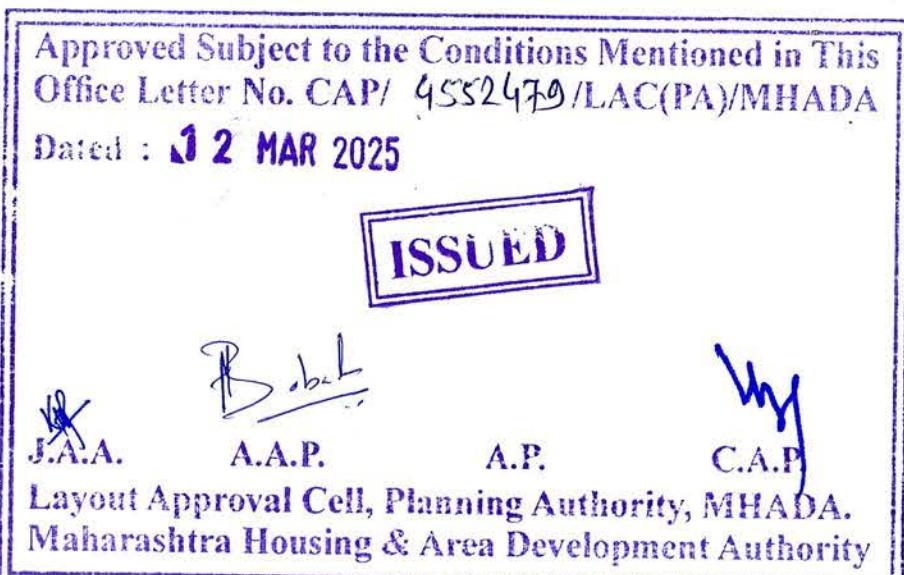
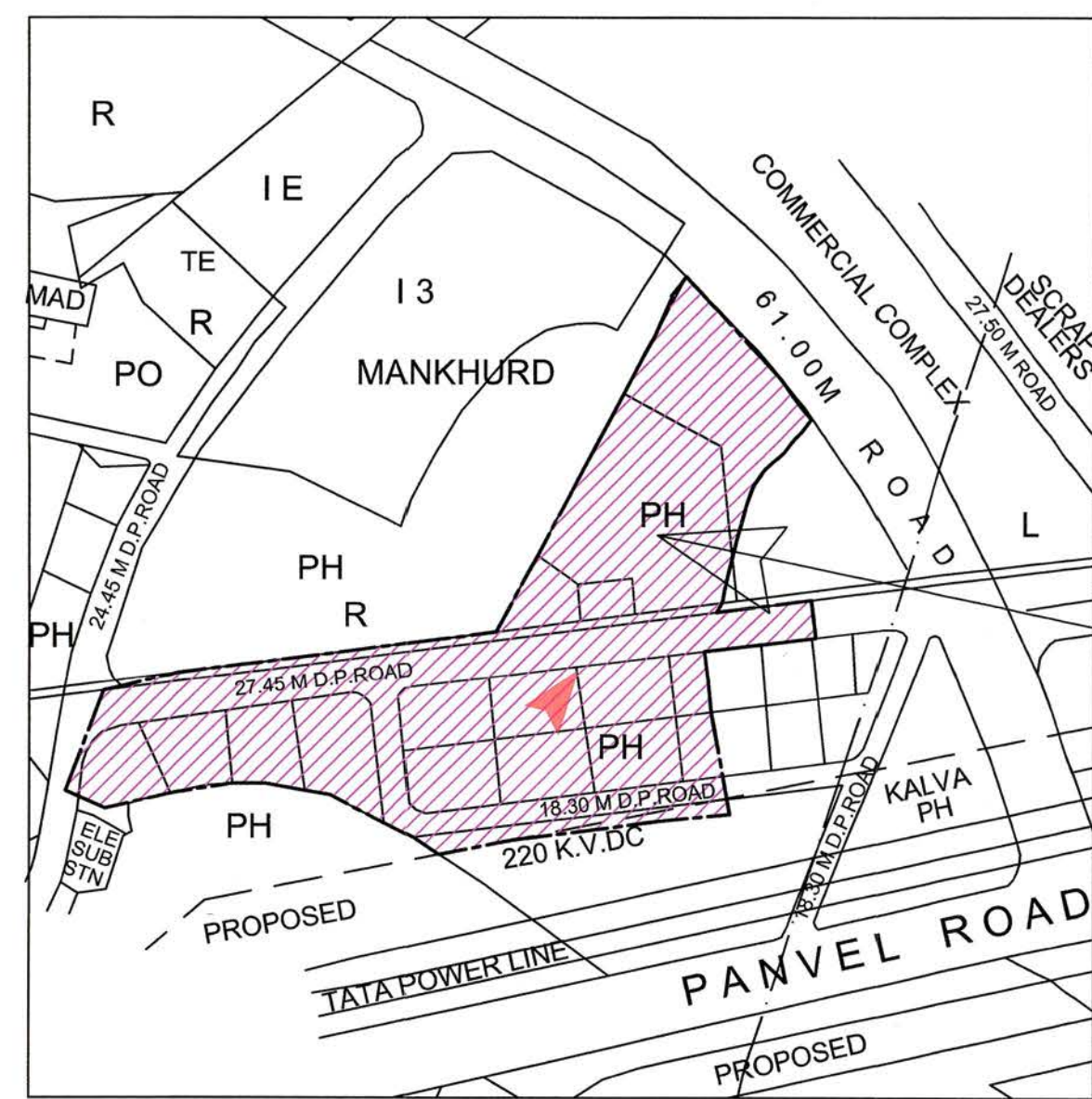
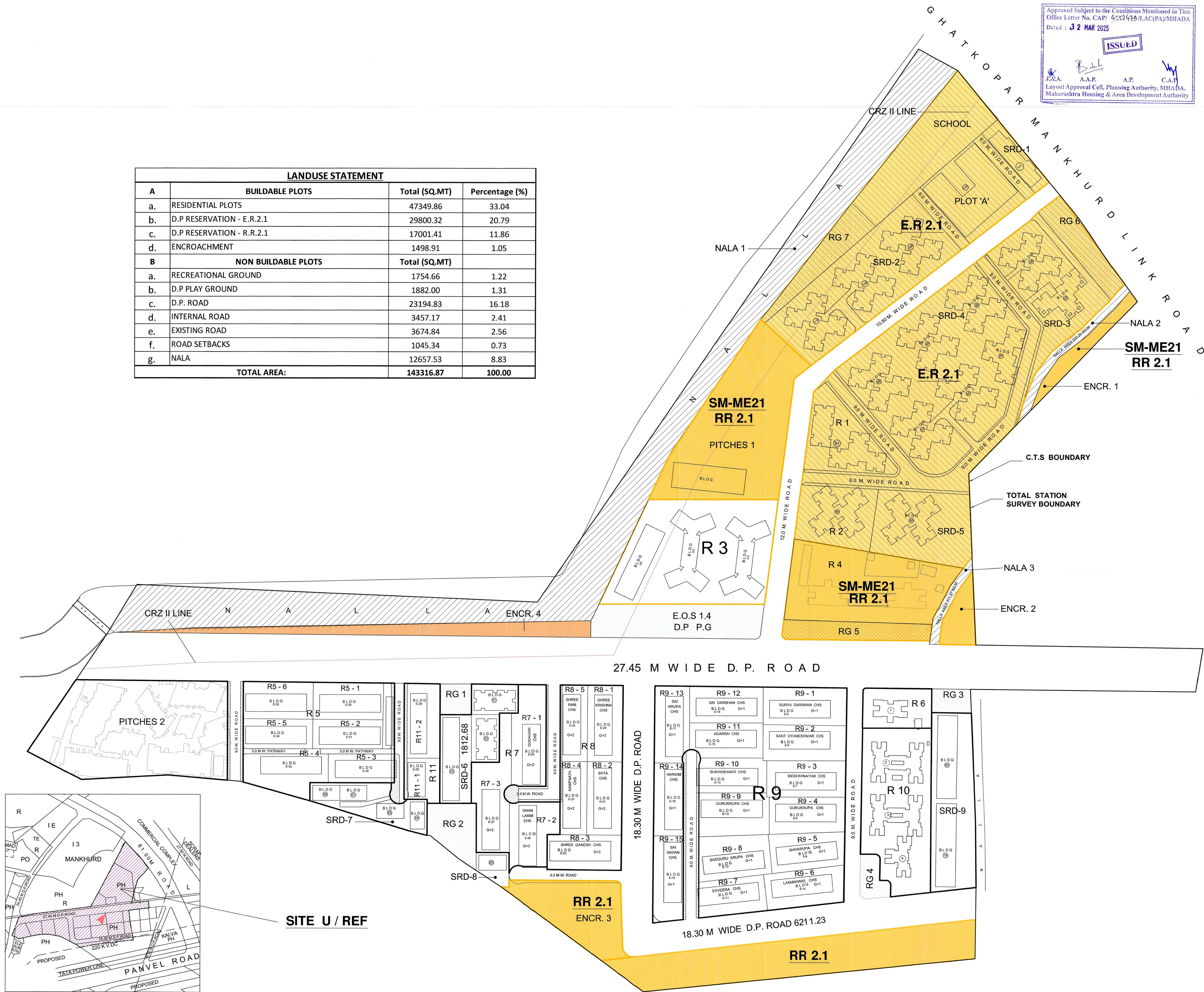




LANDUSE STATEMENT			
A	BUILDABLE PLOTS	Total (SQ.MT)	Percentage (%)
a.	RESIDENTIAL PLOTS	47349.86	33.04
b.	D.P RESERVATION - E.R.2.1	29800.32	20.79
c.	D.P RESERVATION - R.R.2.1	17001.41	11.86
d.	ENCROACHMENT	1498.91	1.05
B	NON BUILDABLE PLOTS	Total (SQ.MT)	
a.	RECREATIONAL GROUND	1754.66	1.22
b.	D.P PLAY GROUND	1882.00	1.31
c.	D.P. ROAD	23194.83	16.18
d.	INTERNAL ROAD	3457.17	2.41
e.	EXISTING ROAD	3674.84	2.56
f.	ROAD SETBACKS	1045.34	0.73
g.	NALA	12657.53	8.83
TOTAL AREA:		143316.87	100.00



PROFORMA A		
DESCRIPTION	TOTAL (sq.mts)	
1 PLOT AREA AS PER LAST APPROVED	149970.83	
2 PLOT AREA AS PER TRIANGULATION	143316.87	
3 PLOT AREA AS PER PRC	133912.00	
4 PLOT AREA ADOPTED AS PER PRC	133912.00	
5 Deduction for :		
a D.P. ROAD	23194.83	
b INTERNAL ROAD	3457.17	
c EXISTING ROAD	3674.84	
d ROAD SETBACK	1045.34	
e D.P RESERVATION - E.R.2.1	29800.32	
f D.P RESERVATION - R.R.2.1	17001.41	
g D.P PG	1882.00	
h ENCROACHMENT	1498.91	
Total (a + b + c + d + e + f + g + h)	81554.82	
6 NALA (NALA 1+NALA 2+NALA 3)	12657.53	
7 Total Deductions (5 + 6)	94212.35	
8 Balance Plot Area (3 - 6)	39699.65	
9 Recreation Ground Proposed @ 10% of Balance Plot Area (need to be provided while redevelopment)		
10 Provided RG - 1754.66 + D.P PG - 1882.00 = 3636.66 Sq.mt	15.74%	
11 Balance Plot area (8)	39699.65	
12 Additional area for ISI	23194.83	
a D.P. ROAD	23194.83	
b INTERNAL ROAD	3457.17	
c EXISTING ROAD	3674.84	
d ROAD SETBACK	1045.34	
e NALA	12657.53	
f ENCROACHMENT	1498.91	
TOTAL 11 (a + b + c + d + e + f)	45528.62	
13 Net Plot Area (11 + 12)	85228.27	
14 Permissible ISI	3	
15 Permissible BUA	255684.81	
16 BUA TO BE RETAINED		
Residential Plots (47349.86 x 3.0) + Encroachment (1498.91)	143548.49	
17 Balance BUA for distribution (15 - 16)	112136.32	
18 No. of Tenements	4469	

STAMP & DATE OF APPROVAL OF PLAN

LEGEND

E.R. 2.1
R.R. 2.1
R.G.
ENCROACHMENT
NALA
CRZ

CONTENTS OF SHEET

LAYOUT & SUBDIVISION PLAN
LOCATION PLAN
AREA STATEMENT
BUILT UP AREA CALCULATION

NAME OF OWNER MUMBAI HOUSING AND AREA DEVELOPMENT BOARD

DISCUSSION OF PROPOSAL

LAYOUT PLAN PROPERTY BEARING C.T.S. NO.

1(P.T) OF VILLAGE MANKHURD

IN 'M' WARD

CERTIFICATE OF AREA

1. CERTIFIED THAT THE LAND UNDER THE LAYOUT HAS BEEN SURVEYED BY ON 11/02/2024 AND THE AREA OF THE GROSS PLOT IS AS PER THE STRINGENT OF
- 1) BOARDS LAYOUT
- 2) T.P. SCHEME & CITY SURVEY PLAN BOUNDRIES WORKS OUT BY TRIANGULATION METHOD IS 143316.87 M2

ARCHITECT
R.M. WARRIER
B.A.R.C.H., A.I.I.A.
CA/1984/08021

DESCRIPTION DATE SING

JOB NO. DATE DRAWN BY CHECKED BY
MHADA/M/002/2024 18-12-2024 JAGRATI RAWAT R.M. WARRIER

CONSULTANT ARCHITECT ARCHITECT
R.M. WARRIER B.A.R.C.H., A.I.I.A. CA/1984/08021
ASSIST. ARCHITECT
Jr. ARCHITECT ASST.

NAME & ADDRESS OF ARCHITECT

SCALE
1:1000
N
R.M. WARRIER & ASSOCIATES
ARCHITECTS & INTERIOR DESIGNERS
B-206, MAHALASA VILLA, OFF
VEERADESAI ROAD,
ANDHERI (WEST) MUMBAI - 400 058

LAYOUT & SUBDIVISION PLAN