

TRANSPORT HUB AND LOGISTIC PARK ZONE		
S.No	ITEMS	Area in Sq.mtrs.
1	TOTAL PLOT AREA	449,965.00
2	AREA UNDER TH & LF ZONE	9391.23
3	BASIC FSU @ 1.00	93,991.23
4	80% OF BASIC FSU	66,214.74

NOTE:
1. Users for the above area will be restricted as per the Appendix PF 1.0(a) i.e. Ware Housing, Cold Storage, Multi-Modal Transport facilities, Container Depot, Container Freight Stations and other uses listed in table 25 of the DCR of the Bhaivand Surrounding Notified Areas.
2. Buildings of Information Technology Establishments as per Appendix P of the DCR of the Bhaivand Surrounding Notified Areas.

SOCIAL HOUSING CALCULATIONS		
S.No	ITEMS	Area in Sq.mtrs.
1	TOTAL PLOT AREA	449,965.00
2	MINIMUM BASIC FSU FOR RESIDENTIAL @ 0.80	260,976.00
3	MINIMUM SOCIAL HOUSING TO BE PROVIDED @ 15% OF 2	40,496.95

BREAKUP OF FSU @ 1.00			
S.No	DETAILS	AREA IN SQ.M	%
1	BASIC FSU @ 1.00	93,991.23	15.02%
2	ECONOMIC ACTIVITIES FSU @ 20%	88,965.00	20.00%
3	PUBLIC UTILITIES FSU	12,800.00	2.79%
4	BALANCE FSU FOR RESIDENTIAL	147,472.00	77.22%

AREA REQUIREMENT FOR COMBINED SCHOOL AND PLAYGROUND		
S.No	ITEMS	Area in Sq.mtrs.
1	TOTAL PLOT AREA	449,965.00
2	MINIMUM AREA REQUIRED @ 1000 Sq.M / 40 Hrs.	8,924.58
3	MINIMUM REQUIRED AREA OF PLAYGROUND	0,524.00
4	MINIMUM BUILT UP AREA REQUIRED (NUMBER OF STUDENTS (SCHOOL LOW) as per District and Surrounding Notified Area Code Divison 4 to 5 to 4)	1,407.00
5	MINIMUM AREA OF PLAYGROUND REQUIRED (7 No. (6' x 6' m) + 1 x 140' x 7' m sq. ft.)	8,849.00
6	PROPOSED AREA OF PLAYGROUND	9,852.76

PLAN OF ITP, SHOWING ROAD NETWORK, OPEN SPACES, AMENITIES PLOT, RESIDENTIAL PLOTS, COMMERCIAL PLOTS, PG PLOTS ETC.
STAMP OF APPROVAL

PLANS APPROVED AS PER LETTER BEARING NO. 1110/2017 DATED 11/10/2017 ISSUED SUBJECT TO THE CONDITIONS MENTIONED THEREIN.
Pradeep Kamble & Associates
Town & Country Planning Division
MUMBAI



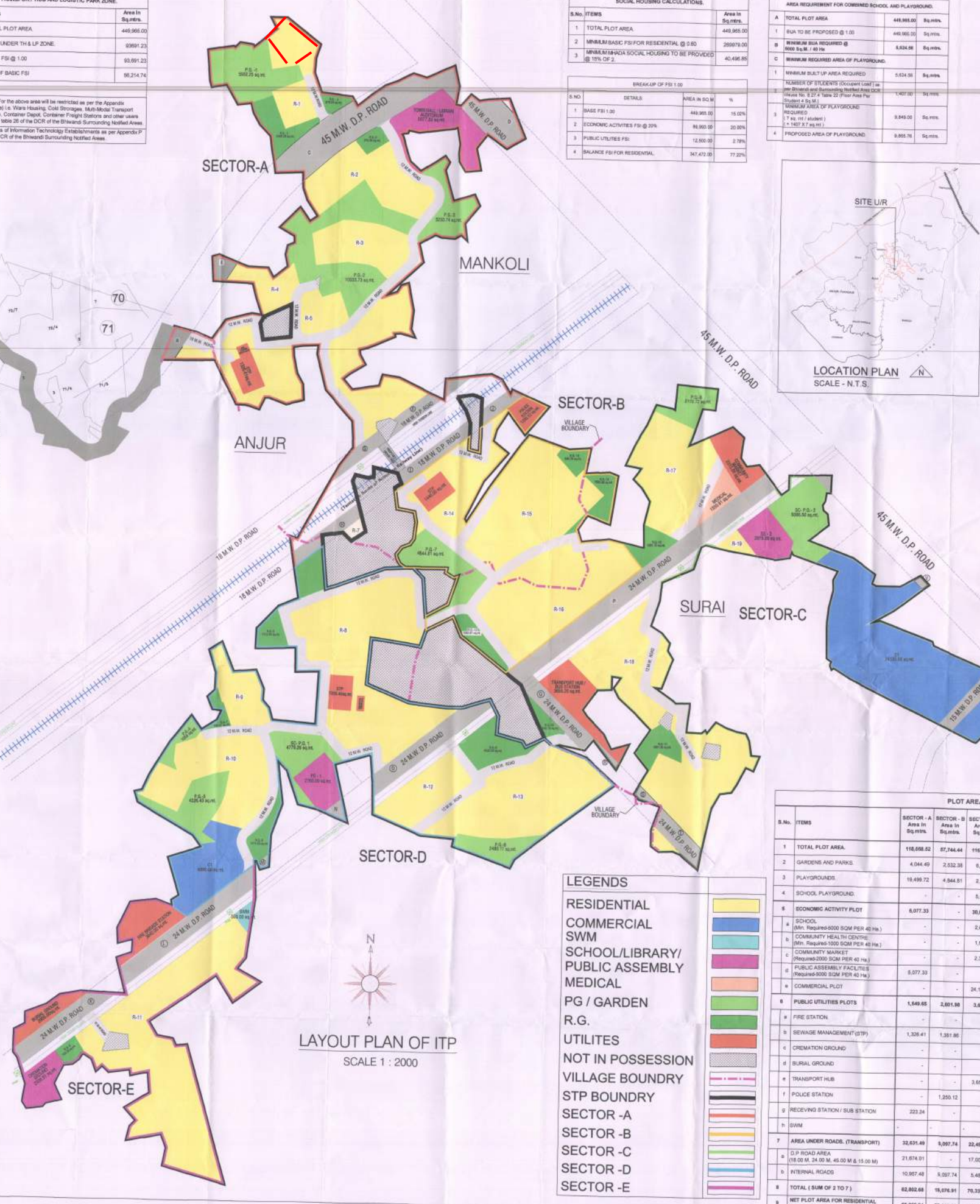
PLOT AREA ALLOCATION							
S.No.	ITEMS	SECTOR - A Area in Sq.mtrs.	SECTOR - B Area in Sq.mtrs.	SECTOR - C Area in Sq.mtrs.	SECTOR - D Area in Sq.mtrs.	SECTOR - E Area in Sq.mtrs.	TOTAL AREA PROPOSED Area in Sq.mtrs.
1	TOTAL PLOT AREA	116,698.52	87,744.64	116,270.54	108,938.45	48,993.05	449,965.00
2	GARDENS AND PARKS	4,044.49	2,032.38	6,045.16	5,854.92	743.28	22,954.21
3	PLAYGROUNDS	19,499.72	4,844.51	2,170.72	7,890.52	-	34,405.67
4	SCHOOL PLAYGROUND	-	-	-	-	-	-
5	ECONOMIC ACTIVITY PLOT	5,077.33	-	30,874.89	5,947.99	-	45,999.22
6	PUBLIC UTILITIES PLOTS	1,549.65	2,611.98	3,655.25	1,655.45	8,453.91	17,876.19
7	AREA UNDER ROADS (TRANSPORT)	32,631.49	5,097.74	22,496.48	18,998.35	8,195.55	81,421.61
8	D.P. ROAD AREA (18.00 M, 34.00 M, 45.00 M & 15.00 M)	21,674.01	-	17,002.43	4,615.59	7,881.90	51,183.93
9	INTERNAL ROADS	10,987.48	9,097.74	5,487.05	14,379.38	317.65	40,239.29
10	TOTAL (SUM OF 2 TO 7)	82,802.68	16,676.91	78,321.95	52,456.20	17,396.72	232,064.48
11	NET PLOT AREA FOR RESIDENTIAL DEVELOPMENT (1-8)	55,255.84	38,667.63	45,828.99	36,682.35	31,656.33	227,900.54

Village - Suraj		
Sr.No.	Survey No./Haw. No.	Area in Sq.mtrs.
1	12/1	1036.00
2	12/2	2710.00
3	12/4	2780.00
4	12/5	4100.00
5	14/3	510.00
6	14/6	610.00
7	14/7	1020.00
8	14/8	1830.00
9	14/10P	185.00
10	14/11	320.00
11	14/12	300.00
12	14/13P	85.00
13	14/14	300.00
14	14/15	400.00
15	14/16	800.00
16	14/17	300.00
17	14/18	2800.00
18	14/19	2710.00
19	15/2	120.00
20	15/9	2080.00
21	15/9	610.00
22	15/11	200.00
23	15/12	120.00
24	17/1	1000.00
25	17/2	800.00
26	18/1	200.00
27	18/2	200.00
28	18/3	800.00
29	18/4	700.00
30	21	1600.00
31	22/1P	300.00
32	23	1200.00
33	24	440.00
34	25/1/2	1210.00
35	25/2P	1850.00
36	26/1P	2100.00
37	27/1	220.00
38	27/2	1900.00
39	28/14P	560.00
40	34/1P	3960.00
41	35/1P	1135.00
42	35/1P	1200.00
43	35/1P	800.00
44	35/2	360.00
45	37/3	7260.00
46	38/1	800.00
47	38/P	1180.00
48	40	300.00
49	40/7	3000.00
50	40/8P	1200.00
TOTAL		136306.00

Village - Mankoli		
Sr.No.	Survey No./Haw. No.	Area in Sq.mtrs.
1	4/1P	2020.00
2	4/7	1000.00
3	4/9	750.00
4	4/15P	8100.00
5	4/23	1840.00
6	4/24	1010.00
7	4/3	1800.00
8	4/7	7800.00
9	4/9	1800.00
10	4/11	1020.00
11	4/11	1800.00
12	4/11	2700.00
13	4/11	2700.00
14	4/11	2700.00
15	4/11	2700.00
16	4/11	2700.00
17	4/11	2700.00
18	4/11	2700.00
19	4/11	2700.00
20	4/11	2700.00
21	4/11	2700.00
22	4/11	2700.00
23	4/11	2700.00
24	4/11	2700.00
25	4/11	2700.00
26	4/11	2700.00
27	4/11	2700.00
28	4/11	2700.00
29	4/11	2700.00
30	4/11	2700.00
31	4/11	2700.00
32	4/11	2700.00
33	4/11	2700.00
34	4/11	2700.00
35	4/11	2700.00
36	4/11	2700.00
37	4/11	2700.00
38	4/11	2700.00
39	4/11	2700.00
40	4/11	2700.00
41	4/11	2700.00
42	4/11	2700.00
43	4/11	2700.00
44	4/11	2700.00
45	4/11	2700.00
46	4/11	2700.00
47	4/11	2700.00
48	4/11	2700.00
49	4/11	2700.00
50	4/11	2700.00
TOTAL		152590.00

VILLAGE PLOT AREA	
ANJUR	= 161070.00
MANKOLI	= 152590.00
TOTAL	= 449965.00

SECTOR A	
DETAILS	AREA IN SQ.M
48 m.w.D.P. ROAD SET BACK	760.00
SETBACK A	577.71
SETBACK B	8794.99
SETBACK C	2303.62
SETBACK D	14099.28
TOTAL	14999.81
18 m.w.D.P. ROAD SET BACK	360.63
SETBACK E	1195.58
SETBACK F	1789
SETBACK G	2086.21
SETBACK H	801.63
SETBACK I	7376.76
TOTAL	12981.56
DETAILS OF AMENITY PLOTS	3577.53
TOWN HALL	1324.13
STP	225.24
SUB STN	628.16
TOTAL	2177.53
PLAYGROUND	562.28
P.G.2	1038.13
P.G.3	3333.74
TOTAL	14494.72
GARDENS AND PARKS	2488.29
R.G.1	878.34
R.G.2	878.34
R.G.3	878.34
TOTAL	2635.02
SECTOR B	3170.32
SECTOR C	2170.72
SECTOR D	2170.72
SECTOR E	2170.72



LEGENDS

RESIDENTIAL
COMMERCIAL
SWM
SCHOOL/LIBRARY/
PUBLIC ASSEMBLY
MEDICAL
PG / GARDEN
R.G.
UTILITES
NOT IN POSSESSION
VILLAGE BOUNDARY
STP BOUNDARY
SECTOR - A
SECTOR - B
SECTOR - C
SECTOR - D
SECTOR - E

PLOT AREA ALLOCATION										
S.No.	ITEMS	SECTOR - A Area in Sq.mtrs.	SECTOR - B Area in Sq.mtrs.	SECTOR - C Area in Sq.mtrs.	SECTOR - D Area in Sq.mtrs.	SECTOR - E Area in Sq.mtrs.	TOTAL AREA PROPOSED Area in Sq.mtrs.	% PROP.	AREA REQ. Area in Sq.mtrs.	% REQ.
1	TOTAL PLOT AREA	116,698.52	87,744.64	116,270.54	108,938.45	48,993.05	449,965.00			
2	GARDENS AND PARKS	4,044.49	2,032.38	6,045.16	5,854.92	743.28	22,954.21	5.10%	22696.25	9.00%
3	PLAYGROUNDS	19,499.72	4,844.51	2,170.72	7,890.52	-	34,405.67	7.63%	33747.38	7.50%
4	SCHOOL PLAYGROUND	-	-	-	-	-	-	-	-	-
5	ECONOMIC ACTIVITY PLOT	5,077.33	-	30,874.89	5,947.99	-	45,999.22	10.13%	46966.50	10.40%
6	PUBLIC UTILITIES PLOTS	1,549.65	2,611.98	3,655.25	1,655.45	8,453.91	17,876.19	3.96%	15009.00	3.33%
7	AREA UNDER ROADS (TRANSPORT)	32,631.49	5,097.74	22,496.48	18,998.35	8,195.55	81,421.61	18.10%	80320.00	17.85%
8	D.P. ROAD AREA (18.00 M, 34.00 M, 45.00 M & 15.00 M)	21,674.01	-	17,002.43	4,615.59	7,881.90	51,183.93	11.37%	50000.00	11.11%
9	INTERNAL ROADS	10,987.48	9,097.74	5,487.05	14,379.38	317.65	40,239.29	8.94%	39000.00	8.67%
10	TOTAL (SUM OF 2 TO 7)	82,802.68	16,676.91	78,321.95	52,456.20	17,396.72	232,064.48	51.57%	227000.00	50.45%
11	NET PLOT AREA FOR RESIDENTIAL DEVELOPMENT (1-8)	55,255.84	38,667.63	45,828.99	36,682.35	31,656.33	227,900.54	50.64%	227000.00	50.45%