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. 8595

DATE: 09-05-2016

THIS RECOMMENDATION SUPERSEDES EARLIER RECOMMENDATION VIDE LETTER NO. 3536 & DATED: 16-05-2015

Joint Director of Town Planning
Konkan Division, Navi Mumbai

PROPOSED LAYOUT PLAN OF SECTOR-B, VILLAGE KHONI & ANTARLI, TALUKA KALYAN, DIST THANE.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LAND AREA UNDER SECTOR B, VILLAGE KHONI		
S. No.	Survey No/ Hissa No.	Area Under Sector B Sq M
1	227/A	2488.00
2	227/B	547.00
3	227/A	622.00
4	38/1	510.00
5	28/3	175.00
6	387/A/3	7650.00
7	28/5A	9364.00
8	28/4	13000.00
9	28/5A	4175.00
10	40/1	6130.00
11	40/2	2990.00
12	44/5	100.00
13	45/2	955.00
14	46/1	1310.00
15	46/2	1245.00
16	46	300.00
17	48	200.00
18	49	11460.00
19	50	1310.00
20	51	100.00
21	52	900.00
22	53/2A/1	610.00
23	53/1B	5000.00
24	93/2B	23720.00
25	53/3	1450.00
26	93/4	80.00
27	53/5	3660.00
28	54/1	1343.00
29	54/2B	1000.00
30	54/2C	2560.00
31	54/3A	1950.00
32	54/4B	6000.00
33	54/5	2140.00
34	61	30990.00
35	62/A	23800.00
36	62/C	5080.00
37	62/D	5470.00
38	63/1A	7870.00
39	63/1B	1930.00
40	63/1C	20000.00
41	63/2	11100.00
42	64/1A	21754.40
43	64/1B	6400.00
44	64/1C	6400.00
45	65/2	500.00
46	64/3	1200.00
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	144/6B	2800.00
56	144/7	1391.00
57	144/8	9132.00
58	144/9A	16900.00
59	144/9B	16550.00
60	149/1A	4600.00
61	149/1B	3200.00
62	149/14	3900.00
63	149/15A	570.00
64	149/15B	8500.00
65	149/2	475.00
66	149/4	2000.00
67	174	4700.00
68	TOTAL	384870.40

LAND AREA UNDER SECTOR B, VILLAGE ANTERLI		
S. No.	Survey No/ Hissa No.	Area Under Sector B Sq M
1	193/A	4692.00
2	192/B	5312.00
3	192/1	2200.00
4	TOTAL	13492.00
GRAND TOTAL		398362.40

AREA AS PER TRIANGULATION = 410694.16 SQ.M.

AREA STATEMENT OF RESIDENTIAL BUILDINGS

S.NO.	CLUSTER NO.	WING	TYPE	NOS OF FLOOR	HEIGHT IN MT	RES AREA IN SQ.M.	NOS OF TENEMENTS	NOS. OF PARKING REQD. CAR	NOS. OF PARKING REQD. SCOOTER	NOS. OF PARKING PROVIDED CAR	NOS. OF PARKING PROVIDED SCOOTER	AREA S.P.T., STAIRCASE, PASSAGE	REFUGE AREA	PROPOSED OPEN BALCONY	PROPOSED ENCLOSED BALCONY	TOTAL PROPOSED BALCONY	10% PERMISSIBLE BALCONY	EXCESS BALCONY	BUILT AREA
1	2.01		S	F1	(G+11)	52.65	4990.02	112	112	112	112	1288.78	90.75	177.75	248.60	522.20	448.00	72.00	68.75
			C	F1	(G+11)	52.65	4241.00	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.00	1.00	0.00
			D	F1	(G+11)	52.65	4241.00	104	104	112	112	1290.19	90.75	172.68	342.65	622.33	448.00	72.00	0.00
			G	F1	(G+11)	52.65	4241.00	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			S	F2	(G+11)	52.65	4241.00	112	112	112	112	1290.19	90.75	177.75	248.60	522.20	448.00	72.00	0.00
			C	F2	(G+11)	52.65	4241.00	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			D	F2	(G+11)	52.65	4241.00	104	104	112	112	1290.19	90.75	172.68	342.65	622.33	448.00	72.00	0.00
			G	F2	(G+11)	52.65	4241.00	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			H	F1	(G+12)	52.65	4340.28	108	108	112	112	1295.00	90.75	175.05	340.05	522.39	459.00	72.00	0.00
				F2	(G+12)	52.65	4340.28	108	108	112	112	1295.00	90.75	175.05	340.05	522.39	459.00	72.00	0.00
				1	F2	(G+12)	52.65	4341.95	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
				2	F1	(G+12)	52.65	4341.95	112	112	112	112	1290.19	90.75	172.68	342.65	622.33	448.00	72.00	68.75
						GRD.+S.T.	0.00	0.00	0	0	0	0								0.00
						GRD.+S.T.	0.00	0.00	0	0	0	0								0.00
	TOTAL			24			97128.00	992	821	1842	821	1842	31870.14	2227.35	5241.20	8468.55	15937.10	11028.00	1442.78	117.50
			A	C1	(G+11)	52.65	4241.00	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			L	C2	(G+11)	52.65	4241.00	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			C	C3	(G+11)	52.65	4241.00	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			D	C4	(G+11)	52.65	4241.00	104	104	112	112	1290.19	90.75	172.68	342.65	622.33	448.00	72.00	0.00
			G	C5	(G+11)	52.65	4241.00	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			S	C6	(G+11)	52.65	4241.00	112	112	112	112	1290.19	90.75	172.68	342.65	622.33	448.00	72.00	0.00
			A	C1	(G+12)	52.65	4242.00	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			L	C2	(G+12)	52.65	4242.00	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			C	C3	(G+12)	52.65	4242.00	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			D	C4	(G+12)	52.65	4242.00	104	104	112	112	1290.19	90.75	172.68	342.65	622.33	448.00	72.00	0.00
			G	C5	(G+12)	52.65	4242.00	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			S	C6	(G+12)	52.65	4242.00	112	112	112	112	1290.19	90.75	172.68	342.65	622.33	448.00	72.00	0.00
					GROUND	4.00	696.07		7	14		14								0.00
	TOTAL			13			54178.28	936	792	1666	792	1666	34412.34	1927.08	4918.84	6951.46	13797.38	10530.00	1267.38	134.87
			B	C1	(S+11)	52.65	4241.95	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			J	C2	(S+11)	52.65	7191.56	128	128	224	224	1790.84	90.75	304.20	380.44	757.67	680.00	80.41	71.96
			C	C3	(S+11)	52.65	7238.34	128	128	224	224	1770.15	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			D	C4	(S+11)	52.65	7238.34	128	128	224	224	1770.15	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			G	C5	(S+11)	52.65	7238.34	128	128	224	224	1770.15	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			S	C6	(S+11)	52.65	7191.56	128	128	224	224	1790.84	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			A	C1	(S+12)	52.65	7191.56	128	128	224	224	1790.84	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			L	C2	(S+12)	52.65	7238.34	128	128	224	224	1770.15	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			C	C3	(S+12)	52.65	7238.34	128	128	224	224	1770.15	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			D	C4	(S+12)	52.65	7238.34	128	128	224	224	1770.15	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			G	C5	(S+12)	52.65	7238.34	128	128	224	224	1770.15	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			S	C6	(S+12)	52.65	7191.56	128	128	224	224	1790.84	90.75	304.20	380.44	757.67	680.00	80.41	0.00
					GROUND	4.00	696.07		7	14		14								0.00
	TOTAL			13			94178.28	1664	1408	2912	1408	2912	34412.34	1927.08	5241.84	7044.46	14213.38	10530.00	1267.38	134.87
			A	C1	(S+13)	52.65	4241.95	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			L	C2	(S+13)	52.65	4241.95	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			C	C3	(S+13)	52.65	4241.95	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			D	C4	(S+13)	52.65	7191.56	128	128	224	224	1790.84	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			G	C5	(S+13)	52.65	7238.34	128	128	224	224	1770.15	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			S	C6	(S+13)	52.65	7191.56	128	128	224	224	1790.84	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			A	C1	(S+14)	52.65	4241.95	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			L	C2	(S+14)	52.65	4241.95	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			C	C3	(S+14)	52.65	4241.95	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			D	C4	(S+14)	52.65	7191.56	128	128	224	224	1790.84	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			G	C5	(S+14)	52.65	7238.34	128	128	224	224	1770.15	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			S	C6	(S+14)	52.65	7191.56	128	128	224	224	1790.84	90.75	304.20	380.44	757.67	680.00	80.41	0.00
					GROUND	4.00	696.07		7	14		14								0.00
	TOTAL			13			94178.28	1664	1408	2912	1408	2912	34412.34	1927.08	5241.84	7044.46	14213.38	10530.00	1267.38	134.87
			A	C1	(S+15)	52.65	4241.95	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			L	C2	(S+15)	52.65	4241.95	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			C	C3	(S+15)	52.65	4241.95	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			D	C4	(S+15)	52.65	7191.56	128	128	224	224	1790.84	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			G	C5	(S+15)	52.65	7238.34	128	128	224	224	1770.15	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			S	C6	(S+15)	52.65	7191.56	128	128	224	224	1790.84	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			A	C1	(S+16)	52.65	4241.95	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			L	C2	(S+16)	52.65	4241.95	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			C	C3	(S+16)	52.65	4241.95	72	72	140	140	1051.59	108.18	0	380.44	380.44	387.44	1.00	0.00
			D	C4	(S+16)	52.65	7191.56	128	128	224	224	1790.84	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			G	C5	(S+16)	52.65	7238.34	128	128	224	224	1770.15	90.75	304.20	380.44	757.67	680.00	80.41	0.00
			S	C6	(S+16)	52.65	7191.56	128	128	224	224	1790.84	90.75	304.20	380.44	757.67	680.00	80.41	0.00
					GROUND	4.00	696.07		7	14		14								0.00
	TOTAL			13			94178.28	1664	1408	2912	1408	2912	34412.34	1927.08	5241.84	7044.46	14213.38	10530.00	1267.38	134.87
			A	14			59178.28	1040	880	1820	880	1820	21507.71	1204.43	3276.15	4402.79	8883.36	6581.25	792.11	84.29
7	TOTAL RESIDENTIAL	60					382610.08	6410	5564	11602	5564	11602	217112.17	12241.36	33488.56	45011.61	90741.53	67031.25	8065.01	735.78
8	TOTAL COMMERCIAL	6					3840.00	0	40	84	40	84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9	GRAND TOTAL	72					394252.08	6410	5604	11716	5604	11716	217112.17	12241.36	33488.56	45011.61	90741.53	67031.25	8065.01	735.78

AREA STATEMENT OF NON-RESIDENTIAL BUILDINGS

S.NO.	DESCRIPTION	NOS.	PLOT AREA	NOS OF FLOOR	TOTAL HEIGHT IN MT	TOTAL BUILT UP AREA IN SQ.M.	NOS OF TENEMENTS	NOS. OF PARKING REQUIRED CAR	NOS. OF PARKING REQUIRED SCOOTER	NOS. OF PARKING PROVIDED CAR	NOS. OF PARKING PROVIDED SCOOTER
1	SHOPS-1	1		G	3.60	1000.00	1	10	10	10	10
2	BLDG-1 (ANTERLI VILLAGE) PARKING BLDG TYPE-P3 (G+11)	1		G+11	39.65	20998.21	273.28	55	55	55	55
3	BLDG-2 CARPARKING BUILDING TYPE-P3 (G+11)	1		G+11	39.65	20998.21	273.28	55	55	55	55
4	CARPARKING BUILDING TYPE-P3 (G+11)	1		G+11	39.65	20998.21	273.28	55	55	55	55
5	TWO WHEELER SHED	1		G	3.60	1000.00	1	10	10	10	10
6	POLICE STATION	1	2048.31	G+1	13.5	4113.46	50.00	10	10	10	10
7	LIBRARY	1	1000.00	G+1	13.5	4000.00	50.00	10	10	10	10
8	MUSEUM	1	34042.00	G+1	13.5	29022.00	200.00	200	100	200	100
9	CLUB HOUSE - 2	1	6712.00	G+1	9.00	7040.16	70	114	54	120	60
10	CLUB HOUSE - 3	1	4705.00	G+1	9.00	7040.16	70	114	54	120	60
11	FIRE STATION	1	1320.00	G+1	9.00	1320.00	10	10	10	10	10
12	LIBRARY/ CONFERENCE HALL	1	2422.60	G+2	9.00	1451.46	15	15	15	15	15
13	TOTAL NON RESIDENTIAL	13				97641.27	1112.56	554	379	560	390

EDUCATIONAL BUILDING FSI

SCHOOL-1	14180.70
SCHOOL-2	22129.00
TOTAL	36309.70

AMENITY BUILDING FSI

BLDG-1(CARPARKING+CLUB)(P3) TYPE-2	20998.21
BLDG-2(CARPARKING+CLUB)(P3) TYPE-2	20998.21
BLDG-3(CARPARKING+CLUB)(P3) TYPE-2	20998.21
MUSEUM	29022.00
CLUB HOUSE-2	7040.16
CLUB HOUSE-3	7040.16
LIBRARY	4000.00
TOTAL	110196.95

POLICE UTILITY BUILDINGS FSI

CIVIL AMENITIES	3445.10
POLICE STATION	4113.46
A/C PLANT	1320.00
SUBSTATION + REMAIN	2844.12
TOTAL	11922.68

ELECTRONICS AMENITY 2000 PLUS AREA STATEMENT

S.No.	TYPE	
1	PLOT AREA	4705.00
2	30.0 M WIDE ROAD SET BACK AREA	1410.00
3	AMENITIES AREA (UP TO 2000 SQ.M.)	
4	AMENITIES AREA (ABOVE 2000 SQ.M.)	11.00
5	PLAY GROUND	
6	BUILT UP AMENITY	2000.00
7	COMMERCIAL PROJECT (RETAIL ZONE)	11,279.00
8	UTILITY	1,500.00
9	AMENITY AREA(P3)	11,279.00
10	RESIDENTIAL PROJECT (RETAIL ZONE)	34,042.00
11	AMENITY AREA(P3)	11,279.00
12	PLOT AREA	4705.00
13	30.0 M WIDE ROAD SET BACK AREA	1410.00
14	AMENITIES AREA (UP TO 2000 SQ.M.)	
15	AMENITIES AREA (ABOVE 2000 SQ.M.)	11.00
16	PLAY GROUND	
17	CLUB HOUSE (AMENITY)	2000.00
18	TOTAL AMENITIES (S.T.)	11,279.00
19	PROJECT GENERAL (SALE BUILDING)	11,279.00
20	SALE BUILDING (P3)	34,042.00
21	MT. BALCONIES	11,279.00
22	MT FOR SALE BLDG	34,042.00
23	MT FOR RESIDENTIAL BLDG	11,279.00
24	RESIDENTIAL + COMMERCIAL PLOT	34,042.00
25	RESIDENTIAL SALE BLDG	11,279.00
26	30% OF the Plot Area	34,042.00

SUMMARY (AS PER PROPOSED)

S.No.	DESCRIPTION	SECTOR B (AS PER GAZZETT) AREA IN SQ.M.	SECTOR B (AS PER SITE SURVEY) AREA IN SQ.M.
1	TOTAL	384870.40	384870.40
2	COMMERCIAL BLDG		
3	EDUCATIONAL BLDG	36309.70	36309.70
4	AMENITY BLDG	34,042.00	34,042.00
5	RESIDENTIAL BLDG		
6	POLICE STN. BLDG	3,972.46	3,972.46
7	RESIDENTIAL		
8	TOTAL AREA (2 TO 6)	74,324.16	74,324.16
9	NATIONAL & LATERAL LAND	33,000.00	33,000.00
10	LAND UNDER ROAD		
11	GAIRAN LAND		

LEGEND

- PROJECT BOUNDARY
- PROPOSED BUILDING (GR. + 11TH)
- PROPOSED BUILDING (GR. + 20TH)
- ROADS
- ROAD SET BACK
- SHOPS
- PARKING/COMM BLDG
- SECTOR CLUB
- POLICE STN./ CIVIC ADMIN. / FIRE STATION/SWM
- LIBRARY / PERFORMING ART'S CENTRE
- MUSEUM
- SCHOOL
- MEDICAL
- R.G.
- P.G.

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 NAHAR INDUSTRIAL ESTATE DR. E. MOSES, WORLI MUMBAI -18

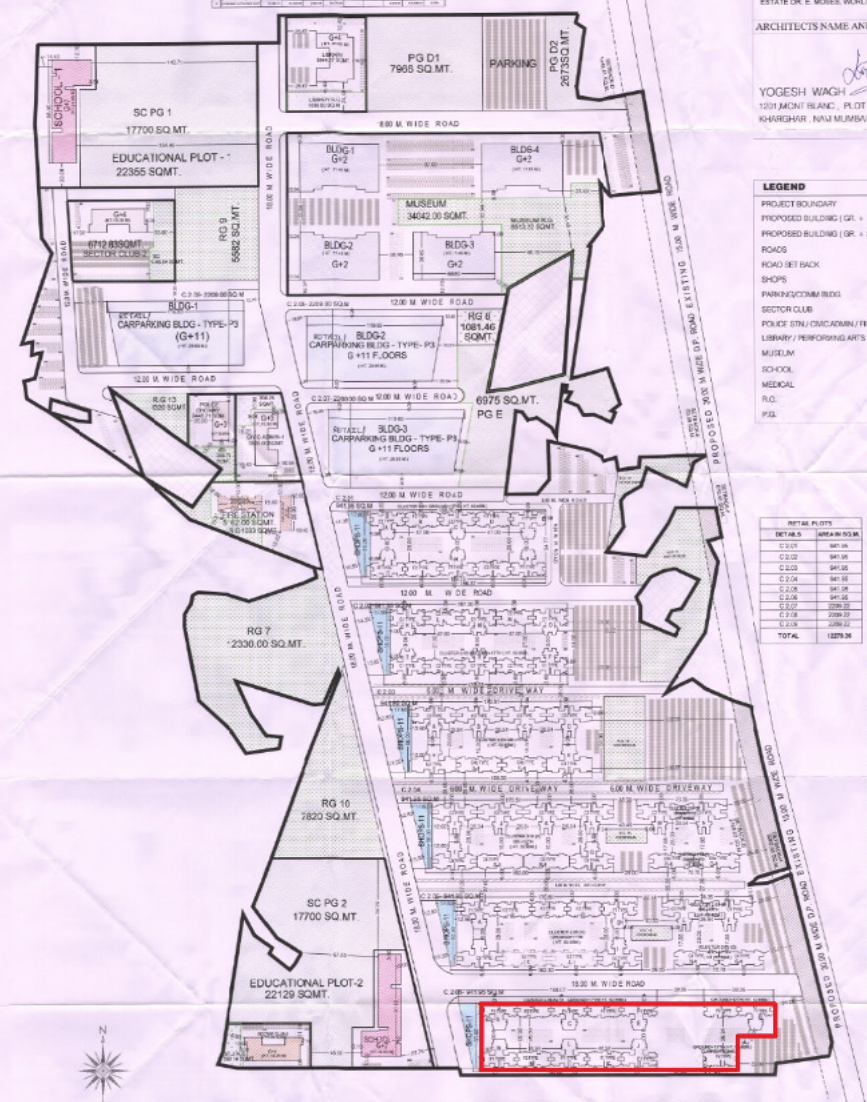
ARCHITECTS NAME AND ADDRESS

YOGESH WAGH CA / 99/25081
1201,MONT BLANC , PLOT NO- 138, SECTOR-13, KHARGHAR , NAVI MUMBAI-410210.

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 SITES AND THE AREA SO WORKED OUT IS 394,000.41 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

SIGNATURE



RETAIL PLOTS

DETAILS	AREA IN SQ.M.
C 2.01	941.06
C 2.02	941.06
C 2.03	941.06
C 2.04	941.06
C 2.05	941.06
C 2.06	941.06
C 2.07	2099.22
C 2.08	2099.22
C 2.09	2099.22
TOTAL	13279.36

DETAILS OF AMENITY PLOTS

DETAILS	AREA IN SQ.M.
RETAIL	13279.36
MUSEUM	34042.00
LIBRARY	5444.17
SECTOR CLUB-2	6712.83
SECTOR CLUB-3	4705.00
EDUCATIONAL-1	22352.00
EDUCATIONAL-2	22129.00
CIVIC ADMIN	352.00
POLICE STN.	2440.71
SUBSTATION-1 CARPARK BLDG-1	448.14
SUBSTATION-2 CARPARK BLDG-2	448.14
STP AT CARPARK BLDG-3	448.14
FIRE STATION	1320.00
TOTAL	118212.49

PARK / GARDEN / P.G.

DETAILS	AREA IN SQ.M.
P.G D1	7965.00
P.G D 2	2673.00
P.G E	6975.00
TOTAL.	17614.00

LAYOUT R.G.

DETAILS	AREA IN SQ.M.
R.G 7	12330.00
R.G 8	1081.46
R.G 9	5582.00
R.G 10	7820.00
R.G 11	5291.88
R.G 12	1511.08
R.G 13	1320.00
R.G 14	2422.60
R.G 15	410.00
R.G 16	410.00
TOTAL	38179.02

D.P.ROAD SET BACK

DETAILS	AREA IN
SETBACK D	1242.51
SETBACK E	63.38
SETBACK F	610.45
SETBACK G	2108.63
SETBACK H	2266.96
TOTAL	6351.53

RESIDENTIAL & COMMERCIAL BUILDINGS PARKING CALCULATION

S.NO.	4-WHEELER	2-WHEELER	DETAILS	REQUIRED PARKING SMALL	REQUIRED PARKING BIG	PROPOSED PARKING TOTAL 4-WHEELER	PROPOSED PARKING TOTAL 2-WHEELER
SECTOR 5	6066	12116	P1	1637	1122	2729	417
			P2	1637	1122	2729	417
			P3	1637	1122	2729	417
			OPEN	769	691	1460	9105
			UNDERPARKED				
			TOTAL PROVIDED	5610	4057	9667	13000

LAYOUT PLAN OF STP AT ANTARLI & KHONI

SCALE 1 : 1500