



LAYOUT PLAN
SCALE: 1:3500

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SPACES FOR RECREATION

SR.NO.	RESERVATION	REQUIRED	PROVIDED
1	GARDEN AND PARK (5% OF 46442.70)	2322.04	24202.58
2	PLAY GROUND (7.5% OF 46442.70)	3483.15	46257.35

RESIDENTIAL COMPONENT: PLOT AREA CALCULATION

TOTAL PLOT AREA = 46442.70 SQ.M. - (1)

SUMMARY OF PROVIDED PLOT AREA

SR.NO.	PLOT NO/RESERVATION	AREA (IN SQ.M.)
1	GARDEN & PARK	24202.58
2	PLAY GROUND	46257.35
3	ECONOMIC ACTIVITIES	46473.07
4	PUBLIC OFFICE & STAFF QUARTERS	21632.27
5	FIRE BRIGADE STATION	3000.00
6	BUS STATION	3000.00
7	POLICE STATION	1000.00
8	S.W.M.P.	4000.00
9	TOTAL	149565.28 - (2)
10	AREA OF D.P. & EXISTING ROADS	16981.05 - (3)
11	100.00 M MULTIMODAL CORRIDOR	23822.00 - (4)
12	PA1	8776.39 - (5)

TOTAL PLOT AREA FOR RESIDENTIAL = 1 - (2+3+4+5) = 46442.70 - 6776.39 + 23822.00 = 46442.70 - 24704.73 = 217395.97 SQ.M.

ECONOMIC COMPONENT: PLOT AREA CALCULATION

TOTAL PLOT AREA = 46442.70 SQ.M.

PLOT AREA REQUIRED FOR ECONOMIC ACTIVITIES = 46442.07 SQ.M.

PERMISSIBLE BUILT UP AREA FOR ECONOMIC ACTIVITIES FOR BASIC FSI = 46442.07 X 2 = 92884.14 SQ.M.

PERMISSIBLE BUILT UP AREA FOR ECONOMIC ACTIVITIES FOR PREMIUM FSI = 46442.07 X 2 X 1.7 = 157903.04 SQ.M.

SUMMARY OF PROVIDED PLOT AREA

SR.NO.	PLOT NO/RESERVATION	AREA (IN SQ.M.)
1	EDUCATIONAL PLOT	7925.91
2	MARKET 1	1496.56
3	MARKET (ADD PLOT)	826.44
4	HOSPITAL	7200.00
5	C1 (MALL)	12292.08
6	C2 (SHOPPING COMPLEX - TOWN HALL & AUDITORIUM)	8225.72
7	C3 (BUSINESS OFFICE)	13795.36
8	TOTAL	46473.07

SOCIAL HOUSING: BUILT UP AREA CALCULATION

AVAILABLE RESIDENTIAL PLOT = 217395.97 SQ.M.

BASIC F.S.I OF RESIDENTIAL PLOT = 1.00

RESIDENTIAL PLOT BASIC F.S.I = 15% OF 217395.97 = 32609.39 SQ.M.

SOCIAL HOUSING PROVIDED = 54680.49 SQ.M.

PUBLIC UTILITIES: PLOT AREA CALCULATION

SR.NO.	UTILITY	AREA (IN SQ.M.)
1	FIRE BRIGADE STATION	3000.00
2	POLICE STATION	1000.00
3	BUS STATION	3000.00
4	S.W.M.P.	4000.00
5	TOTAL	11000.00

Village - Usarghar

Sr. No.	Survey No.	Area as per 7/12 (In Sq.M.)	Sr. No.	Survey No.	Area as per 7/12 (In Sq.M.)
1	17/1	610.00	36	103/11	2400.00
2	17/2	1330.00	37	103/12	11100.00
3	17/3A	1140.00	38	103/13	16220.00
4	17/3B	500.00	39	103/14B	500.00
5	17/4	180.00	40	103/15	700.00
6	17/5	50.00	41	103/16	500.00
7	39/1A	1670.00	42	103/17	4300.00
8	39/1B	4400.00	43	103/18	6800.00
9	37/1	1010.00	44	107/2A	3800.00
10	37/2	1720.00	45	107/2B	4600.00
11	38/1	5710.00	46	107/3	22720.00
12	38/2	2860.00	47	107/4	9940.00
13	38/3	380.00	48	107/5	700.00
14	38/4	380.00	49	107/6	5800.00
15	70/9	6780.00	50	107/7	10600.00
16	70/10	1590.00	51	107/8	2800.00
17	70/11	830.00	52	107/9	1800.00
18	71/1	15100.00	53	107/10	200.00
19	71/2	430.00	54	107/11	900.00
20	71/3	1160.00	55	107/12	730.00
21	71/4	150.00	56	107/13	760.00
22	71/8	960.00	57	107/14	600.00
23	91/1	450.00	58	107/15	450.00
24	91/2	150.00	59	107/16	450.00
25	91/3	710.00	60	107/17	3800.00
26	91/4	990.00	61	107/18	3700.00
27	91/5	1340.00	62	107/19	150.00
28	92/1	2350.00	63	107/20	5840.00
29	92/2	80.00	64	108/1	78000.00
30	103/6A	2170.00	65	108/2	700.00
31	103/6B	2330.00	66	134/1	2250.00
32	103/7	1100.00	67	134/2	1240.00
33	103/8	700.00	Total (2)	201150.00	
34	103/9	3400.00	Total (1+2)	268060.00	
35	103/10	2200.00			
Total (1)		66910.00			

Village - Sandap

Sr. No.	Survey No.	Area as per Proposed Subdivision (In Sq.M.)
1	93/P	105900.00
2	103/2	1100.00
3	107/1	5100.00
4	108/3	600.00
5	109P	93200.00
Total (1)		205990.00
1	2	1870.00
2	21P	60600.00
Total (2)		62470.00
Total (1+2)		268370.00

Village - Usarghar

Sr. No.	Survey No.	Area as per Proposed Subdivision (In Sq.M.)	Sr. No.	Survey No.	Area as per Proposed Subdivision (In Sq.M.)
1	17/1	610.00	36	103/11	2400.00
2	17/2	1330.00	37	103/12	11100.00
3	17/3A	1140.00	38	103/13	16220.00
4	17/3B	500.00	39	103/14B	500.00
5	17/4	180.00	40	103/15	700.00
6	17/5	50.00	41	103/16	500.00
7	39/1A	1670.00	42	103/17	4300.00
8	39/1B	4400.00	43	103/18	6800.00
9	37/1	1010.00	44	107/2A	3800.00
10	37/2	1720.00	45	107/2B	4600.00
11	38/1	5710.00	46	107/3	22720.00
12	38/2	2860.00	47	107/4	9940.00
13	38/3	380.00	48	107/5	700.00
14	38/4	380.00	49	107/6	5800.00
15	70/9	6780.00	50	107/7	10600.00
16	70/10	1590.00	51	107/8	2800.00
17	70/11	830.00	52	107/9	1800.00
18	71/1	15100.00	53	107/10	200.00
19	71/2	430.00	54	107/11	900.00
20	71/3	1160.00	55	107/12	730.00
21	71/4	150.00	56	107/13	760.00
22	71/8	960.00	57	107/14	600.00
23	91/1	450.00	58	107/15	450.00
24	91/2	150.00	59	107/16	450.00
25	91/3	710.00	60	107/17	3800.00
26	91/4	990.00	61	107/18	3700.00
27	91/5	1340.00	62	107/19	150.00
28	92/1	2350.00	63	107/20	5840.00
29	92/2	80.00	64	108/1	78000.00
30	103/6A	2170.00	65	108/2	700.00
31	103/6B	2330.00	66	134/1	2250.00
32	103/7	1100.00	67	134/2	1240.00
33	103/8	700.00	Total (2)	199547.00	
34	103/9	3400.00	Total (1+2)	262373.00	
35	103/10	2200.00			
Total (1)		62826.00			

Village - Sandap

Sr. No.	Survey No.	Area as per Proposed Subdivision (In Sq.M.)
1	93/P	105900.00
2	103/2	1100.00
3	107/1	5100.00
4	108/3	600.00
5	109P	93200.00
Total (1)		171310.00
1	2	1870.00
2	21P	60600.00
Total (2)		62470.00
Total (1+2)		233780.00

BUILT UP AREA SUMMARY FOR ECONOMIC ACTIVITIES

BUILDING TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA (IN SQ.M.)	HEIGHT (IN M.)
BUSINESS OFFICE	GROUND + 8 FLOORS	1	51448.00	27.60
HEALTH CARE	GROUND + 3 FLOORS	1	2960.68	14.85
MARKET	GROUND + 1 FLOOR	1	1849.06	8.85
MALL	BASE 1 + BASE 2 + GR. + 6 FLOORS	1	32548.68	29.65
SHOPPING COMPLEX (TOWN HALL & AUDITORIUM)	GROUND + 15 FLOORS	1	59227.68	67.65
EDUCATIONAL BUILDING	STILT + 6TH	1	9898.94	25.80
TOTAL			157903.04	

BUILT UP AREA SUMMARY FOR E.W.S. / L.G.

BUILDING TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA (IN SQ.M.)	HEIGHT (IN M.)
E.W.S. / L.G.	GROUND + 7 FLOORS	15	5645.39 X 15 = 54680.85	23.65
TOTAL			54680.85	

BUILT UP AREA SUMMARY FOR PUBLIC UTILITIES

BUILDING TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA (IN SQ.M.)	HEIGHT (IN M.)
FIRE BRIGADE STATION	STILT + 3 FLOORS	1	5100.00	17.25
BUS STATION	STILT + 3 FLOORS	1	5100.00	17.25
POLICE STATION	GROUND + 2 FLOOR	1	1700.00	11.25
TOTAL			11900.00	

RESIDENTIAL BUILT UP AREA SUMMARY (CLUSTER-4): SUB PLOT 4

BLDG. TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA (A)	HEIGHT (IN METER)
TYPE-A, BLD-3	LOW STILT + UP STILT + POD 1 + POD 2 + 1ST TO 2ND	1	7004.82	77.60
TYPE-A, BLD-5	LOW STILT + UP STILT + POD 1 + POD 2 + 1ST TO 2ND	1	6968.38	77.60
TYPE-A, BLD-9	LOW STILT + UP STILT + POD 1 + POD 2 + 1ST TO 2ND	1	6968.17	77.60
TYPE-A, BLD-11	LOW STILT + UP STILT + POD 1 + POD 2 + 1ST TO 2ND	1	6996.72	77.60
TYPE-B, BLD-4	LOW STILT + UP STILT + POD 1 + POD 2 + 1ST TO 2ND	1	5001.44	77.60
TYPE-B, BLD-7	LOW STILT + UP STILT + POD 1 + POD 2 + 1ST TO 2ND	1	5780.56	77.60
TYPE-B, BLD-10	LOW STILT + UP STILT + POD 1 + POD 2 + 1ST TO 2ND	1	5801.44	77.60
TYPE-D, BLD-2	LOW STILT + UP STILT + POD 1 + POD 2 + 1ST TO 2ND	1	6362.55	77.60
TYPE-D, BLD-6	LOW STILT + UP STILT + POD 1 + POD 2 + 1ST TO 2ND	1	6361.06	77.60
TYPE-E, BLD-1	LOW STILT + UP STILT + POD 1 + POD 2 + 1ST TO 2ND	1	6706.41	77.60
TYPE-H, BLD-8	LOW STILT + UP STILT + POD 1 + POD 2 + 1ST TO 2ND	1	5503.79	77.60
TYPE-H, BLD-12	LOW STILT + UP STILT + POD 1 + POD 2 + 1ST TO 2ND	1	5534.72	77.60
TOTAL			79458.16	

RESIDENTIAL BUILT UP AREA SUMMARY (CLUSTER-5): SUB PLOT 5

BLDG. TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA (A)	HEIGHT (IN METER)
TYPE-A, BLD-3	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	7782.39	86.30
TYPE-A, BLD-5	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	7782.39	86.30
TYPE-A, BLD-9	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	7835.95	86.30
TYPE-A, BLD-11	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	7782.39	86.30
TYPE-B, BLD-4	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	6469.69	86.30
TYPE-B, BLD-7	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	6469.69	86.30
TYPE-B, BLD-10	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	6469.69	86.30
TYPE-D, BLD-2	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	7145.95	86.30
TYPE-D, BLD-6	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	7145.95	86.30
TYPE-H, BLD-8	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	6164.05	86.30
TYPE-H, BLD-12	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	6164.05	86.30
TOTAL			83736.44	

RESIDENTIAL BUILT UP AREA SUMMARY (CLUSTER-6): SUB PLOT 6

BLDG. TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA (A)	HEIGHT (IN METER)
TYPE-A, BLD-1	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	7782.39	86.30
TYPE-A, BLD-5	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	7782.39	86.30
TYPE-B, BLD-3	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	6469.69	86.30
TYPE-B, BLD-4	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	6469.69	86.30
TYPE-B, BLD-12	LOW STILT + UP STILT + POD 1 + POD 2 + 26TH	1	6164.05	86.30
TOTAL			35398.83	

RESIDENTIAL BUILT UP AREA SUMMARY (CLUSTER-7): SUB PLOT 7

BLDG. TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA (A)	HEIGHT (IN M.)
TYPE-A, BLD-2	STILT + 27TH	1	7965.82	81.95
TYPE-A, BLD-4	STILT + 27TH	1	7965.82	81.95
TYPE-A, BLD-6	STILT + 27TH	1	7965.82	81.95
TYPE-A, BLD-8	STILT + 27TH	1	7965.82	81.95
TYPE-B, BLD-3	STILT + 27TH	1	6559.09	81.95
TYPE-B, BLD-7	STILT + 27TH	1	6559.09	81.95
TYPE-E, BLD-1	STILT + 27TH	1	6325.23	81.95
TYPE-E, BLD-5	STILT + 27TH	1	6325.23	81.95
TOTAL			66231.96	

RESIDENTIAL BUILT UP AREA SUMMARY (CLUSTER-8): SUB PLOT 8

BLDG. TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA (A)	HEIGHT (IN M.)
TYPE-A, BLD-2	STILT + 27TH	1	7965.82	81.95
TYPE-A, BLD-4	STILT + 27TH	1	7965.82	81.95
TYPE-A, BLD-6	STILT + 27TH	1	7965.82	81.95
TYPE-A, BLD-8	STILT + 27TH	1	7965.82	81.95
TYPE-B, BLD-3	STILT + 27TH	1	6559.09	81.95
TYPE-B, BLD-7	STILT + 27TH	1	6559.09	81.95
TYPE-H, BLD-1	STILT + 27TH	1	6325.23	81.95
TYPE-H, BLD-5	STILT + 27TH	1	6325.23	81.95
TOTAL			57631.92	

SR.NO.	DESCRIPTION		PLOT AREA	
1	BASIC FSI			
2	ADD FSI AGAINST PAYMENT OF PREMIUM (0.7)			
3	TOTAL AREA (1 + 2)			
4	MANDATORY TOWN LEVEL AMENITIES TO BE PROVIDED			
			REQUIRED	AREA AS PER RESERVATION
			A	B
A	SPACES FOR RECREATION			
	(i) GARDEN AND PARK 5%		23221.04	24202.58
	(ii) PLAY GROUND 7.5%		34831.55	46257.35
B	SPACE FOR COMBINED SCHOOL (PRIMARY SCHOOL + HIGH SCHOOL)		5806.26	
C	COMMUNITY HEALTH CARE FACILITIES		1161.05	
D	COMMUNITY MARKET			
	(i) MUTTON MARKET		1161.05	149
E	FISH MARKET & VEGETABLE MARKET		1161.05	
	PUBLIC ASSEMBLY FACILITIES		5000	
	ECONOMIC ACTIVITY (I.E. MARKET, MULTIPLEX, MALL, INFORMATION TECHNOLOGY & IT (ITES) INCLUDING TECHNOLOGY ENABLED SERVICES (IT & ITES) INCLUDING TRADES ESSENTIAL SHOPPING, RECREATIONAL CENTERS, TRAVEL & COMMERCE EDUCATION, HOSPITALS, NON-POLLUTING INDUSTRIES, SERVICE INDUSTRIES, ENTERTAINMENT, TOURISM, SOCIO-ECONOMIC ACTIVITIES SUCH AS WORKSHOP, HOSTEL, FOR ARTISTIC PERSONS AND MENTALLY RETARDED PERSONS EXCEPT INDEPENDENT RESIDENTIAL TENEMENTS ETC.) & C.D.E INCLUDED IN F			
F			46442.07	149
	PUBLIC UTILITIES			
	(i) FIRE BRIGADE STATION		3000	
	(ii) SEWAGE WASTE MANAGEMENT PROJECT (S.W.M.P.)		4000	
	(iii) CREMATION GROUND			