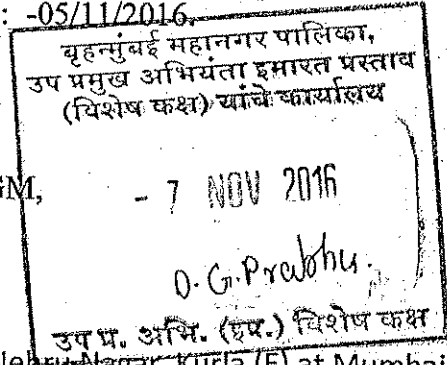


No. Arch/MB/10/2017  
date - 10/01/2017

No. Arch & Pl./Mumbai Board / 530 /2016

Date : -05/11/2016

To,  
The Dy. Chief Engineer (Special Cell- Layout) MCGM,  
Municipal Training Centre, Raheja Vihar Complex,  
Chandivali Farm road, Powai, Andheri (E),  
Mumbai 400072.



Subject -- Submission of proposed layout of Nehru Nagar, Kurla (E) at Mumbai under DCR 33(5).

Sir, Ref :- CHE/07/BP(SPI.cell)/LOL/302

The existing Nehru Nagar, Kurla (E), colony was developed by Mumbai Board. The colony is basically for EWS / LIG , MIG category. This layout is already approved by MCGM vide letter no. CE/34/BPES/Govt./02 dated 23/04/2002 with 1.2 FSI.

As per the amended DCR 33(5) dated 8/10/2013 this office has prepared a revised layout with 3.00 FSI. As per revised draft Development Plan 2034 MHADA has already given suggestions / objections for the said layout. A copy of the same is enclosed herewith for your ready reference.

You are hereby requested to approve the revised layout as per D.C. Regulation clause 33 (5) dated 8/10/2013 with 3.00 FSI. The Consultant Architect M/s. INNOVATIONS will follow up the matter as per the procedure required to obtain the approval to the layout from MCGM.

Thanking You.

D.A. - As above.

Yours faithfully,

*ANB Shivandker*  
.. 5/11/16

Architect & Planner

Mumbai Housing & Area Development  
Board Mumbai.

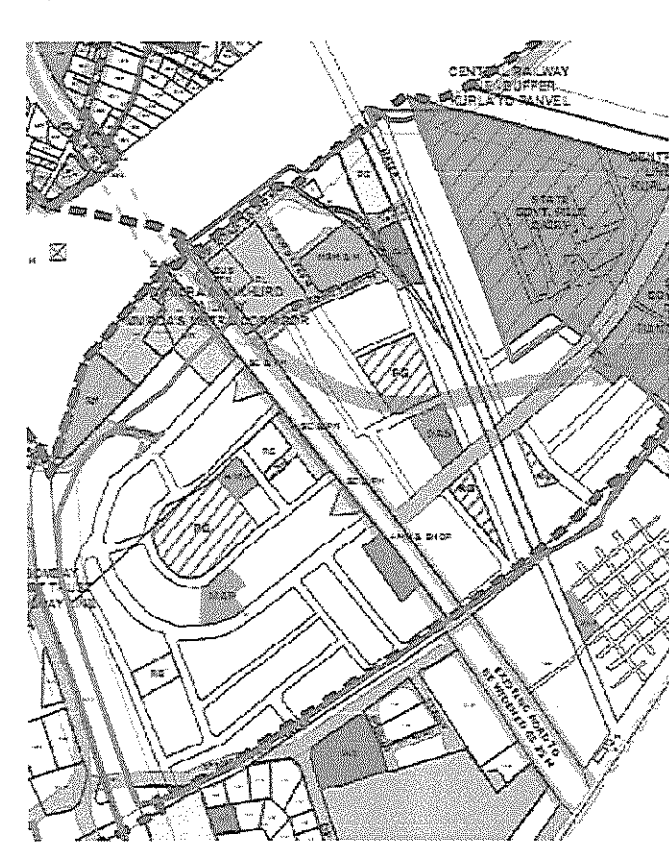
Copy to:

1. Chief Officer / Mumbai Board for favour of information please.
2. Chief Engineer (DP) 5<sup>th</sup> floor, BMC Head Quarter, Fort, Mumbai-400001 for information please.
- ✓ 3. Consultant Architect M/s INNOVATIONS
4. REE/MB for information pls.



SUB PLOT	RESI	SCHEME AMENITY	SCHEME RG/PG	SCHEME ROAD	ENCL.	D.P. AMENITY	D.P. ROAD	D.P. RG/PG	OTHER USERS OR	R-PLOTS	Area under Pvt Land	Nala & Pipe line	TOTAL
A	2780.76	817.90	653.42		64.47	1667.88							5984.43
B	9163.96	1077.90	7096.41			743.57		1030.37			69.46		19181.67
C	3888.98	617.25		137.76	981.79		1713.42						7139.20
D	2700.37		1916.82						411.17				5099.46
E	5747.48												5747.48
F	6026.16	446.50		368.69	117.45	3034.44							9924.24
G	2508.74	130.70	446.43										3085.87
H	1706.13		219.50					1418.68					3344.31
I	7614.01		2071.57					2113.20	483.42	570.28			12852.48
J	7133.40	243.84	1699.98		150.98	4789.35		754.55					14772.10
K	5482.72												5482.72
L	4150.60		1928.33			1165.95			707.08	645.36			6687.33
M	6153.78					1464.64		11882.47					15268.92
N	3684.43		258.07	1663.74		2505.74		766.74					6956.91
O					12104.67								12104.67
P					17938.25	22623.56							40561.81
Q	6509.76												6509.76
R	4265.90		1216.09					6543.61					11925.60
S													6543.61
T													7846.32
U	4276.48		203.94	400.01	2965.89			6543.61					7846.32
V	4131.47		176.34		312.64					25.88			4646.33
W										4689.33			4689.33
X								3634.82					3634.82
Y	6317.44							776.86		776.86			7768.16
Z	5915.28	1045.21	516.48	849.39	154.46			751.15	1093.09				10930.90
aa		2222.03						151.69					2373.72
ab		2993.45											2993.45
ac	3914.27		1154.60	767.92	636.73			609.37					7082.89
ad	1369.14	687.45	1448.60										3505.19
ae	5932.20					112.84	659.92		755.98				3668.94
af	4155.17		496.60					2333.66	502.62				6447.55
ag	5470.47												2333.66
ah						68532.94							68532.94
ai													12773.78
aj													12773.78
ak													100.00
al	134833.55	8044.45	22208.31	70931.74	32974.29	40877.37	25791.65	27875.13	4641.74	3085.59	4689.33	12869.12	388822.27
%	34.68	2.07	5.71	18.24	8.48	10.51	6.83	7.17	1.19	0.79	1.21	3.31	100.00

LAND USE TABLE	SQ.MT
A Area under Bldg. no. 1 to 155 (excluding Scheme OS)	134833.55
B D.P. RG PG area (I to IX)	27875.13
C D.P. Amenity (I to XIII)	40877.37
D Area under D.P. Road	25791.65
E Area under Scheme O. S. / R.G.	22208.31
F Area under Ench.	32974.29
G Area under Nala & Pipe line	12869.12
H Area under Office Bldgs	4641.74
I Area under Scheme Amenity	8044.45
J Area under Residential Plots	3085.59
K Area Under Internal Roads	70931.74
Total area of plot (A to K)	884132.94



LOCATION PLAN

SCALE :- 1 : 4000

CE / 34 / BP (ES) / LOL / Govt.

Total Sheets: 9 Sheet No.: 1/9

F.S.I. - 3.00

Sr. No.	Area Statement	As per total Station survey
1	a Plot Area	
	b Area as per PRC	
	c Difference between PRC & table Survey	
	d Area as per Total Station Survey excluding Pvt. Plot	384132.94
	e 75% area between total station survey & P.R. Card	
2	a Area Adopted.	384132.94
	b Deduction for :	
	c D.P. Roads	25791.65
	d DP RG PG	27875.13
	e DP Amenity	40877.37
	f Nala & Pipe line	12869.12
	g Area under Enchroachment	32974.29
	h Total Deduction ( a to g )	140387.55
3	a Balance Area of Plot (1A(e) - 2A(e))	243745.38
	b Deduction for 15% of R.G. (if deductible)	0.00
	c Deduction for Land Component of HIG built - up area	0.00
	d Enchroachment on Roads	0.00
	e Net Balance Plot Area (only EWH / LIG & MIG) (3A - (3Ab + 3B + 3C))	243745.38
4	a Additions for FSI Purpose	
	b D.P. Roads	25791.65
	c Total Area (3D + 4A)	269537.03
	d FSI permissible	3.00
5	a Permissible Built - up Area	808611.09
	b Less BUA beyond FSI 1.00 utilised in HIG ( Out of Land Comp. of BWH/LIG/MIG plots)	727749.98
6	a Net permissible BUA under modified 33(5) : ( 7B - 8 )	727749.98
7	a FSI up to 3.00 for Bldg. no. 1 to 155 (134833.55*3)	404500.65
	b BUA under office buildings (i.e. 4641.74 X 3.50)	13925.22
	c Area under Scheme Amenity (i.e. 8044.45 X 3.50)	28155.58
	d Area under ' R ' Plot (vacant land) for residential scheme (3085.59 X 3.50)	10799.57
	e Area kept in abeyance for Structures (Existing on DP RG / PG)	
11		1268.28
12	Balance BUA	269100.69
13	LESS 10% BUA Hon. V.P. Quota	26910.07
14	Balance BUA for Prorata	242190.62
15	Prorata per Tenaments (14/5240 nos. 1s)	46.22



LAYOUT PLAN

SCALE :- 1 : 1000

SR. ARCHITECT / PLANNER  
 ARCHITECT / PLANNER  
 ASST. ARCHITECT  
 JR. ARCHITECT

FORM - II - CONTENTS OF SHEET

Layout Plan

STAMP OF RECEIPT OF PLANS

STAMP OF APPROVAL OF PLANS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLANS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 384132.94 Sq.mt ( Three Lacks Eighty Four Thousand One Hundred Thirty Two Point Ninety Four Sq.mt Only.) AND TALLIES WITH AREA STATED IN THE DOCUMENTS OF THE OWNERSHIP/ P. RECORD

SIGNATURE OF ARCHITECT

Name of the Owner :- MUMBAI HOUSING AND AREA DEVELOPMENT BOARD

Description of Proposal and Property :-

PROPOSED AMENDED LAYOUT AS PER NEW MODIFICATION OF DCR 33 (5) FOR EXISTING COLONY OF NEHRLA AT KURLA, BEARING C.T.S. NO. 2, 3, 4, 5, 6, 7, 11, AND 12 OF VILLAGE KURLA AT KURLA (E), MHADA LAYOUT.

NORTH LINE

NAME & ADDRESS OF ARCHITECT

ARCHITECTS & ENGINEERS

INNOVATIONS

402, Mahalaxmi Tower, Off. IDBI Bank, Cross Road, Andhri (W), Mumbai-400059  
 Tel. 022-2677492  
 email - info@innovationsindia.com

SIGNATURE OF ARCHITECT

Kishore R. Lesthar  
 (CA/96/968)