DRG. NO. - 1

PROFORMA - B

PROPOSED SPECIAL TOWNSHIP PROJECT
SECTOR-8

DETAILED LAYOUT PLAN

ALL DIMENSION ARE IN METER

APPROVING AUTHORITY

THIS RECOMMENDATION SUPERSEDES AS PER THE CONDITION MENTIONED EARLIER / COMMENDATION VDE LETTER NO. DLP/ DATED :-

RECOMMENDED FOR APPROVAL AS PER THE CONDITION MENTIONED IN LETTER NO. :- DATED :-

Joint Director of Town Planning
Konkan Division, Navi Mumbai

AREA STATEMENT

	SECTOR	B
1	AREA OF PLOT	28330.-
2	DEDUCTIONS FOR	
A	AREA UNDER PROPOSED ROAD	9803.-
B	AREA UNDER AMENITY	11212.-
C	AREA UNDER PLAY GROUND	17614.-
	TOTAL (A + B + C)	38629.-
3	NET PLOT AREA (1 - 2)	28447.-
4	ADDITION DUE F.S.I. (TOTAL BUILT UP AREA) PROPOSED	---
A	AREA UNDER PROPOSED ROAD	9803.-
B	AREA UNDER AMENITY	11212.-
C	AREA UNDER PLAY GROUND	17614.-
	TOTAL ADDITION(A + B + C)	38629.-
5	TOTAL AREA (3 +4)	28330.-
6	T.A.B. PERMISSIBLE AS PER APPENDIX 'F' TOTAL BUILT-UP - AREA PERMISSIBLE MAX. GROUND COVERAGE (PRATIONS) X MAX.NO. OF STOREYS	41194.-
6	PERMISSIBLE TOTAL FLOOR AREA (GLOBAL)	
7	PROPOSED AREA	41194.-
8	TOTAL BUILT-UP AREA CONSUMED	
B	TENEMENT STATEMENT	
a	TOTAL PROPOSED RESIDENTIAL AREA	
b	LESS DEDUCTION OF NON-RESI. AREA - AREA OF TENEMENTS (a+4)	
a	TENEMENTS	
b	TENEMENTS PROPOSED	4016 NOS.
C	PARKING STATEMENT	
a	4 WHEELER PARKING REQ. BY REGULATION	6674 NOS
b	4 WHEELER PARKING PROVIDED	6674 NOS
c	2 WHEELER PARKING REQ. BY REGULATION	1438 NOS
d	2 WHEELER PARKING PROVIDED	1438 NOS

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOTS UNDER REFERENCE WERE SURVEYED BY ME AND THE DIMENSIONS OF THE SIDES ETC OF THE PLOTS AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 27830.40 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

SIGNATURE

DESCRIPTION OF PROPOSAL AND PROPERTY

SPECIAL TOWNSHIP PROJECT AT VILLAGE KHONI & ANTERLI TALUKA-KALYAN, DIST THANE.

NAME OF OWNER

(OWNER / P.O.A. HOLDER)
LODHA DWELLERS PVT.LTD.
ADD - OFFICE AT 2-6, SHAH AND NAHARINDUSTRIAL ESTATE DR. E. MOSES, WORLI MUMBAI -18

ARCHITECTS NAME AND ADDRESS

YOGESH WAGH CA / 9925081
1201,MONT BLANC , PLOT NO:- 138,SECTOR-13, KHARGHAR , NAVI MUMBAI-410210.

LAND AREA UNDER SECTOR B, VILLAGE KHONI

S. No.	Survey No/ Hissa No.	Area Under Sector B Sq.M.
1	37/2A	2498.00
2	37/2B	647.00
3	37/2A	621.00
4	38/1	510.00
5	38/3	171.00
6	38/2A/2	7850.00
7	39/5A	1064.00
8	39/4	13000.00
9	39/5A	4175.00
10	40/1	5100.00
11	40/2	5900.00
12	44/5	190.00
13	45/2	950.00
14	46/1	1310.00
15	46/2	1240.00
16	47	300.00
17	48	230.00
18	49	1140.00
19	50	1310.00
20	51	150.00
21	52	580.00
22	53/3A/1	610.00
23	53/1B	5000.00
24	53/2B	23727.00
25	53/3	1430.00
26	53/4	60.00
27	53/5	2900.00
28	54/1	1340.00
29	54/2B	1500.00
30	54/2C	2300.00
31	54/3A	660.00
32	54/4c	6000.00
33	54/5	2940.00
34	61	33960.00
35	62/A	23860.00
36	62/C	5060.00
37	62/D	6410.00
38	63/1A	7670.00
39	63/1B	1600.00
40	63/1C	20000.00
41	63/2	11100.00
42	64/1A	21734.40
43	64/1B	9400.00
44	64/1C	6400.00
45	64/2	540.00
46	64/3	1390.00
47	140/1&2	12080.00
48	143/3	1590.00
49	144/1	7390.00
50	144/2	9790.00
51	144/3	4190.00
52	144/4	3400.00
53	144/5	2300.00
54	144/6A	6000.00
55	144/6B	2500.00
56	144/7	1061.00
57	144/8	9102.00
58	144/9A	11600.00
59	144/9B	16550.00
60	148/7A	4600.00
61	148/13	3200.00
62	148/14	3900.00
63	148/15A	570.00
64	148/15B	8200.00
65	148/3	479.00
66	148/4	2686.30
67	1/A	4700.00
68	TOTAL	364870.41

LAND AREA UNDER SECTOR B, VILLAGE ANTERLI

S. No.	Survey No/ Hissa No.	Area Under Sector B Sq.M.
1	19/2A	4650.00
2	19/2B	6310.00
3	19/3	2930.00
4	TOTAL	13460.00
GRAND TOTAL		378330.41

AREA AS PER TRANSLOCATION = 413684.74 SQ.M.

AREA STATEMENT OF RESIDENTIAL BUILDINGS

S.NO.	CLUSTER NO.	WING	TYPE	NOS OF FLOOR	HEIGHT IN MT	FS AREA IN SQ.M.	NOS OF TENEMENTS	NOS. OF PARKING REQD.	NOS. OF PARKING PROVIDED.	FREE OF FSI AREA S.RT., STAIRCASE, PASSAGE	REFUGE AREA	PROPOSED OPEN BALCONY	PROPOSED ENCLOSED BALCONY	TOTAL PROPOSED BALCONY	10% PERMISSIBLE BALCONY	EXCESS BALCONY	STILT AREA
								CAR	SCOOTER/ CARS								
1	2.04	A	P1	(G+11)	32.60	4896.57	101	106	212	106	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		B	P2	(G+11)	32.60	4941.39	101	106	212	106	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		C	P3	(G+11)	32.60	4945.29	100	106	212	106	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		D	P4	(G+11)	32.60	4941.39	101	106	212	106	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		E	P3	(G+11)	32.60	4945.29	100	106	212	106	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		F	P1	(G+11)	32.60	4945.29	100	106	212	106	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		1	P2	(G+11)	32.60	4941.39	101	106	212	106	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		2	P1	(G+11)	32.60	4941.39	101	106	212	106	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		SHOP-01		GROUND	4.00	936.97			14	14								
	TOTAL	10				47136.28	714	921	1442	521	1442	13976.14	1667.28	1647.30	3648.58	4880.36	4947.86	943.76	157.82
2	2.03	A	C1	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		B	C2	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		C	C3	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		D	C4	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		E	C3	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		F	C1	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		1	C2	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		2	C1	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		SHOP-02		GROUND	4.00	936.97			14	14								
	TOTAL	10				47136.28	715	1050	1442	525	1442	13976.14	1667.28	1647.30	3648.58	4880.36	4947.86	943.76	157.82
3	2.03	A	C3	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		B	C2	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		C	C1	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		D	C4	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		E	C1	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		F	C4	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		1	C2	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		2	C3	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		SHOP-03		GROUND	4.00	936.97			14	14								
	TOTAL	10				47136.28	1011	1050	1442	525	1442	13976.14	1667.28	1647.30	3648.58	4880.36	4947.86	943.76	157.82
4	2.04	A	C3	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		B	C2	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		C	C1	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		D	C4	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		E	C1	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		F	C4	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		1	C2	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		2	C3	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		SHOP-04		GROUND	4.00	936.97			14	14								
	TOTAL	10				47136.28	1112	1155	1442	525	1442	13976.14	1667.28	1647.30	3648.58	4880.36	4947.86	943.76	157.82
5	2.05	A	F	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		B	E	(G+11)	32.60	4941.39	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		C	D	(G+11)	32.60	4941.39	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		D	C	(G+11)	32.60	4941.39	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		E	B	(G+11)	32.60	4941.39	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		F	A	(G+11)	32.60	4941.39	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		1	F	(G+11)	32.60	4945.29	100	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		2	A	(G+11)	32.60	4941.39	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		SHOP-05		GROUND	4.00	936.97			14	14								
	TOTAL	10				47136.28	1109	1155	1442	525	1442	13976.14	1667.28	1647.30	3648.58	4880.36	4947.86	943.76	157.82
6	2.06	A	F	(G+11)	32.60	4958.70	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		B	E	(G+11)	32.60	4941.39	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		C	D	(G+11)	32.60	4941.39	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		D	C	(G+11)	32.60	4941.39	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		E	B	(G+11)	32.60	4941.39	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		F	A	(G+11)	32.60	4941.39	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		1	F	(G+11)	32.60	4945.29	100	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		2	A	(G+11)	32.60	4941.39	101	105	210	105	1398.39	165.76	173.58	346.66	322.20	448.86	72.66	0.00
		SHOP-06		GROUND	4.00	936.97			14	14								
	TOTAL	10				47136.28	1108	1155	1442	525	1442	13976.14	1667.28	1647.30	3648.58	4880.36	4947.86	943.76	157.82
7	TOTAL RESIDENTIAL	60				282812.96	5010	6206	13002	5055	13002	77705.17	9241.36	34668.90	73871.03	27118.82	33246.01	4946.87	786.39
8	TOTAL COMMERCIAL	8				3644.82	0	4	84	40	84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	GRAND TOTAL	70				286202.98	5010	6210	13310	5095	13310	77705.17	9241.36	34668.90	73871.03	27118.82	33246.01	4946.87	786.39

EDUCATIONAL BUILDING FSI

SCHOOL - 1	13800.72
SCHOOL - 2	13800.72
TOTAL	27601.44

AMENITY BUILDINGS FSI

BLDG. 1(AMENITY BUILDING TYPE-1)	3556.23
BLDG. 2(AMENITY BUILDING TYPE-2)	3556.23
BLDG. 3(AMENITY BUILDING TYPE-3)	3556.23
MUSEUM	3042.00
LIBRARY	4947.86
BLDG. 4 (AMENITY BUILDING TYPE-4)	3556.23
CLUB HOUSE - 1	3556.23
CLUB HOUSE - 2	3556.23
TOTAL	29361.24

PUBLIC UTILITY BUILDINGS FSI

CIVIC ADMIN BLDG.	3520.00
POLICE STATION	3520.00
FIRE STATION	3520.00
TOTAL	10560.00

RETAIL PLOT)

DETAILS	AREA IN SQ.M.
C 2.01	641.95
C 2.02	641.95
C 2.03	641.95
C 2.04	641.95
C 2.05	641.95
C 2.06	641.95
C 2.07	2259.22
C 2.08	2259.22
C 2.09	2259.22
TOTAL	2279.36

DETAILS OF AMENITY PLOTS

DETAILS	AREA IN SQM.
RETAIL	1227536
MUSEUM	3404200
LIBRARY	544417
SECTOR CLUB-2	671383
SECTOR CLUB-3	277600
EDUCATIONAL-1	22355.00
EDUCATIONAL-2	22129.00
CIVIC ADMN	3520.00
POLICE STN.	3446.71
SUBSTATION-1 CARPARK BLDG-1	446.14
SUBSTATION-2 CARPARK BLDG-2	446.14
STP AT CARPARK BLDG-3	446.14
FIRE STATION	3165.00
TOTAL	11521149

PARK / GARDEN / P.S.

DETAILS	AREA IN SQ.M.
P.G D1	7966.00
P.G D 2	2673.00
P.GE	6975.00
TOTAL	17614.00

LAYOUT R.G.

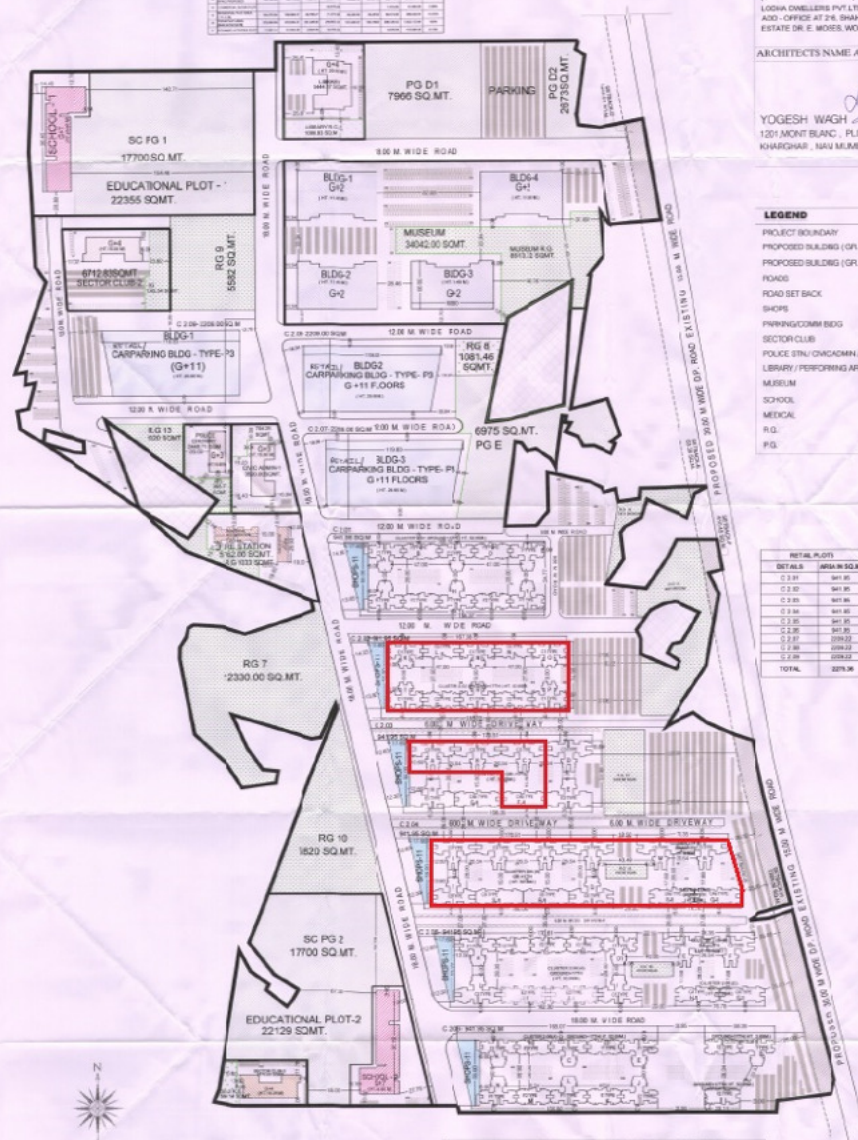
DETAILS	AREA IN SQ.M.
R.G 7	12330.00
R.G 8	1061.46
R.G 9	5582.00
R.G 10	7820.00
R.G 11	5291.88
R.G 12	1511.48
R.G 13	1320.00
R.G 14	2422.80
R.G 15	410.00
R.G 16	410.00
TOTAL	38179.62

D.P.ROAD SET BACK

DETAILS	AREA IN
SETBACK D	1242.51
SETBACK E	63.38
SETBACK F	610.45
SETBACK G	2169.63
SETBACK H	2365.66
TOTAL	6351.53

LEGEND

- PROJECT BOUNDARY
- PROPOSED BUILDING (GR. + 11TH)
- PROPOSED BUILDING (GR. + 29TH)
- ROADS
- ROAD SET BACK
- SHOPS
- PARKING/COMM BLDG
- SECTOR CLUB
- POLICE STN./ CIVIC ADMIN / FIRE STATION/DMH
- LIBRARY / PERFORMING ARTS CENTRE
- MUSEUM
- SCHOOL
- MEDICAL
- R.G.
- P.G.



LAYOUT PLAN OF STP AT ANTARLI & KHONI

SCALE 1 : 1500

RESIDENTIAL & COMMERCIAL BUILDINGS PARKING CALCULATION

	REQUIRED PARKING				PROPOSED PARKING			
	4-WHEELER	2-WHEELER	DETAILS		SMALL	BIG	TOTAL 4-WHEELERS	TOTAL 2-WHEELERS
SECTOR B	6066	1516	P1		1937	1122	3059	417
			P2		1937	1122	3059	417
			P3		1937	1122	3059	417
			OPEN CARPARKS		789	691	1480	5108
			TOTAL PROVIDED		6610	4057	10667	10359