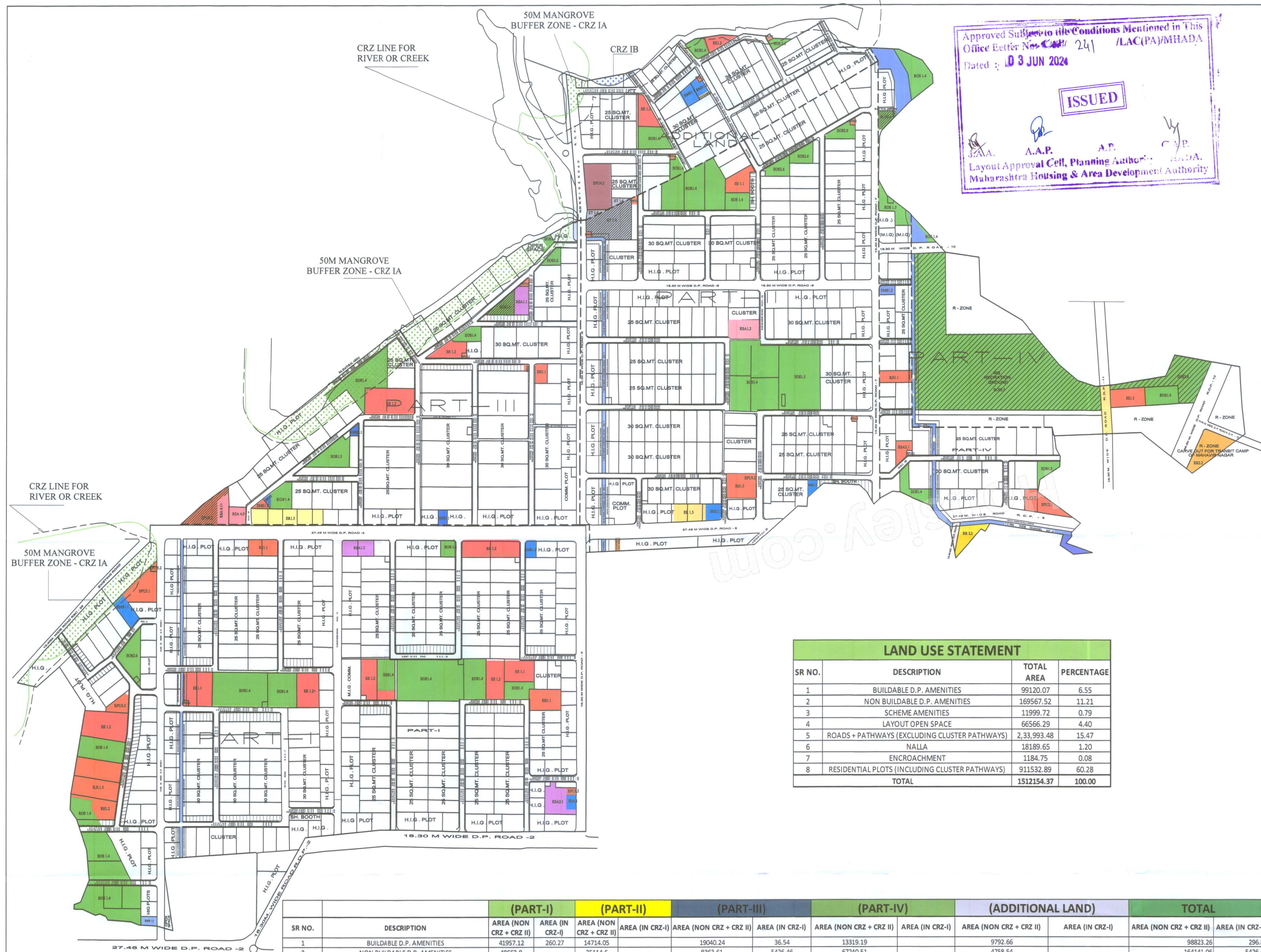




Approved Subject to the Conditions Mentioned in This
Office Order No. 241 /LAC(PA)/MHADA
Dated : 10 JUN 2024

ISSUED

S.A.A. A.A.P. A.D. C.A.P.
Layout Approval Cell, Planning Authority
Maharashtra Housing & Area Development Authority

LAND USE STATEMENT			
SR NO.	DESCRIPTION	TOTAL AREA	PERCENTAGE
1	BUILDABLE D.P. AMENITIES	99120.07	6.55
2	NON BUILDABLE D.P. AMENITIES	169567.52	11.21
3	SCHEME AMENITIES	11999.72	0.79
4	LAYOUT OPEN SPACE	66566.29	4.40
5	ROADS + PATHWAYS (EXCLUDING CLUSTER PATHWAYS)	2,33,993.48	15.47
6	NALLA	18189.65	1.20
7	ENCROACHMENT	1184.75	0.08
8	RESIDENTIAL PLOTS (INCLUDING CLUSTER PATHWAYS)	911532.89	60.28
TOTAL		1512154.37	100.00

SR NO.	DESCRIPTION	(PART-I)		(PART-II)		(PART-III)		(PART-IV)		(ADDITIONAL LAND)		TOTAL	
		AREA (NON CRZ + CRZ II)	AREA (IN CRZ-II)	AREA (NON CRZ + CRZ II)	AREA (IN CRZ-II)	AREA (NON CRZ + CRZ II)	AREA (IN CRZ-I)	AREA (NON CRZ + CRZ II)	AREA (IN CRZ-I)	AREA (NON CRZ + CRZ II)	AREA (IN CRZ-I)	AREA (NON CRZ + CRZ II)	AREA (IN CRZ-I)
1	BUILDABLE D.P. AMENITIES	41957.12	260.27	14714.05		19040.24	36.54	13319.19		9792.66		98823.26	296.81
2	NON BUILDABLE D.P. AMENITIES	48663.8		35114.6		8363.61	5426.46	67240.51		4758.54		164141.06	5426.46
3	SCHEME AMENITIES	3286.64		5241.38		2489.3		221.8		560.09	200.51	11799.21	200.51
4	LOS	23863.01		19922.35		10633.28	1847.73	3998.72		5687.31	673.89	64044.67	2521.62
5	ROADS + PATHWAYS (EXCLUDING CLUSTER PATHWAYS)	90593.21	264.06	70422.86		24781.16	2209.86	24073.29		19348.54	1400.5	230119.06	3874.42
6	NALLA	2930.6		3489.5		214.07		11555.38				18189.65	
7	ENCROACHMENT	260.16		19.8		0				310.44	594.35	590.4	594.35
8	RESIDENTIAL PLOTS (INCLUDING CLUSTER PATHWAYS)	3,46,301.84	9602.61	2,48,260.50		1,38,715.80	17844.84	87,692.51		62,822.19	292.60	883792.84	27740.05
TOTAL		557856.38	10126.94	397185.14	0	204237.46	27365.43	208941.4		103279.77	3161.85	1471500.15	40654.22
TOTAL		567983.32		397185.14		231602.89		208941.4		106441.62		1512154.37	

MASTER PLAN
Scale: 1: 4000

B U D P - 1

SITES AND SERVICES

DETAILS CALCULATIONS AND LAYOUT PLAN
MASTER PLAN
CHARKOP - KANDIVALI

PROFORMA - A				
SR. NO.		AREA IN NON CRZ-II	AREA IN CRZ-II	TOTAL
1	A TOTAL PLOT AREA	SQ.MTS.	SQ.MTS.	SQ.MTS.
	a AREA AS PER PRC.	1471500.15	40654.22	1512154.37
2	DEDUCTIONS			
	i) D. P. RESERVATIONS			
	a DP BUILDABLE	98823.26	296.81	99120.07
	b DP NON BUILDABLE	164141.06	5426.46	169567.52
	ii) ROADS	230119.06	3874.42	233993.48
	iii) ENCROACHMENT	590.40	594.35	1184.75
	iv) NALLA	18189.65		18189.65
	v) PLOTS OF 100 SQ.MT.	30,951.83	84.83	31036.66
	TOTAL DEDUCTIONS (I TO V)	542815.26	10276.87	553092.13
3	NET AREA OF PLOT (1A - 2)	928684.89	30377.35	959062.24
4	i) REQUIRED LOS 10% (959062.24 X 0.10 = 95906.22 SQ.MT.) OR EXISTING = 133367.54 SQ.MT.) ii) PROVIDED (LOS + DP) = 238133.81 SQ.MT. (LAYOUT OPEN SPACE=66566.29 SQMT. + D.P. O.S. =169567.52 SQMT.)			
5	REQUIRED AMENITIES = 500 + 10% OF 959062.24 = 95906.22 SQMT.) PROVIDED AMENITIES =111119.79 SQ.MT. (SCHEME AMENITIES=11999.72 SQMT. + D.P. AMENITIES = 99120.07 SQMT.)			
6	ADDITION FOR F.S.I.			
	i) ROADS	230119.06	3874.42	233993.48
	ii) NALLA	18189.65		18189.65
	TOTAL (6i+ii)	248308.71	3874.42	252183.13
7	GROSS PLOT AREA FOR F.S.I. (3 + 6)	1176993.60	34251.77	1211245.37
8	PERMISSIBLE F.S.I.	3.00		As per regulation of comp notification u.no D.L.-33004/99 of 2019
9	PERMISSIBLE B.U.A. (7 X 8)	3530980.80		3530980.80
10	B.U.A. RESERVED FOR RESIDENTIAL (852841.01 X 3)	2558523.03		2558523.03
11	B.U.A. RESERVED FOR SCHEME AMENITIES (11799.21 x 3.00)	35397.63		35397.63
12	BALANCE B.U.A. FOR DISTRIBUTION (9 - (10 + 11)	937080.14		937080.14
13	TOTAL NO. OF TENEMENTS EXCEPT 100 SQMT. PLOTS			23615 NOS.

NOTE:- RESIDENTIAL PLOTS AFFECTED BY D.P. 2034 RESERVATIONS ARE DEDUCTED FROM F.S.I. CALCULATIONS; BUT NO. OF T/S (470 NOS.) ARE CONSIDERED FOR PRO-RATA CALCULATION.

STAMP OF DATE RECEPTION PLAN

STAMP OF APPROVAL OF PLAN

DATE

ARCHITECT

ASSTT. ARCHITECT

JR. ARCHITECT

ARCHITECT

DEODHAR ASSOCIATES
Architects & Interior Designers

CHECK BY

DESIGN ASSTT



M H A D A