=	353	NOS

TOTAL PARKING (Basement + Ground)

	=	700	NOS
Total big car parkings	=	359	NOS
Total small car parkings	=	341	NOS

PARKING STATEMENT

BLDG. NO.	BLDG. TYPE	NO. OF TEN.	PARKING REQUIREMENT	PARKING REQD.	ADDITION 25% PARKING REQD.	TOTAL PARKING REQD.	PARKING PROVIDED
01	HIG-3BHK	224	2-FOR 1 -TEN.	448 NOS.	112 NOS.	560 NOS.	560 NOS.
02	HIG-3BHK	56	2-FOR 1 -TEN.	112 NOS.	28 NOS.	140 NOS.	140 NOS.
	TOTAL	336 T/S	2-FOR 1 -TEN.	560 NOS.	140 NOS.	700 NOS.	700 NOS. (L-359) + (S-341)

PLOT BOUNDARY SANCTIONED BY GOVERNMENT NOTIFICATION FOR 18000 SQ.M. DATED 11/03/2010 & 12/01/2016

PLOT BOUNDARY AS PER SRA APPROVED PLAN

PLOT BOUNDARY AS PER CITY SURVEY PLAN ISSUED DATED 30/09/2016

PLOT BOUNDARY SANCTIONED BY GOVERNMENT NOTIFICATION DATED 11/03/2010 & 12/01/2016

24.00 M. WIDE INTERNAL ROAD APPROVED BY MMRDA

SUB PLOT 'E' BASERA CHS

12.00 M. WIDE ACCESS ROAD

SPACE FOR SUBSTATION

45.00 M. WIDE BKL ROAD

PROP. METRO-II

CTS-7643 (PART)

AVERAGE PLOT LEVEL = 27.96 CTS- 7643

9.00 M. W I D E EXISTING R O A D

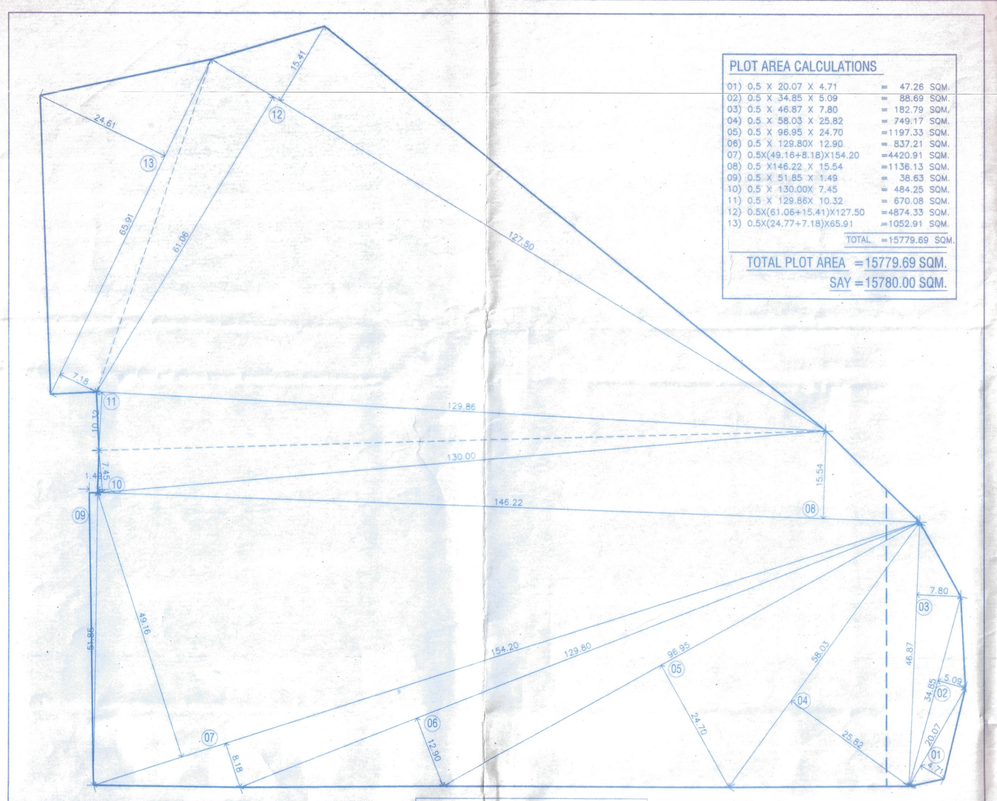
AREA UNDER METRO BUFFER- 1285.634 SQ.M. AS PER MRTS LETTER DATED 19/04/2018

AREA IN MHADA POSSESSION-FOR 1.00 FSI OUT SIDE THE PLOT AS PER GOVT. NOTIFICATION

EDGE OF MRTS VIA - DUCT

5 m. Safety Line of MRTS Alignment

LAY-OUT PLAN



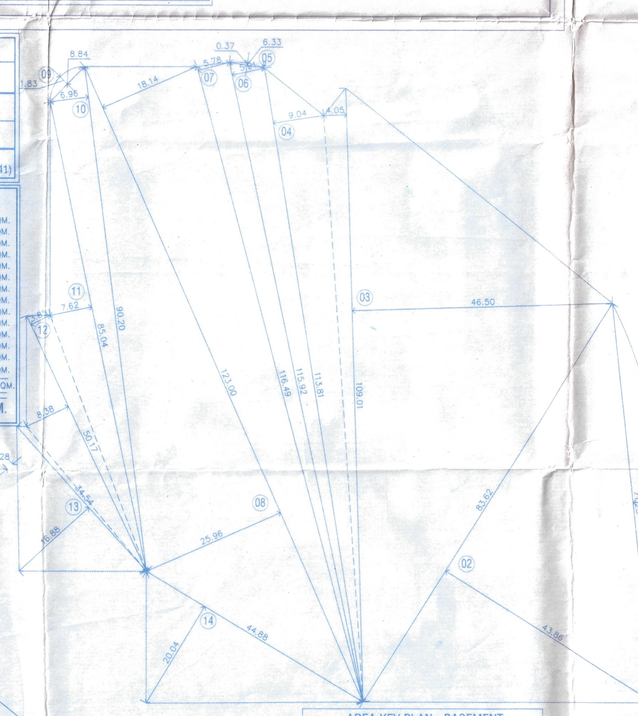
AREA KEY PLAN -PLOT AS PER M.R. PLAN

PLOT AREA CALCULATIONS

01) 0.5 X 20.07 X 4.71	=	47.26 SQM.
02) 0.5 X 34.85 X 5.09	=	88.69 SQM.
03) 0.5 X 46.87 X 7.80	=	182.79 SQM.
04) 0.5 X 56.03 X 25.82	=	749.17 SQM.
05) 0.5 X 96.95 X 24.70	=	1197.33 SQM.
06) 0.5 X 129.80X 12.90	=	837.21 SQM.
07) 0.5X(49.16+8.18)X154.20	=	4420.91 SQM.
08) 0.5 X146.22 X 15.54	=	1136.13 SQM.
09) 0.5 X 51.85 X 1.46	=	36.63 SQM.
10) 0.5 X 130.00X 7.45	=	484.25 SQM.
11) 0.5 X 129.86X 10.32	=	670.08 SQM.
12) 0.5X(61.06+15.41)X127.50	=	4874.33 SQM.
13) 0.5X(24.77+7.18)X65.91	=	1052.91 SQM.
TOTAL	=	15779.69 SQM.

TOTAL PLOT AREA = 15779.69 SQM.

SAY = 15780.00 SQM.



AREA KEY PLAN - BASEMENT

BASEMENT AREA CALCULATIONS

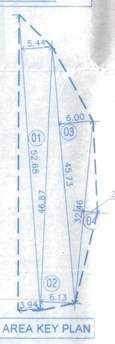
01) 2/3 X 71.23X 06.24	=	296.32 SQM.
02) 0.5 X 83.62 X 43.86	=	1833.79 SQM.
03) 0.5X(4.05+46.50)X109.01	=	2755.23 SQM.
04) 0.5 X 113.81X 09.04	=	514.42 SQM.
05) 2/3X 06.33 X 00.37	=	001.56 SQM.
06) 0.5 X 115.92X 05.91	=	342.54 SQM.
07) 0.5 X116.49 X 05.78	=	336.66 SQM.
08) 0.5X(25.96+18.14)X123.00	=	2712.15 SQM.
09) 2/3X 08.84 X 01.83	=	10.78 SQM.
10) 0.5 X 90.20 X 06.96	=	313.90 SQM.
11) 0.5 X 85.04 X 07.62	=	324.00 SQM.
12) 0.5X(03.85+08.38)X50.17	=	306.79 SQM.
13) 0.5X(01.25+016.88)X34.54	=	313.11 SQM.
14) 0.5 X 44.88 X 20.04	=	449.70 SQM.
TOTAL	=	10510.94 SQM.

TOTAL PLOT AREA = 10510.94 SQM.

PLOT AREA CALCULATIONS

AREA IN MHADA POSSESSION-FOR 1.00 FSI OUT SIDE THE PLOT AS PER GOVT. NOTIFICATION

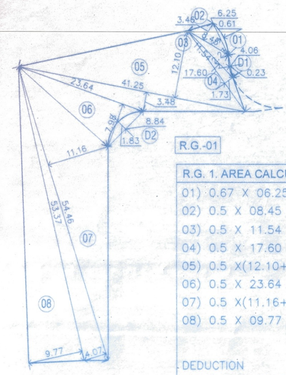
01) 0.5 X(03.94+5.44)X52.68	=	247.07 SQM.
02) 0.5 X 46.87 X 6.13	=	143.66 SQM.
03) 0.5 X 45.73 X 6.00	=	137.19 SQM.
04) 0.5 X 32.46 X 2.33	=	37.81 SQM.
TOTAL	=	565.73 SQM.



AREA KEY PLAN

R.G. AREA CALCULATIONS

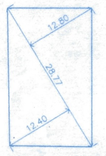
TOTAL R.G. AREA	
R.G. 1=	1124.88 SQM.
R.G. 2=	362.50 SQM.
R.G. 3=	164.87 SQM.
R.G. 4=	136.82 SQM.
R.G. 5=	136.82 SQM.
R.G. 6=	1544.60 SQM.
R.G. 7=	180.67 SQM.
TOTAL =	3651.16 SQM.



R.G.-01

R.G. 1. AREA CALCULATIONS

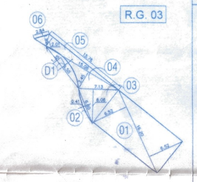
01) 0.67 X 06.25 X 00.61	=	02.55 SQM.
02) 0.5 X 08.45 X 03.46	=	14.62 SQM.
03) 0.5 X 11.54 X 02.23	=	12.87 SQM.
04) 0.5 X 17.60 X 01.73	=	15.22 SQM.
05) 0.5 X(12.10+3.48)X41.25	=	321.34 SQM.
06) 0.5 X 23.64 X 07.98	=	94.32 SQM.
07) 0.5 X(11.16+4.07)X54.46	=	414.71 SQM.
08) 0.5 X 09.77 X 53.37	=	260.71 SQM.
TOTAL	=	1136.34 SQM.
DEDUCTION		
d1) 0.67 X 04.06 X 00.23	=	00.63 SQM.
d2) 0.67 X 01.83 X 08.84	=	10.83 SQM.
NET AREA	=	1124.88 SQM.



R.G.-02

R.G. 2. AREA CALCULATIONS

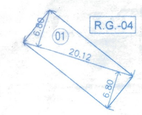
01) 0.5 X(12.80+12.40)X28.77	=	362.50 SQM.
TOTAL	=	362.50 SQM.



R.G. 03

R.G. 3. AREA CALCULATIONS

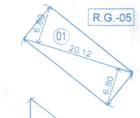
01) 0.5 X(6.52+6.52)X16.20	=	105.62 SQM.
02) 0.67X 06.60 X 00.41	=	01.81 SQM.
03) 0.5 X 07.13 X 06.06	=	21.60 SQM.
04) 0.5 X 15.08 X 03.45	=	26.01 SQM.
05) 0.5 X 02.01 X 15.76	=	15.84 SQM.
06) 0.5 X 01.82 X 02.84	=	02.58 SQM.
TOTAL	=	173.46 SQM.
DEDUCTION		
d1) 0.67 X 09.50 X 01.35	=	08.59 SQM.
NET AREA	=	164.87 SQM.



R.G.-04

R.G. 4. AREA CALCULATIONS

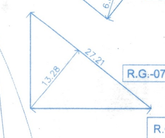
01) 0.5 X(6.80+6.80)X20.12	=	136.82 SQM.
TOTAL	=	136.82 SQM.



R.G.-05

R.G. 5. AREA CALCULATIONS

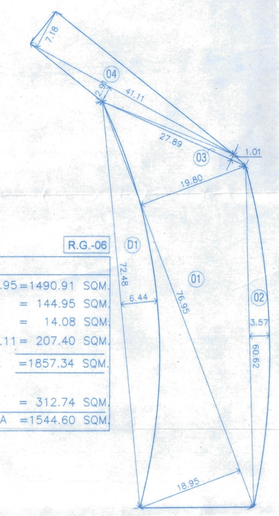
01) 0.5 X(6.80+6.80)X20.12	=	136.82 SQM.
TOTAL	=	136.82 SQM.



R.G.-07

R.G. 7. AREA CALCULATIONS

01) 0.5 X 13.28 X 27.21	=	180.67 SQM.
TOTAL	=	180.67 SQM.



R.G.-06

R.G. 6. AREA CALCULATIONS

01) 0.5 X(19.80+18.95)X76.95	=	1490.91 SQM.
02) 0.67X 03.57 X 60.60	=	144.95 SQM.
03) 0.5 X 27.89 X 01.01	=	14.08 SQM.
04) 0.5 X(07.18+02.91)X41.11	=	207.40 SQM.
TOTAL	=	1857.34 SQM.
DEDUCTION		
d1) 0.67 X 06.44 X 72.48	=	312.74 SQM.
NET AREA	=	1544.60 SQM.

SETBACK AREA FOR METRO-II

AREA OF 1285.634 SQ.M. AS PER METRO -PIU LETTER DATED 19/04/18 (COPY ENCLOSED)

ON GROUND COVERAGE AREA FOR 3 F.S.I.		
COVERED AREA OF BUILDINGS (654.68X5 WINGS)	=	3273.40 SQM.
AREA OF ESS (5.5X12X2NOS)	=	132.00 SQM.
AREA OF STP	=	220.35 SQM.
TOTAL GROUND COVERED AREA	=	3625.75 SQM
PLOT AREA UNDER CONSIDERATION=15780 SQ.M.		
% GROUND COVERED AREA	=	22.97 %

CONSTRUCTION AREA FOR 3 F.S.I.		
AREA OF BASEMENT	=	10510.94 SQM.
AREA OF STILT FLOOR (654.68X5 WINGS)	=	3273.40 SQM.
AREA OF 1ST TO 14 TH FLOOR (654.68X14FL.X 5 WINGS)	=	45827.60 SQM.
AREA OF REFUGE CANOPY (15.83X 5NOS X 5 WINGS)	=	395.75 SQM.
AREA OF ESS (5.5X12X2NOS)	=	132.00 SQM.
AREA OF STP	=	220.35 SQM.
TOTAL	=	60360.04 SQM.

*LEGEND

PLOT BOUNDARY	BLACK
PROPOSED WORK	RED
R.G. AREA	GREEN
PROP. ROADS	BURNT SIENNA
STR. TO BE DEMOLISHED	YELLOW

N

	DRAWN	SIGN.	DATE
	Poonam		29/05/2018
	CHKD.		
	DESD & CHKD.		
	APPD.		

SCALE – 1: 500

LAYOUT PLAN

SHEET	
1	1

STAMP OF CONCERNED AUTHORITY FOR ISSUE OF APPROVAL OF PLAN

Approved Subject to Conditions Mentioned in This officer Letter No. SAP / 07 / LAC (PA), MHADA

21 JAN 2019

AAP (CHLEANS) AP SAP

Layout Approval Cell (PA), MHADA

A) AREA STATEMENT

Sr.No		DESCRIPTION	IN SQM.
1)		PLOT AREA	
	a	TOTAL PLOT AREA AS PER GOVERNMENT NOTIFICATION DATED 12/01/2016.	18000.00
	b	PLOT AREA FOR F.S.I 3.0 AS PER GOVERNMENT NOTIFICATION BOUNDARY	15214.27
	c	PLOT AREA OUTSIDE THE PLANNING PROPOSAL AS PER GOVERNMENT NOTIFICATION FOR F.S.I 1.0	565.73
	d	TOTAL PLOT AREA (b+c)	15780.00
2)		DEDUCTIONS	
	1.	RESERVATION FOR METRO LINE 2B	
	a	AREA UNDER METRO LINE 2B FOR FSI 1.0	565.73
	b	AREA UNDER METRO LINE 2B FOR FSI 3.0	719.904
	c	TOTAL AREA UNDER METRO LINE 2B (a+b)	1285.634
	2.	BALANCE PLOT AREA [1.(b) – 2.1.(b)]	14494.37
	3.	15 % R. G. AREA DEDUCTIBLE AS PER DCR ON 2.2. ABOVE	2174.15
	4.	BALANCE PLOT AREA (2–3)	12320.22
3)		ADDITIONS FOR F.S.I. PURPOSE	
	1.	PLOT UNDER PLANNING PROPOSAL AND AFFECTED BY METRO LINE 2B FOR F.S.I 3.0	719.904
4)		TOTAL AREA UNDER CONSIDERATION FOR FSI 3.0 CALCULATION (2.4 + 3.1)	13040.12
		CALCULATIONS FOR FULL POTENTIAL i.e. 3 F.S.I	
5		F.S.I.PERMISSIBLE	
	a	F.S.I.PERMISSIBLE WITHOUT CHARGING PREMIUM	1.5
	b	F.S.I.PERMISSIBLE WITH CHARGING PREMIUM	1.5
	c	TOTAL F.S.I.PERMISSIBLE	3.0
6		BUILT-UP AREA PERMISSIBLE	
	a	AREA PERMISSIBLE WITHOUT CHARGING PREMIUM [4 X 5.(a)]	19560.18
	b	AREA PERMISSIBLE WITH CHARGING PREMIUM [4 X 5.(b)]	19560.18
	c	TOTAL BUILT UP AREA PERMISSIBLE [4 X 5.(c)]	39120.36
7		EXISTING BUILT UP AREA	0.00
8		PROPOSED BUILT UP AREA FOR FSI 1.5	
	a	AREA PROPOSED FOR FSI 1.5	19528.92
	b	BALANCE BUILT UP AREA FOR 1.5 F.S.I	31.26
	c	F.S.I. CONSUMED AS PER 1:5 F.S.I.	1.497
9		PROPOSED BUILT UP AREA FOR FSI 3.0	
	a	PROPOSED BUILT UP AREA FOR 3 F.S.I	37972.90
	b	BALANCE BUILT UP AREA FOR 3 F.S.I(6.c.–9.a)	1147.46
	c	F.S.I. CONSUMED AS PER 3 F.S.I.	2.91

C) TENEMENT STATEMENT

		(IN SQM.)
1	PLOT AREA UNDER CONSIDERATION	13040.12
2	LESS DEDUCTION OF NON RESIDENTIAL AREA (SHOP, ETC)	---
3	AREA AVAILABLE FOR TENEMENTS (1–2)	13040.12
4	TENEMENTS PERMISSIBLE (600/hectare)	782 NOS.
5	TENEMENTS EXISTING	---
6	TENEMENTS PROPOSED FOR FULL POTENTIAL OF F.S.I. 3.00	280 NOS.

D) PARKING STATEMENT FOR 3 F.S.I

1)	PARKING REQUIRED BY REGULATION FOR		
	A)	CAR–280 X 2	560 NOS.
	B)	SCOOTER / MOTOR CYCLE	---
	C)	OUTSIDERS (25% VISITORS)	140 NOS.
3)	TOTAL PARKING REQD		700 NOS.
4)	TOTAL PARKING PROVIDED		700 NOS.

E) R.G. STATEMENT FOR 3 F.S.I

		(IN SQM.)
1)	BALANCE PLOT AREA	12320.22
2)	25.00 % PHYSICAL RG REQD.	3080.05
3)	RG. PROVIDED (29.63%)	3651.16

*CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT IS SURVEYED ON ..... BEARING C.T.S. NO.–7643, AND THAT THE DIMENSIONS OF THE PLOT SHOWN ON THE PLAN ARE AS MEASURED ON THE SITE AND THE AREA SO WORKED OUT IS 18000.00 SQ.M. AND CERTIFIED BY DY.CHIEF ENGINEER.

*PROJECT

PROPOSED REDEVELOPMENT OF EXISTING TRANSIT CAMP WITH HIG TYPE TENEMENTS ON C.T.S. NO.-7643, AT:- BHARATNAGAR, BANDRA (E), MUMBAI, FOR M.H.& A.D. BOARD.

SIGNATURE OF LIC.ARCHITECT	SIGNATURE OF OWNER
SANDIP W. TANDEL ARCHITECT L.NO.–CA/95/19270	EX. ENGINEER BANDRA DIVISION MUMBAI HOUSING & AREA DEVELOPMENT BOARD, MUMBAI

BHARATNAGAR, BANDRA (E), MUMBAI.

OWNER: म्हाडा MHADA — GRIHA NIRMAN BHAVAN, KALANAGAR, BANDRA (EAST), MUMBAI– 400051 PHONE: 56405000, 26592877, 26592622.

JOB TITLE: M.H.& A.D.BOARD

LOCATION: BHARATNAGAR, BANDRA (E), MUMBAI

SHEET TITLE: LAY OUT PLAN

JOB NO.	DRG. NO.	REV. NO.
– 14/2010	BGS / MHADA / BHARATNAGAR / BANDRA (E) / LAY OUT PLAN/ ARCH-1	00