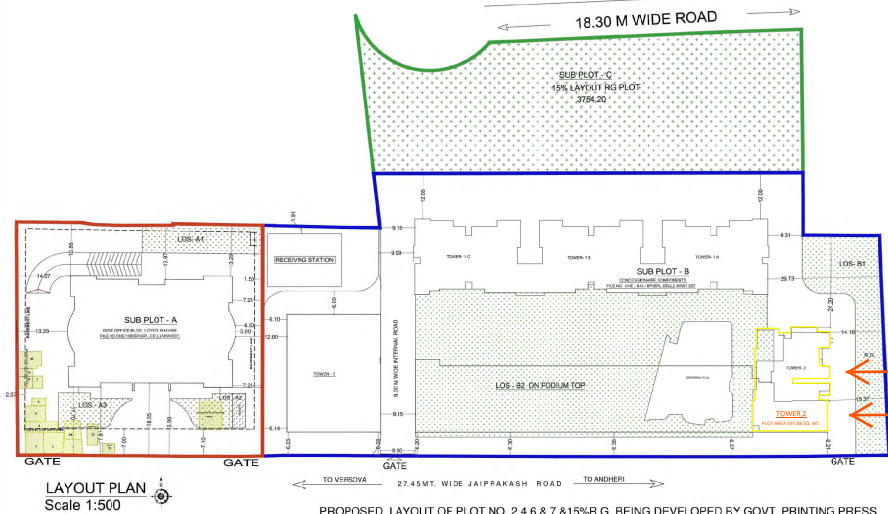


LARGER LAYOUT APPROVED U/NO. CE/1585/BS-IT/LOKWN DT: 14/07/2003



Sub-Layout comprising plot no. 2,4,6,7 & 15% R.G. under consideration.

LOCATION PLAN
SCALE- 1:1000



LAYOUT PLAN
Scale 1:500

PROPOSED LAYOUT OF PLOT NO. 2,4,6,7 & 15%R.G. BEING DEVELOPED BY GOVT. PRINTING PRESS

FILE NO. CH/65/BP(SPL.CELL)/LOKW/302 1/2

PROFORMA - A		
Sr.No.	IN SQ.MT.	
1) GROSS PLOT AREA AS PER M.R. PLAN	38785.00	
2) LESS DEDUCTIONS		
3) LESS LAYOUT R.G. AS PER M.R. PLAN (15%)	5754.20	
4) BALANCE PLOT AREA (1: 2)	33030.80	
NOTE:		
PLOT AREA DIFFERENCE		
4) 15 PER M.R. PLAN	15330.80 SQ.MT.	
15 PER EARLIER APPROVED LAYOUT	13392.57 SQ.MT.	
J/N- CE/1585/BS-IT/LOKWN DT: 14/07/2003	1233.23 SQ.MT.	
5) NET PLOT AREA	13030.80	
	SUB PLOT 'A'	SUB PLOT 'B'
	UDYOG BHAVAN	CONCESSIONAIRE
6) NET PLOT AREA	3837.75	11193.05
7) DEDUCTION FOR PLOT AREA RESTRICTION FOR 'SI' CALCULATION (AS PER S.R. NO. 4)	1233.23	
8) BALANCE PLOT AREA (6-7) (13797.57 SQ.MT.)	2604.52	11193.05
9) PERMISSIBLE 'SI'	1.00	1.00
10) PERMISSIBLE BUA (8 X 9)	2604.52	11193.05
11) NO. INTERNAL LAYOUT ROAD FSI AS PER APPROVED LAYOUT DT: 14/07/2003	464.88	1469.31
12) TOTAL BUA PERMISSIBLE (10 + 11)	3069.40	12662.36

CERTIFIED THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON 14/07/2003 AND THE DIMENSIONS OF BUA ETC. OF THE PLOT STATED ON THE PLAN ARE 1678.00 SQ.M. AS REQUIRED ON SITE AND THE AREA TO BE WORKED OUT IS AND TALLER WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP TOWN PLANNING SOCIETY.

SUDHIR KHERD
E
SIGNATURE OF ARCHITECT

DISTRIBUTION OF INTERNAL LAYOUT ROAD FSI AS PER LARGER LAYOUT APPROVED ON 14-07-2003

PLOT AREA	SUB PLOT A	SUB PLOT B
15030.80	3837.75	11193.05
INT LAYOUT ROAD FSI	464.88	1469.31

NOTE:
THIS SUB-LAYOUT FORMS THE PART OF LARGER LAYOUT APPROVED U/NO. CE/1585/BS-IT/LOKWN DT: 14.7.2003

THIS LAYOUT IS APPROVED AS PER THE TERMS & CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED UNDER PROPOSAL NO. CH/65/BP (SPL. CELL)/LOKW/302-AMEND/11 DT. 20.03.2025

CHANDRAKANT DATTATRAYA CHAUDHARI
DY.CH.E.(B.P.) SPECIAL CELL

Nilesh Badrikishor Akhare
SE(BP)/SPL CELL

Vinayak Shivaji Salvi
AE(BP)/SPL CELL

Manoj Chandrakant Rane
EE(BP)/SPL CELL

PROFORMA - B

CONTENTS OF SHEET

LAYOUT PLAN LOCATION PLAN

DESCRIPTION OF PROPOSAL

PROPOSED LAYOUT OF SUB PLOT 2,4,6,7 & 15% R.G. ON PLOT BEARING T.S.S NO 833 (PT) S.NO 141-A OF VILLAGE AMBIVALI FOR GOVT. PRINTING PRESS J.P. ROAD ANDHERI (W).

ANITA SUDHIR KHERD
E
OFFICE OF THE CHIEF ARCHITECT
MAHARASHTRA STATE P.W.D.
25 JIJAN ROAD, FORT, MUMBAI
(ARCHITECT)

SUREKHA SHIVAJI PAWAR
EXECUTIVE ENGINEER, PWD
BUILDING CONSTRUCTION DIVISION P.W.D.
EGH HOSPITAL COMPOUND, LBS ROAD
MUMBAI (W) MUMBAI 400 005
(OWNER)

A. S. KHERD
CHIEF ARCHITECT (CA/92/12915)

Y. N. DESHPANDE
DY. CH. ARCHITECT (CA/92/15391)

PLOT AREA CALCULATION

SUB PLOT A				
1	1/2	X 16.73	X 0.89	X 1 NO = 7.44 SQ.MT.
2	1/2	X 46.29	X 15.34	X 1 NO = 355.04 SQ.MT.
3	1/2	X 62.57	X 4.54	X 1 NO = 145.16 SQ.MT.
4	1/2	X 62.57	X 10.55	X 1 NO = 330.06 SQ.MT.
5	1/2	X 61.23	X 14.50	X 1 NO = 443.92 SQ.MT.
6	1/2	X 63.35	X 8.80	X 1 NO = 278.74 SQ.MT.
7	1/2	X 70.33	X 14.71	X 1 NO = 517.28 SQ.MT.
8	1/2	X 70.33	X 2.62	X 1 NO = 92.13 SQ.MT.
9	1/2	X 74.38	X 9.47	X 1 NO = 352.19 SQ.MT.
10	1/2	X 74.38	X 5.10	X 1 NO = 189.67 SQ.MT.
11	1/2	X 70.48	X 12.01	X 1 NO = 423.25 SQ.MT.
12	1/2	X 23.33	X 0.42	X 1 NO = 4.80 SQ.MT.
13	1/2	X 64.24	X 21.73	X 1 NO = 697.97 SQ.MT.
TOTAL ADDITION				= 3837.75 SQ.MT.

LOS - A1

1	1/2	X 30.98	X 7.50	X 2 NOS = 232.20 SQ.MT.
TOTAL ADDITION				= 232.20 SQ.MT.

LOS - A2

1	1/2	X 12.56	X 6.19	X 1 NO = 38.87 SQ.MT.
2	1/2	X 12.56	X 1.17	X 1 NO = 7.35 SQ.MT.
3	1/2	X 11.31	X 1.76	X 1 NO = 9.95 SQ.MT.
4	1/2	X 8.56	X 8.90	X 1 NO = 36.98 SQ.MT.
5	1/2	X 8.19	X 3.35	X 1 NO = 13.72 SQ.MT.
6	1/2	X 3.46	X 0.55	X 1 NO = 0.95 SQ.MT.
7	1/2	X 8.10	X 4.77	X 1 NO = 21.70 SQ.MT.
8	1/2	X 10.88	X 1.07	X 1 NO = 5.82 SQ.MT.
9	1/2	X 10.88	X 0.33	X 1 NO = 1.80 SQ.MT.
TOTAL ADDITION				= 133.14 SQ.MT.

LOS - A3

1	1/2	X 12.56	X 6.19	X 1 NO = 38.87 SQ.MT.
2	1/2	X 12.56	X 1.17	X 1 NO = 7.35 SQ.MT.
3	1/2	X 11.31	X 1.76	X 1 NO = 9.95 SQ.MT.
4	1/2	X 8.56	X 8.90	X 1 NO = 36.98 SQ.MT.
5	1/2	X 8.19	X 3.35	X 1 NO = 13.72 SQ.MT.
6	1/2	X 3.46	X 0.55	X 1 NO = 0.95 SQ.MT.
7	1/2	X 8.10	X 4.77	X 1 NO = 21.70 SQ.MT.
8	1/2	X 10.88	X 1.07	X 1 NO = 5.82 SQ.MT.
9	1/2	X 10.88	X 0.33	X 1 NO = 1.80 SQ.MT.
TOTAL ADDITION				= 133.14 SQ.MT.

TOTAL AREA LOS 496.48 SQM

PLOT WISE LOS AREA SUMMARY

PLOT NO	PLOT AREA	REQ.15%	REQ.10%	PROPOSED LOS AREA
SUB PLOT - A	3837.75	15% LOS IS CONSIDERED WITHIN THE 15% LAYOUT RG PLOTS IN THE LARGER LAYOUT.	383.77	496.48
SUB PLOT - B	11193.05	NA	1119.30	3468.92
SUB PLOT - C	3754.20	NA	1503.07	3967.40

SUB PLOT B				
1	1/2	X 19.427	X 10.83	X 1 NO = 104.40 SQ.MT.
2	1/2	X 11.21	X 12.33	X 1 NO = 685.81 SQ.MT.
3	1/2	X 11.21	X 16.13	X 1 NO = 896.91 SQ.MT.
4	1/2	X 24.19	X 10.49	X 1 NO = 126.88 SQ.MT.
5	1/2	X 40.01	X 10.51	X 1 NO = 210.25 SQ.MT.
6	1/2	X 61.59	X 7.63	X 1 NO = 234.97 SQ.MT.
7	1/2	X 61.59	X 10.71	X 1 NO = 329.81 SQ.MT.
8	1/2	X 58.55	X 10.56	X 1 NO = 306.14 SQ.MT.
9	1/2	X 61.57	X 20.35	X 1 NO = 626.47 SQ.MT.
10	1/2	X 75.33	X 20.71	X 1 NO = 780.04 SQ.MT.
11	1/2	X 110.35	X 58.53	X 1 NO = 3228.39 SQ.MT.
12	1/2	X 85.94	X 14.42	X 1 NO = 615.63 SQ.MT.
13	1/2	X 72.39	X 18.09	X 1 NO = 654.77 SQ.MT.
14	1/2	X 62.48	X 9.23	X 1 NO = 288.35 SQ.MT.
15	1/2	X 60.19	X 10.69	X 1 NO = 321.72 SQ.MT.
16	1/2	X 60.14	X 9.81	X 1 NO = 294.99 SQ.MT.
17	1/2	X 61.38	X 23.06	X 1 NO = 707.71 SQ.MT.
18	1/2	X 62.91	X 4.98	X 1 NO = 156.65 SQ.MT.
19	1/2	X 62.91	X 7.16	X 1 NO = 225.22 SQ.MT.
20	1/2	X 61.04	X 9.83	X 1 NO = 300.01 SQ.MT.
21	1/2	X 59.95	X 0.17	X 1 NO = 5.10 SQ.MT.
22	1/2	X 59.95	X 2.81	X 1 NO = 84.23 SQ.MT.
TOTAL ADDITION				= 11193.05 SQ.MT.

SUB PLOT B

15% R.G. PLOT

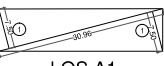
1	1/2	X 41.00	X 33.57	X 1 NO = 688.19 SQ.MT.
2	1/2	X 96.17	X 19.87	X 1 NO = 955.48 SQ.MT.
3	1/2	X 116.79	X 5.55	X 1 NO = 324.09 SQ.MT.
4	1/2	X 116.79	X 34.93	X 1 NO = 2039.74 SQ.MT.
TOTAL ADDITION				= 4007.48 SQ.MT.

DEDUCTIONS

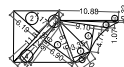
a	2/3	X 35.44	X 10.72	X 1 NO = 253.28 SQ.MT.
TOTAL DEDUCTION				= 253.28 SQ.MT.
TOTAL AREA (X-Y1)				= 3754.20 SQ.MT.

TOTAL PLOT

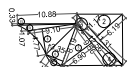
A + B + C	=	18785.00 SQ.MT.
-----------	---	-----------------



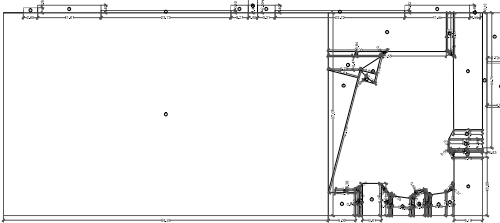
LOS A1



LOS A3



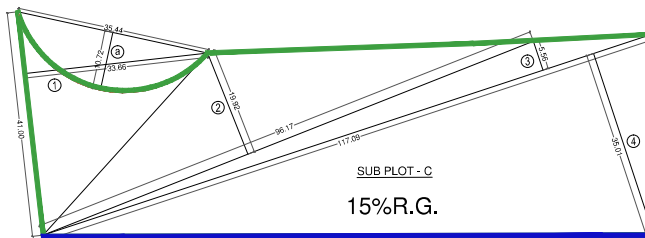
LOS A2



LINE AREA DIAGRAM

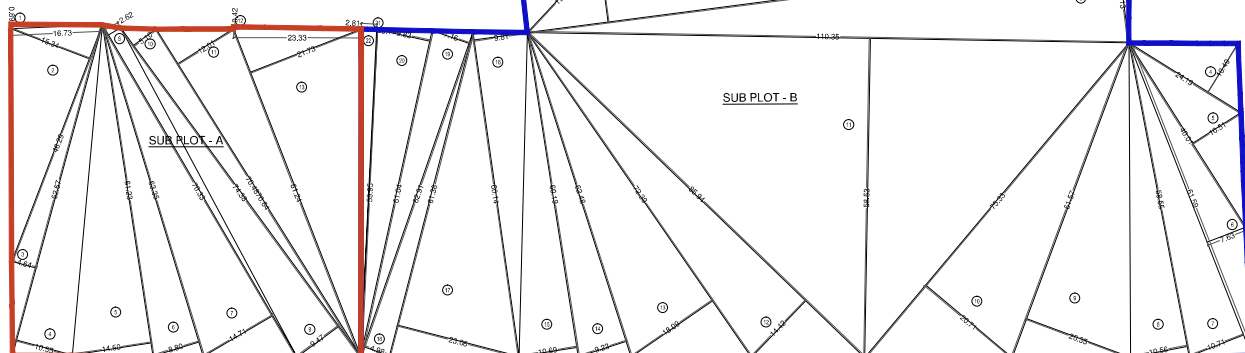
PROFORMA LOS - B2

SCALE 1:500



SUB PLOT - C

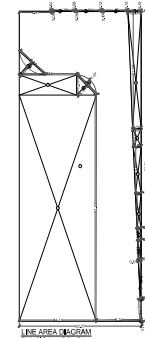
15% R.G.



PLOT AREA DIAGRAM

SCALE = 1:500

SUB PLOT - A				
1	1/2	X 16.73	X 0.89	X 1 NO = 7.44 SQ.MT.
2	1/2	X 46.29	X 15.34	X 1 NO = 355.04 SQ.MT.
3	1/2	X 62.57	X 4.54	X 1 NO = 145.16 SQ.MT.
4	1/2	X 62.57	X 10.55	X 1 NO = 330.06 SQ.MT.
5	1/2	X 61.23	X 14.50	X 1 NO = 443.92 SQ.MT.
6	1/2	X 63.35	X 8.80	X 1 NO = 278.74 SQ.MT.
7	1/2	X 70.33	X 14.71	X 1 NO = 517.28 SQ.MT.
8	1/2	X 70.33	X 2.62	X 1 NO = 92.13 SQ.MT.
9	1/2	X 74.38	X 9.47	X 1 NO = 352.19 SQ.MT.
10	1/2	X 74.38	X 5.10	X 1 NO = 189.67 SQ.MT.
11	1/2	X 70.48	X 12.01	X 1 NO = 423.25 SQ.MT.
12	1/2	X 23.33	X 0.42	X 1 NO = 4.80 SQ.MT.
13	1/2	X 64.24	X 21.73	X 1 NO = 697.97 SQ.MT.
TOTAL ADDITION				= 3837.75 SQ.MT.



SUB PLOT - B				
1	1/2	X 19.427	X 10.83	X 1 NO = 104.40 SQ.MT.
2	1/2	X 11.21	X 12.33	X 1 NO = 685.81 SQ.MT.
3	1/2	X 11.21	X 16.13	X 1 NO = 896.91 SQ.MT.
4	1/2	X 24.19	X 10.49	X 1 NO = 126.88 SQ.MT.
5	1/2	X 40.01	X 10.51	X 1 NO = 210.25 SQ.MT.
6	1/2	X 61.59	X 7.63	X 1 NO = 234.97 SQ.MT.
7	1/2	X 61.59	X 10.71	X 1 NO = 329.81 SQ.MT.
8	1/2	X 58.55	X 10.56	X 1 NO = 306.14 SQ.MT.
9	1/2	X 61.57	X 20.35	X 1 NO = 626.47 SQ.MT.
10	1/2	X 75.33	X 20.71	X 1 NO = 780.04 SQ.MT.
11	1/2	X 110.35	X 58.53	X 1 NO = 3228.39 SQ.MT.
12	1/2	X 85.94	X 14.42	X 1 NO = 615.63 SQ.MT.
13	1/2	X 72.39	X 18.09	X 1 NO = 654.77 SQ.MT.
14	1/2	X 62.48	X 9.23	X 1 NO = 288.35 SQ.MT.
15	1/2	X 60.19	X 10.69	X 1 NO = 321.72 SQ.MT.
16	1/2	X 60.14	X 9.81	X 1 NO = 294.99 SQ.MT.
17	1/2	X 61.38	X 23.06	X 1 NO = 707.71 SQ.MT.
18	1/2	X 62.91	X 4.98	X 1 NO = 156.65 SQ.MT.
19	1/2	X 62.91	X 7.16	X 1 NO = 225.22 SQ.MT.
20	1/2	X 61.04	X 9.83	X 1 NO = 300.01 SQ.MT.
21	1/2	X 59.95	X 0.17	X 1 NO = 5.10 SQ.MT.
22	1/2	X 59.95	X 2.81	X 1 NO = 84.23 SQ.MT.
TOTAL ADDITION				= 11193.05 SQ.MT.

THIS LAYOUT IS APPROVED AS PER THE TERMS & CONDITIONS MENTIONED IN THIS OFFICE LETTER ISSUED UNDER PROPOSAL NO. CHE/65BP (SPL. CELL)/LOKW/302-AMEND/1 DT. 20.03.2023

CHANDRAKANT
T DATTATRAYA
CHAUDHARI

DY.CHE.(B.P.) SPECIAL CELL

Nilesh
Badrikishor
r Akhane
SE(BP)/SPL CELL

Vinayak
Shivaji
Salvi
AE(BP)/SPL CELL

Manoj
Chandrak
ant Rane
EE(BP)/SPL CELL

PROFORMA -B

CONTENTS OF SHEET

PLOT AREA CALCULATION AND R.G. AREA CALCULATION

DESCRIPTION OF PROPOSAL

PROPOSED LAYOUT OF SUB PLOT 2,4,6,7&15% R.G. ON PLOT BEARING C.T.S NO 833 (PT) S.NO 141-A OF VILLAGE AMBIVALI FOR GOVT. PRINTING PRESS' J.P. ROAD ANDHERI (W).

ANITA
SUDHIR
KHERDE

OFFICE OF THE CHIEF ARCHITECT
MAHARASHTRA STATE P.W.D.,
25,MURZBAN ROAD, FORT, MUMBAI.
(ARCHITECT)

SUREKHA
SHIVAJI
PAWAR

EXECUTIVE ENGINEER, PWD
BUILDING CONSTRUCTION DIVISION P.W.D
ESIC HOSPITAL COMPOUND, LBS ROAD
MULUND (W) MUNICIPAL 400 060
(OWNER)

A. S. KHERDE
CHIEF ARCHITECT (CA/90/12915)

Y.N.DESHPANDE
DY.CH. ARCHITECT (CA/92/15391)