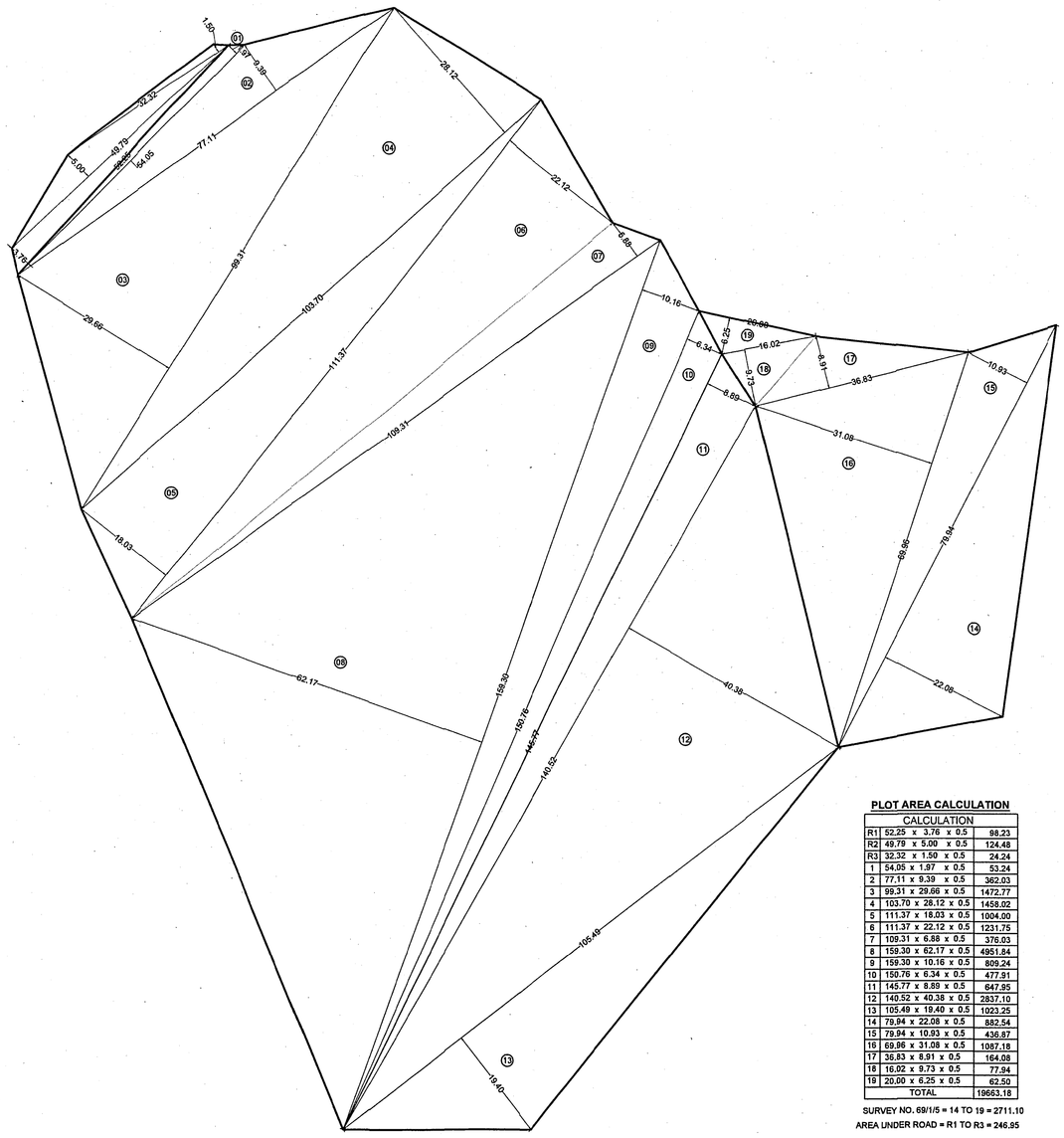
PROJECT :- PROPOSED CONSTRUCTION OF RESIDENTIAL LIG & EWS HOUSING SCHEME FOR AHP - PPP MODEL PMAY (PRADHAN MANTRI AWAS YOJANA) SCHEME ON PLOT BEARING S.NO. 4/1/1, 4/1/2, 4/1/3, 4/2, 4/3/1, 4/3/2, 4/4, 69/1/5, AT VILLAGE BHADWAD, TALUKA BHIWANDI, DIST - THANE.
FOR M/S MAYA DEVELOPERS

STAMP OF APPROVAL

Approved Subject to 19 OCT 2022
Conditions Mentioned in
This officer Letter No. ET-574
PMAY LAC (PA), MHADA

JAA/PMAY AA/PMAY Ex. Engr/PMAY
Layout Approval Cell (PA) PMAY/MHADA

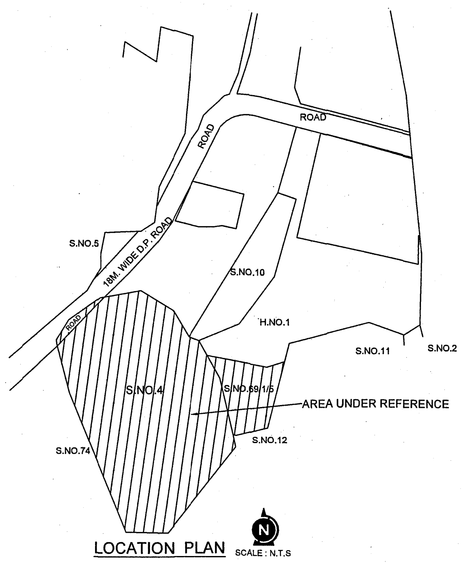


PLOT AREA LINE DIAGRAM AS PER T.L.R
(SCALE 1:500)

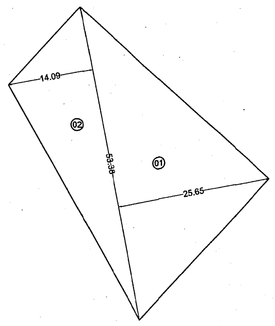
PLOT AREA CALCULATION

CALCULATION		
R1	52.25 x 3.76 x 0.5	98.23
R2	49.79 x 5.00 x 0.5	124.48
R3	32.32 x 1.50 x 0.5	24.24
1	54.05 x 1.97 x 0.5	53.24
2	77.11 x 9.39 x 0.5	362.03
3	99.31 x 29.66 x 0.5	1472.77
4	103.70 x 28.12 x 0.5	1458.02
5	111.37 x 18.03 x 0.5	1004.00
6	111.37 x 22.12 x 0.5	1231.75
7	109.31 x 6.88 x 0.5	376.03
8	159.30 x 62.17 x 0.5	4951.84
9	159.30 x 10.16 x 0.5	809.24
10	150.76 x 6.34 x 0.5	477.91
11	145.77 x 8.89 x 0.5	647.95
12	140.52 x 40.38 x 0.5	2837.10
13	105.49 x 19.40 x 0.5	1023.25
14	79.94 x 22.08 x 0.5	882.54
15	79.94 x 10.93 x 0.5	436.87
16	69.96 x 31.08 x 0.5	1087.18
17	36.83 x 8.91 x 0.5	164.08
18	16.02 x 9.73 x 0.5	77.94
19	20.00 x 6.25 x 0.5	62.50
TOTAL		19663.18

SURVEY NO. 69/1/5 = 14 TO 19 = 2711.10
AREA UNDER ROAD = R1 TO R3 = 246.95



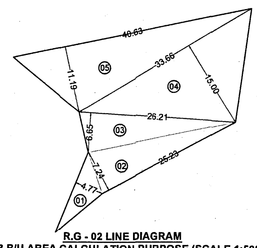
LOCATION PLAN SCALE : N.T.S



R.G - 01 LINE DIAGRAM
FOR B/U AREA CALCULATION PURPOSE(SCALE 1:500)

RG 01 AREA CALCULATION

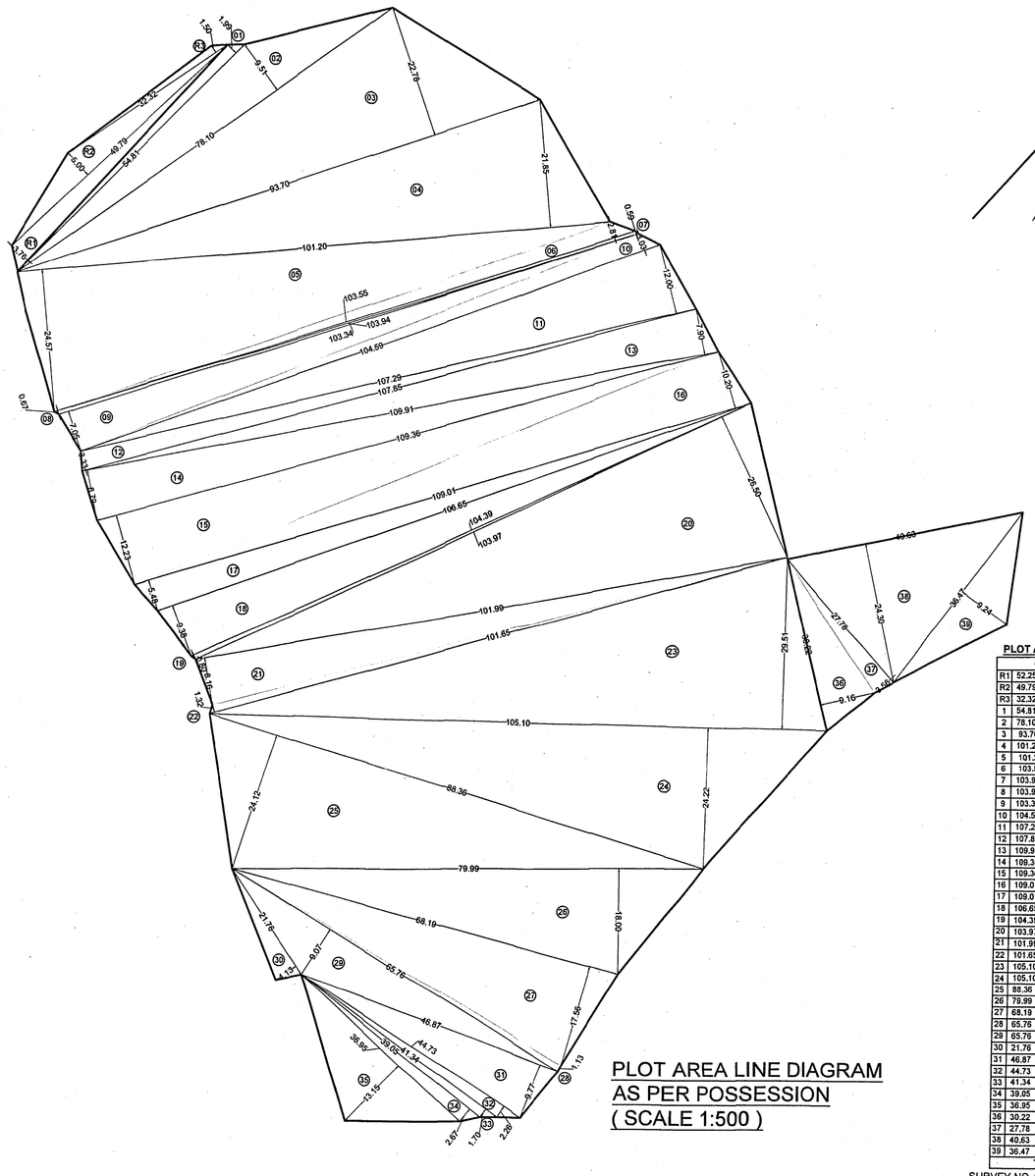
CALCULATION		
1	53.38 x 25.65 x 0.5	684.60
2	53.38 x 14.09 x 0.5	376.06
TOTAL		1060.66



R.G - 02 LINE DIAGRAM
FOR B/U AREA CALCULATION PURPOSE (SCALE 1:500)

RG 02 AREA CALCULATION

CALCULATION		
1	14.54 x 4.77 x 0.5	36.68
2	25.23 x 7.24 x 0.5	91.33
3	26.21 x 6.65 x 0.5	87.15
4	33.66 x 6.65 x 0.5	252.45
5	40.63 x 11.19 x 0.5	227.32
TOTAL		692.93

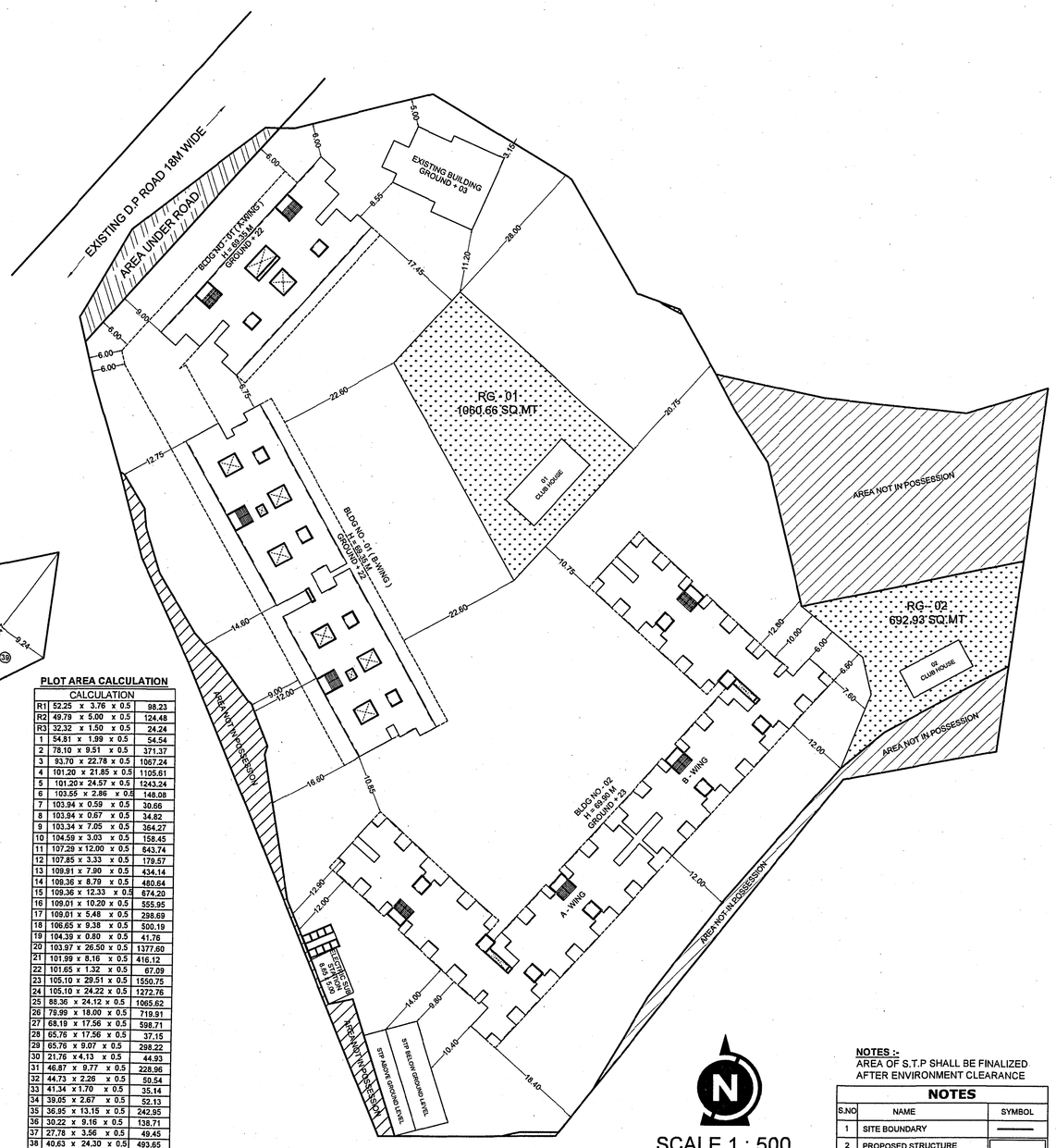


PLOT AREA LINE DIAGRAM
AS PER POSSESSION
(SCALE 1:500)

PLOT AREA CALCULATION

CALCULATION		
R1	52.25 x 3.76 x 0.5	98.23
R2	49.79 x 5.00 x 0.5	124.48
R3	32.32 x 1.50 x 0.5	24.24
1	54.81 x 1.99 x 0.5	54.54
2	78.10 x 9.51 x 0.5	371.37
3	93.70 x 22.78 x 0.5	1067.24
4	101.20 x 21.85 x 0.5	1105.61
5	101.20 x 24.57 x 0.5	1243.24
6	103.55 x 2.86 x 0.5	148.08
7	103.94 x 0.59 x 0.5	30.66
8	103.94 x 0.67 x 0.5	34.82
9	103.34 x 7.05 x 0.5	364.27
10	104.59 x 3.03 x 0.5	158.45
11	107.29 x 12.00 x 0.5	643.74
12	107.85 x 3.33 x 0.5	179.57
13	109.91 x 7.90 x 0.5	434.14
14	109.36 x 8.79 x 0.5	480.64
15	109.36 x 12.33 x 0.5	674.20
16	109.01 x 10.20 x 0.5	555.95
17	109.01 x 5.48 x 0.5	298.69
18	106.65 x 9.38 x 0.5	500.19
19	104.39 x 0.80 x 0.5	41.76
20	103.97 x 26.50 x 0.5	1377.60
21	101.99 x 8.16 x 0.5	416.12
22	101.65 x 1.32 x 0.5	67.09
23	105.10 x 29.51 x 0.5	1550.75
24	105.10 x 24.22 x 0.5	1272.76
25	88.36 x 24.12 x 0.5	1065.62
26	79.99 x 18.00 x 0.5	719.91
27	68.19 x 17.56 x 0.5	598.71
28	65.76 x 17.56 x 0.5	37.15
29	65.76 x 9.07 x 0.5	298.22
30	21.76 x 4.13 x 0.5	44.93
31	46.87 x 9.77 x 0.5	228.96
32	44.73 x 2.26 x 0.5	50.54
33	41.34 x 1.70 x 0.5	35.14
34	39.05 x 2.67 x 0.5	52.13
35	36.95 x 13.15 x 0.5	242.95
36	30.22 x 9.16 x 0.5	138.71
37	27.78 x 3.56 x 0.5	49.45
38	40.63 x 24.30 x 0.5	493.65
39	36.47 x 9.24 x 0.5	168.49
TOTAL		17542.70

SURVEY NO. 69/1/5 = 36 TO 39 = 850.00
AREA UNDER ROAD = R1 TO R3 = 246.95



SITE LAYOUT PLAN

SCALE 1 : 500

NOTES :-
AREA OF S.T.P SHALL BE FINALIZED AFTER ENVIRONMENT CLEARANCE

NOTES

S.NO	NAME	SYMBOL
1	SITE BOUNDARY	
2	PROPOSED STRUCTURE	
3	AREA NOT IN POSSESSION	
4	AREA UNDER ROAD WIDENING	
5	R.G. AREA	

PERFORMA - I : AREA STATEMENT

SR. NO.	AREA STATEMENT	SQ.MTR
1.	Plot area as per 7/12 extract	19140.0
2.	Plot area as per T.L.R plan	19663.18
3.	Plot area as per actual site survey	17542.70
4.	Plot area considered for PMAY scheme S.NO 4/1/1 + 4/1/2 + 4/1/3 + 4/2 + 4/3/1 + 4/3/2 + 4/4 =16690.0 SQ.MT S.NO 69/1/5 = 850.0 SQ.MT TOTAL = 17540.0 SQ.MT	17540.0
5.	Deductions for	
	(a) AREA UNDER 18M WIDE D.P. ROAD WIDENING	246.95
	(b) Any D.P. Reservation area	———
	(Total a+b)	246.95
6.	Balance area of plot (1-5)	17293.05
7.	Amenity Space (if applicable)	———
	(a) Required -	———
	(b) Adjustment of 2(b), if any -	———
	(c) Balance Proposed -	———
8.	Net Plot Area [6-7 (c)]	17293.05
9.	Recreational Open space (if applicable)	
	(a) Required -	1729.30
	(b) Proposed -	1753.59
10.	A) Permissible Built up area as per Basic F.S.I. (17293.05 x 2.5) + (246.95 x 2)	43726.52
	B) Deduction for existing area	844.80
	C) Total permissible Built - up Area as per Table 6G (10A-10B)	42881.72
	D) Permissible Ancillary Built up area as per Note 1 of Regulation 6.3 (60% for Residential) (60% of 10 C)	25729.03
	E) Total Final permissible Built - up Area (10C + 10D)	68610.75

ALL DIMENSION ARE IN METRIC SYSTEM

SCALE - 1:100 *(except otherwise specified)*

NAME & ADDRESS OF LICENSED ENGINEER

SHAMIM KHAN
ADDRESS:- 101, DEEN MOHAMMAD MANZIL, PATEL COMPOUND, DHAMANKAR NAKA, BHIWANDI - 421302.
E-MAIL : shamimuniversal786@gmail.com
MOB. NO : 9322075334

CONSULTANT ENGINEER SHAMIM AHMED A.M. KHAN

SIGNATURE & STAMP:

NAME & ADDRESS OF OWNER / DEVELOPER

MAYA DEVELOPERS
ADDRESS:- S.NO. 4/1/1, 4/1/2, 4/1/3, 4/2, 4/3/1, 4/3/2, 4/4, 69/1/5, VILLAGE BHADWAD OPP CHATRAPATI SHIVAJI MAHARAJ CRICKET STADIUM , Bhiwandi - 421302, Dist - Thane.

MAYA DEVELOPERS BHIWANDI

SIGNATURE & STAMP: