PROFORMA - B

DRG. NO. - 3

PROPOSED SPECIAL TOWNSHIP PROJECT SECTOR-B

DETAILED LAYOUT PLAN

ALL DIMENSION ARE IN METER

APPROVING AUTHORITY

RECOMMENDED FOR APPROVAL AS PER THE CONDITION MENTIONED IN LETTER NO. [illegible]
DATE: [illegible]

THIS RECOMMENDATION SUPERSEDES EARLIER RECOMMENDATION VIDE LETTER NO. [illegible]
DATED: [illegible]

Joint Director of Town Planning
Konkan Division, Navi Mumbai

LAND AREA UNDER SECTOR B, VILLAGE KHONI		
S. No.	Survey No/ Hissa No.	Area Under Sector B Sq M
1	27/1A	2468.00
2	27/1B	547.00
3	27/2A	622.00
4	28/1	510.00
5	28/3	175.00
6	28/7A/2	7550.00
7	28/5A	9364.00
8	29/4	13000.00
9	29/5A	4175.00
10	42/1	6130.00
11	43/2	5890.00
12	44/5	190.00
13	45/2	955.00
14	46/1	1312.00
15	46/2	1240.00
16	47	300.00
17	48	220.00
18	49	11460.00
19	50	1310.00
20	51	100.00
21	52	500.00
22	52/2A/1	610.00
23	53/1B	5300.00
24	53/2B	23720.00
25	53/3	1430.00
26	53/4	80.00
27	53/5	3960.00
28	54/1	1343.00
29	54/2B	1000.00
30	54/2C	2560.00
31	54/3A	550.00
32	54/4B	6000.00
33	54/5	2140.00
34	61	33990.00
35	62/A	23800.00
36	62/C	5090.00
37	62/D	5470.00
38	63/1A	7870.00
39	63/1B	1930.00
40	63/1C	20000.00
41	63/2	1100.00
42	64/1A	21754.40
43	64/1B	6400.00
44	64/1C	6400.00
45	64/2	500.00
46	64/3	1000.00
47	143/1&2	12000.00
48	143/3	9000.00
49	144/1	7300.00
50	144/2	9700.00
51	144/3	4100.00
52	144/4	2400.00
53	144/5	2300.00
54	144/5A	6300.00
55	144/5B	3300.00
56	144/7	1391.00
57	144/8	9132.00
58	144/9A	16000.00
59	144/9B	16550.00
60	149/7A	4600.00
61	149/13	5200.00
62	149/14	3900.00
63	149/15A	570.00
64	149/15B	8500.00
65	149/3	475.00
66	149/4	2000.00
67	174	4100.00
68	TOTAL	384870.41

LAND AREA UNDER SECTOR B, VILLAGE ANTARLI		
S. No.	Survey No/ Hissa No.	Area Under Sector B Sq M
1	192/A	4662.00
2	192/B	5312.00
3	192/C	2200.00
4	TOTAL	13462.00
GRAND TOTAL		398332.41

AREA AS PER TRIANGULATION = 418084.16 SQ.M.

AREA STATEMENT OF RESIDENTIAL BUILDINGS

S.NO.	CLUSTER NO.	WING	TYPE	NOS OF FLOOR	HEIGHT IN M.	FSI AREA IN SQ.M.	NOS OF TYPE WISE	NOS. OF PARKING REQD. CAR	NOS. OF PARKING PROPOSED CAR	NOS. OF PARKING PROPOSED SCOOTER	AREA S.F.T. STAIRCASE, PASSAGE	REF. FLOOR AREA	PROPOSED OPEN BALCONY	PROPOSED ENCLOSED BALCONY	TOTAL PROPOSED BALCONY	10% PERMISSIBLE BALCONY	TADESA BALCONY	EXTLT. AREA
1	2.01	A	F1	(G+11)	52.80	4968.00	12	108	210	108	1288.79	96.70	117.31	246.60	363.91	446.00	72.00	58.79
		B	F1	(G+11)	52.80	4941.00	12	72	140	20	1251.59	138.18	6	380.44	380.44	387.00	1.00	0.00
		C	F1	(G+11)	52.80	4941.00	12	108	210	108	1290.79	96.70	172.88	342.65	522.33	446.00	72.00	0.00
		D	F1	(G+11)	52.80	4941.00	12	72	140	20	1251.59	138.18	6	380.44	386.44	387.44	1.00	0.00
		E	F1	(G+11)	52.80	4941.00	12	108	210	108	1288.79	96.70	172.88	349.65	522.33	446.00	72.00	0.00
		F	F1	(G+11)	52.80	4941.00	12	108	210	108	1290.79	96.70	172.88	349.65	522.33	446.00	72.00	0.00
		G	F1	(G+11)	52.80	4941.00	12	72	140	20	1251.59	138.18	6	380.44	386.44	387.44	1.00	0.00
		H	F1	(G+11)	52.80	4941.00	12	108	210	108	1288.79	96.70	172.88	349.65	522.33	446.00	72.00	0.00
		I	F2	(G+11)	52.80	4941.00	12	72	140	20	1251.6	138.18	0	386.44	386.44	387.44	1.00	0.00
		J	F1	(G+11)	52.80	4968.00	12	108	210	108	1288.79	96.70	172.88	349.65	522.33	446.00	72.00	58.79
		SHOP-11		GROUND	4.05	800.07	2	14	1	14								0.00
	TOTAL	11				48768.00	132	921	1842	920	1842	11870.14	1007.28	1691.20	2698.48	4698.18	4247.00	442.79	117.60
2	2.02	A	C3	(G+11)	52.80	2292.00	12	108	210	108	1292	96.70	620.41	403.32	1023.73	446.00	72.00	0.00
		B	C3	(G+11)	52.80	2292.00	12	72	140	71	1284.30	96.70	401.12	0.00	401.12	386.10	72.00	0.00
		C	C3	(G+11)	52.80	2292.00	12	108	210	108	1288.80	96.70	620.41	0.00	620.41	446.00	72.00	0.00
		D	C3	(G+11)	52.80	2292.00	12	72	140	71	1284.30	96.70	401.12	0.00	401.12	386.10	72.00	0.00
		E	C3	(G+11)	52.80	2292.00	12	108	210	108	1288.80	96.70	620.41	0.00	620.41	470.22	180.10	0.00
		F	C3	(G+11)	52.80	2292.00	12	108	210	108	1288.80	96.70	620.41	0.00	620.41	470.22	180.10	0.00
		G	C3	(G+11)	52.80	2292.00	12	72	140	108	1284.30	96.70	620.41	0.00	620.41	470.22	180.10	0.00
		H	C3	(G+11)	52.80	2292.00	12	108	210	108	1288.80	96.70	620.41	0.00	620.41	470.22	180.10	0.00
		I	C3	(G+11)	52.80	2292.00	12	72	140	108	1284.30	96.70	620.41	0.00	620.41	470.22	180.10	0.00
		J	C3	(G+11)	52.80	2292.00	12	108	210	108	1288.80	96.70	620.41	0.00	620.41	470.22	180.10	0.00
		SHOP-11		GROUND	4.05	800.07	2	14	1	14								0.00
	TOTAL	11				48968.70	264	1842	3682	920	3682	11730.60	443.34	6373.74	0.00	6373.74	4418.22	876.42	98.19
3	2.03	A	C3	(G+11)	52.80	2292.00	12	108	210	108	1288	96.70	208.35	412.12	0.00	412.12	386.10	26.42	0.00
		B	C3	(G+11)	52.80	2292.00	12	72	140	71	1284.30	96.70	208.35	49.04	257.87	386.10	72.00	0.00
		C	C3	(G+11)	52.80	2292.00	12	108	210	107	1279.19	96.70	208.35	49.04	257.87	386.10	72.00	0.00
		D	C3	(G+11)	52.80	2292.00	12	108	210	107	1279.19	96.70	208.35	49.04	257.87	386.10	72.00	0.00
		E	C3	(G+11)	52.80	2292.00	12	108	210	107	1279.19	96.70	208.35	49.04	257.87	386.10	72.00	0.00
		F	C48	(G+11)	52.80	3960.00	21	72	140	73	1283.23	96.70	321.47	121.28	548.95	524.34	124.11	0.00
		G	C48	(G+11)	52.80	3960.00	21	72	140	73	1283.23	96.70	321.47	121.28	548.95	524.34	124.11	0.00
		H	E3	(G+11)	52.80	4950.00	33	108	210	108	1288.80	96.70	237.21	241.10	611.46	386.10	111.62	60.31
		SHOP-11		GROUND	4.05	800.07	2	14	1	14								0.00
	TOTAL	8				26976.07	174	792	1584	792	1584	9411.31	757.28	1419.84	1661.46	3663.30	4038.66	425.96	134.67
4	2.04	A	C3	(G+11)	52.80	2291.00	12	108	210	108	1288.80	96.70	104.28	28.50	132.67	386.40	86.41	0.00
		B	C3	(G+11)	52.80	2288.00	12	72	140	72	1282.30	96.70	104.28	28.50	132.67	386.40	86.41	0.00
		C	C3	(G+11)	52.80	2288.00	12	108	210	108	1288.80	96.70	104.28	45.94	150.22	386.40	86.41	0.00
		D	C3	(G+11)	52.80	2288.00	12	108	210	108	1288.80	96.70	104.28	45.94	150.22	386.40	86.41	0.00
		E	C3	(G+11)	52.80	2288.00	12	108	210	108	1288.80	96.70	104.28	45.94	150.22	386.40	86.41	0.00
		F	C48	(G+11)	52.80	3960.00	21	72	140	73	1288.23	96.70	321.47	192.10	513.57	524.34	124.11	0.00
		G	C48	(G+11)	52.80	3960.00	21	72	140	73	1288.23	96.70	321.47	192.10	513.57	524.34	124.11	0.00
		H	E3	(G+11)	52.80	4950.00	33	108	210	108	1288.80	96.70	237.21	241.10	611.46	386.10	111.62	60.31
		SHOP-11		GROUND	4.05	800.07	2	14	1	14								0.00
	TOTAL	13				27765.07	162	1188	2376	1188	2376	14163.17	1165.98	1271.84	2437.82	4776.80	1668.32	136.17	
5	2.05	A	C3	(G+11)	52.80	4941.00	12	108	210	108	1288.80	96.70	172.88	246.65	522.33	446.00	72.00	58.79
		B	C3	(G+11)	52.80	4941.00	12	72	140	20	1251.59	138.18	6	380.44	386.44	387.44	1.00	0.00
		C	C3	(G+11)	52.80	4941.00	12	108	210	108	1288.79	96.70	172.88	349.65	522.33	446.00	72.00	0.00
		D	C3	(G+11)	52.80	4941.00	12	108	210	108	1288.79	96.70	172.88	349.65	522.33	446.00	72.00	0.00
		E	C3	(G+11)	52.80	4941.00	12	72	140	20	1251.59	138.18	6	380.44	386.44	387.44	1.00	0.00
		F	C3	(G+11)	52.80	4941.00	12	108	210	108	1288.79	96.70	172.88	349.65	522.33	446.00	72.00	0.00
		G	C3	(G+11)	52.80	4941.00	12	108	210	108	1288.79	96.70	172.88	349.65	522.33	446.00	72.00	0.00
		H	C3	(G+11)	52.80	4941.00	12	108	210	108	1288.79	96.70	172.88	349.65	522.33	446.00	72.00	0.00
		I	C3	(G+11)	52.80	4941.00	12	72	140	20	1251.59	138.18	6	380.44	386.44	387.44	1.00	0.00
		J	C3	(G+11)	52.80	4968.00	12	108	210	108	1288.79	96.70	172.88	349.65	522.33	446.00	72.00	58.79
		SHOP-11		GROUND	4.05	800.07	2	14	1	14								0.00
	TOTAL	14				57138.08	1124	1248	2353	1124	2353	16108.20	1263.78	2076.12	3337.90	5502.48	5798.78	966.80	116.58
6	2.06	A	C3	(G+11)	52.80	4968.00	12	108	210	107	1287	96.70	172.88	246.65	522.33	446.00	72.00	58.79
		B	C3	(G+11)	52.80	4941.00	12	72	140	20	1251.6	138.18	6	380.44	386.44	387.44	1.00	0
		C	C3	(G+11)	52.80	4941.00	12	108	210	106	1288.79	96.70	172.88	349.65	522.2	446.00	72.00	0
		D	C3	(G+11)	52.80	4941.00	12	108	210	106	1288.79	96.70	172.88	349.65	522.2	446.00	72.00	0.00
		E	C3	(G+11)	52.80	4941.00	12	108	210	106	1288.79	96.70	172.88	349.65	522.2	446.00	72.00	0.00
		F	C3	(G+11)	52.80	4941.00	12	72	140	20	1251.6	138.18	6	380.44	386.44	387.44	1.00	0.00
		G	C3	(G+11)	52.80	4941.00	12	108	210	106	1288.79	96.70	172.88	349.65	522.2	446.00	72.00	0.00
		H	C3	(G+11)	52.80	4941.00	12	108	210	106	1288.79	96.70	172.88	349.65	522.2	446.00	72.00	0.00
		I	C3	(G+11)	52.80	4941.00	12	72	140	20	1251.6	138.18	6	380.44	386.44	387.44	1.00	0.00
		J	C3	(G+11)	52.80	4968.00	12	108	210	106	1288.79	96.70	172.88	349.65	522.2	446.00	72.00	58.79
		SHOP-11		GROUND	4.05	800.07	2	14	1	14								0.00
	TOTAL	14				57138.08	1124	1248	2353	1121	2353	16108.20	1263.78	2076.12	3337.90	5502.48	5798.78	966.80	116.58
7	TOTAL RESIDENTIAL	60				262610.00	6415	6846	13692	6846	13692	77172.17	6341.36	24888.86	13071.63	37730.82	32246.01	4949.97	739.39
8	TOTAL COMMERCIAL	6				3840.00	0	40	34	42	34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	GRAND TOTAL	72				266450.00	6415	6886	13714	6888	13715	77172.17	6341.36	24888.86	13071.63	37730.82	32246.01	4949.97	739.39

AREA STATEMENT OF NON RESIDENTIAL BUILDINGS

S.NO.	DESCRIPTION	NOS.	PLOT AREA	NOS OF FLOOR	HEIGHT	FSI AREA	NOS OF TYPE WISE	NOS. OF PARKING REQUIRED CAR	SCOOTER	NOS. OF PARKING PROPOSED CAR	SCOOTER
1	SCHOOL - 1	1	22355.00	G+1	10.00	6466.74	1	14	1	14	1
2	SCHOOL - 2	1	22129.00	G+1	10.00	6466.74	1	14	1	14	1
3	BLDG - 1 (ATTACHED BUILDING TYPE - 1)	1		G+11	39.95	2668.21	273.28	33	33	33	33
4	BLDG - 2 (ATTACHED BUILDING TYPE - 2)	1		G+11	39.95	2668.21	273.28	33	33	33	33
5	BLDG - 3 (ATTACHED BUILDING TYPE - 3)	1		G+11	39.95	2668.21	273.28	33	33	33	33
6	TRANSFORMER	1	30.00	G	3.00	30.00	30.00	0	0	0	0
7	POLICE STATION	1	2448.31	G+1	13.5	4113.96	1500.00	37	34	37	34
8	LIBRARY	1	1444.17	G+1	10.5	2888.34	1444.17	40	37	40	37
9	MUSEUM	1	34042.00	G+2	11.50	68084.00	11340.00	340	1400	350	1400
10	CLUB HOUSE - 2	1	6712.83	G+2	9.00	3340.10	1673.21	50	114	50	114
11	CLUB HOUSE - 1	1	2775.00	G+2	9.00	3340.10	1673.21	50	114	50	114
12	FIRE STATION	1	5162.00	G+2	9.00	1031.32	516.20	2	2	2	2
13	CONVENIENCE PREMISES	1	5162.00	G+2	9.00	1031.32	516.20	2	2	2	2
14	TOTAL NON RESIDENTIAL	13	80541.31			77172.30	23.00	1024	1594	1097	1594

EDUCATIONAL BUILDING FSI	
SCHOOL - 1	14466
SCHOOL - 2	14466.74
TOTAL	28932.48

AMENITY BUILDING FSI	
BLDG. (CONVENIENCE BUILDING TYPE-1)	2668.21
BLDG. (CONVENIENCE BUILDING TYPE-2)	2668.21
BLDG. (CONVENIENCE BUILDING TYPE-3)	2668.21
LIBRARY	4888.34
MUSEUM	68084.00
CLUB HOUSE - 1	3340.10
CLUB HOUSE - 2	3340.10
TOTAL	135189.20

PUBLIC UTILITY BUILDINGS FSI	
CIVIC ADMIN BUILDING	3840.00
POLICE STATION	4113.96
FIRE STATION	1031.32
SUBSTATION 1	448.14
SUBSTATION 2	448.14
TOTAL	9881.56

SUCCESSIVE AMENITY BUILDINGS STATEMENT	
S.NO.	TITLE
1	PLAY AREA
2	BLANK PLOT AREA SET BACK AREA
3	GREENERY AND SAPLINGS
4	AMENITY DEVELOPMENT SURROUNDING
5	PLAY GROUND
6	SOCIETY MANAGEMENT OFFICE
7	COMMUNITY BUILDING (TOTAL AMENITY)
8	LIBRARY AMENITY
9	MUSEUM (TOTAL AMENITY)
10	CLUB HOUSE (AMENITY)
11	CLUB HOUSE (AMENITY)
12	FIRE STATION (AMENITY)
13	SWIMMING POOL
14	GYM (AMENITY)
15	SOLAR CHARGE STATION
16	SUBSTATION (UTILITY)
17	CLUB HOUSE (AMENITY)
18	TOTAL AMENITIES (S.F.)
19	DIRECT GARDEN CULTIVATION (20% OF OPEN SPACE)
20	NET BUILT AREA
21	NET PLOT AREA (S.F.) IN PLOT RESIDENTIAL + COMMERCIAL PLOT
22	RECREATIONAL OPEN SPACE 20% OF NET PLOT AREA

SUMMARY OF AREAS													
	PROPORTIONATE												