PROFROMA - B

DRG. NO. - 1

PROPOSED INTEGRATED TOWNSHIP PROJECT SECTOR-I

DETAILED LAYOUT PLAN

ALL DIMENSION ARE IN METER

APPROVING AUTHORITY

प्र पालिकेने पत्र क्र. एमबीएमसी/नगरअभियंता/नभी. ओसी/ओसी, कोळेने, कोळे क्र. कल्याण नभी, कोळेने, क्र. अंबरनाथ तालुक्याचे/21316 / दिनांक 0 09 2016 नगरीय सीमेत असेल तर प्रस्ताव येथे हुकमी दुकानदारांमार्फत सहायक / विभागीय / कार्यालय मंजूरीसाठी सादरकरण्यात यावे.

सहायक संचालक, नगर रचना, ठाणे.

SECTOR I - AREA STATEMENT OF RESIDENTIAL BUILDINGS (EWS MHADA BLDGS)

S.NO.	CLUSTER NO.	WING	TYPE	NOS OF FLOOR	HEIGHT IN MT	APPROVED FSI AREA AS PER DATED 21.07.2016	PROPOSED FSI AREA IN SQ.M.	NOS OF TENEMENTS	NOS. OF PARKING REQD. CAR	NOS. OF PARKING REQD. SCOOTER	NOS. OF PARKING PROPOSED. CAR	NOS. OF PARKING PROPOSED. SCOOTER	FREE OF FSI AREA (LIFT, STAIRCASE, PASSAGE, CUPBOARD & METER RM)	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
1	EWS-1	EWS-1	EWS-1	G+12	37.50	62,848.46	63,666.52	1,394	0	1394	0	1394	4609.63	587.79	622.19
2	EWS-2	EWS-2	EWS-2	G+12	37.50	7,864.24	7,972.38	165	0	165	0	165	756.76	71.11	115.80
3	EWS-3	EWS-3	EWS-3	G+12	37.50	43,219.10	46,077.70	1,116	0	1116	0	1116	3934.00	430.00	466.49
4	EWS-4	EWS-4	EWS-4	G+12	37.50	5,817.04	17,162.97	373	0	373	0	373	1493.77	149.98	155.74
5	EWS-5	EWS-5	EWS-5	G+12	37.50	17,108.91	19,832.72	412	0	412	0	412	1632.61	179.45	229.15
6	EWS-6	EWS-6	EWS-6	G+12	37.50	56,569.63	58,026.99	1,260	0	1260	0	1260	4734.16	462.6	576.00
	TOTAL	6				213,657.38	213,359.28	4,720	-	4,720	-	4,720	17,145.53	1,857.99	2,166.37
1	EWS-7	EWS-7	EWS-7	G+54	40.20	0.00	66,363.86	1,177	745	1922	745	1922	4295.52	751.06	1,032.52
2	EWS-8	EWS-8	EWS-8	G+54	40.20	0.00	41,010.62	722	434	1156	434	1156	2855.43	454.29	833.23
	TOTAL	2				-	107,374.48	1,899	1,179	3,078	1,179	3,078	7,151.00	1,205.37	1,906.02
	GRAND TOTAL	8				213,657.38	320,733.76	6,620	1,179	7,807	1,179	7,807	24,296.53	3,073.36	4,072.39

SECTOR I AREA STATEMENT OF NON RESIDENTIAL BUILDINGS

S.NO.	DESCRIPTION	NOS	PLOT AREA	NOS OF FLOOR	HEIGHT IN MT	APPROVED FSI AREA AS PER DATED 21.07.2016 IN SQ.M.	PROPOSED FSI AREA IN SQ.M.	FREE OF FSI AREA IN SQ.M.	NOS. OF PARKING REQUIRED CARS	NOS. OF PARKING REQUIRED SCOOTER	NOS. OF PARKING PROPOSED. CARS	NOS. OF PARKING PROPOSED. SCOOTER
1	MEDICAL - 2 HOSPITAL	1	9945.00	G+7	23.80	11,745.12	11,745.12	677.92	49	83	49	83
2	INDUSTRIAL BLDG.	1	N.A	G+1	17.75	3,079.57	3,076.57	116.16	31	62	31	62
3	TOTAL	2				14,824.69	14,821.69	794.08	71	142	71	142

PERMISSIBLE FSI

S.NO.	DETAILS	AREA IN SQ.M.
1	BASIC FSI PERMISSIBLE @ 1.00	3,064,100.00
2	ADDITIONAL FSI PERMISSIBLE @ 0.80 BY PAYING PREMIUM	2,124,049.65
3	ADDITIONAL FSI FOR WAIVER PREMIUM IS FREE	368,088.10
4	TOTAL PERMISSIBLE FSI FOR PROJECT (BASIC+AD)	5,325,092.47
5	SOCIAL HOUSING EQ. @ 15% OF BASIC (NON-SOCIAL HOUSING HOUSING APPROVED EARLIER	298,088.80

SECTOR I

DETAILS	AREA IN SQ.M.
INT. ROAD	23910.00

DETAILS OF AMENITY PLOTS.	
MEDICAL	9945.00
BUS DEPOT	3000.00
TOTAL	9945.00

LAYOUT R.G.	
DETAILS	AREA IN SQ.M.
R.G 1	7564.00
R.G 2	6861.34
R.G 3	1298.00
R.G 4	1215.00
R.G 5	2585.00
R.G 6	3356.00
R.G 7	1700.00
TOTAL	24579.34

INDUSTRIAL PLOT AREA	
DETAILS	AREA IN SQ.M.
IND. BUILDING	1490.00

GARDENS AND PARKS	
DETAILS	AREA IN SQ.M.
G - J	11790.00
G - M	2841.00
TOTAL	14631.00

PUBLIC UTILITIES	
DETAILS	AREA IN SQ.M.
STP AT BUILDING P3	973.00

PLOT AREA ALLOCATION

S.No.	ITEMS	SECTOR - I
1	TOTAL PLOT AREA	203768.02
2	GARDENS AND PARKS	14631.00
3	PLAYGROUNDS	-
4	SCHOOL PLAYGROUND	-
5	ECONOMIC ACTIVITY PLOT	16,000.00
a	SCHOOL (Min. Required 6000 SQM PER 40 No.)	-
b	COMMUNITY HEALTH CENTRE (Min. Required 1000 SQM PER 40 No.)	3,000.00
c	COMMUNITY MARKET (Required 2000 SQM PER 200 No.)	-
d	PUBLIC ASSEMBLY FACILITIES (Required 2000 SQM PER 200 No.)	-
e	COMMERCIAL PLOT	-
f	INDUSTRIAL PLOT	7,450.00
6	PUBLIC UTILITIES PLOTS	3,000.00
a	FIRE STATION (Required 2000 SQ.M. PER 200 NO.)	-
b	SEWAGE AND MANAGEMENT (SWM PLANT) (Required 2000 SQ.M. PER 200 NO.)	9,000.00
c	CREMATION GROUND (Required 2000 SQ.M. PER 200 NO.)	-
d	BURIAL GROUND (Required 2000 SQ.M. PER 200 NO.)	-
e	TRANSPORT HUB (Required 2000 SQ.M. PER 200 NO.)	3,000.00
f	POLICE STATION (Required 2000 SQ.M. PER 200 NO.)	-
g	RECEIVING STATION	-
h	WATER RESERVOIR	-
i	PUBLIC OFFICES	-
j	PUBLIC PARKING	-
k	SLAUGHTER HOUSE	-
l	SOLID WASTE MANAGEMENT	-
7	AREA UNDER ROADS (TRANSPORT)	35,246.46
	TP SCHEME (R.S.N. 24 M & 30.00 M & 18.00 M)	
a	INTERNAL ROADS	20,000.00
8	TOTAL (SUM OF 2 TO 7)	90,246.46
9	NET PLOT AREA FOR RESIDENTIAL DEVELOPMENT (1 - 8)	142,000.00

BUILT UP AREA ALLOCATION

S.No.	ITEMS	SECTOR - I
1	TOTAL BUA CONSIDERED	146,245.46
2	GARDENS AND PARKS	-
3	PLAYGROUNDS	-
4	SCHOOL PLAYGROUND	-
4	ECONOMIC ACTIVITY PLOT	16,000.00
a	SCHOOL (Min. Required 6000 SQM PER 40 No.)	-
b	COMMUNITY HEALTH CENTRE (Min. Required 1000 SQM PER 40 No.)	11,745.12
c	COMMUNITY MARKET (Required 2000 SQM PER 40 No.)	-
d	PUBLIC ASSEMBLY FACILITIES (Required 2000 SQM PER 40 No.)	-
e	COMMERCIAL PLOT	3,076.57
5	PUBLIC UTILITIES PLOTS	-
a	FIRE STATION	-
b	SEWAGE MANAGEMENT (STP)	-
c	CREMATION GROUND	-
d	BURIAL GROUND	-
e	TRANSPORT HUB	-
f	POLICE STATION	-
g	RECEIVING STATION (LIFT)	-
h	WATER RESERVOIR	-
i	PUBLIC OFFICES	-
j	PUBLIC PARKING	-
k	SLAUGHTER HOUSE	-
l	SOLID WASTE MANAGEMENT	-
7	AREA UNDER ROADS (TRANSPORT)	
	TP SCHEME	
a	INTERNAL ROADS	-
8	TOTAL (SUM OF 2 TO 7)	16,821.69
9	BUA FOR RESIDENTIAL DEVELOPMENT	-
10	BUA BUILDING	129,423.77

LEGEND

- R.G.
- P.G. / GARDEN
- NOT IN POSSESSION
- VILLAGE BOUNDARY
- ITP BOUNDARY

A AREA STATEMENT

	SECTOR	I
1	AREA OF PLOT	203768.02
	A AREA UNDER PROPOSED ROAD	23910.00
2	B AREA UNDER AMENITY	17725.00
	C AREA UNDER PLAY GROUND	14631.00
	TOTAL (A + B + C)	56266.00
3	NET PLOT (1 - 2)	147502.02
	F.S.I. PERMISSIBLE	1.80 GLOBAL
4	PERMISSIBLE TOTAL BUILT UP AREA (GLOBAL)	
5	PROPOSED AREA (SECTOR I)	335875.45
6	FSI CONSUMED (SECTOR-I)	1.45
B	TENEMENT STATEMENT	
	a TOTAL PROPOSED RESIDENTIAL AREA	
	b LESS DEDUCTION OF NON-RESI. AREA .	
	AREA OF TENEMENTS (a-b)	
	a TENEMENTS	
	b TENEMENTS PROPOSED	4631 NOS
C	PARKING STATEMENT	
	a 4 WHEELER PARKING REQ. BY REGULATION	1250 NOS
	b 4 WHEELER PARKING PROVIDED.	1250 NOS
	c 2 WHEELER PARKING REQ. BY REGULATION	7949 NOS
	d 2 WHEELER PARKING PROVIDED.	7949 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 SITES AND THE AREA SO WORKED OUT IS 203768.02 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP

SIGNATURE

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED INTEGRATED TOWNSHIP PROJECT AT VILLAGE KHONI, ANTARLI HEDUTANE, KOLE TALUKA-KALYAN & VILLAGE UMBROLI, TALUKA AMBERNATH. DIST THANE.

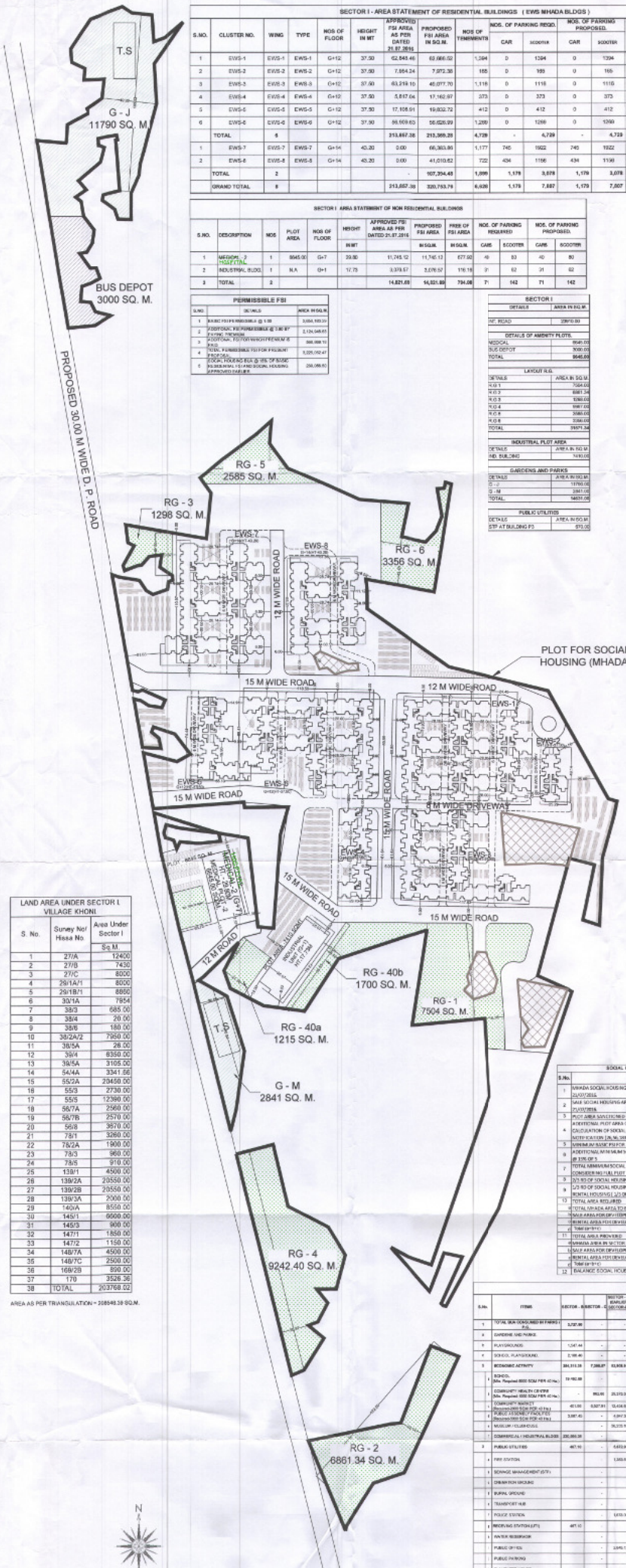
NAME OF OWNER

(AUTHORISED SIGNATORY)
PALAVA DWELLERS PVT.LTD.
412, 4TH FLOOR, 17G, VARDHAMAN CHAMBER,
CAWASJI PATEL ROAD, HORNIMON CIRCLE, FORT, MUMBAI-400 001.

ARCHITECTS NAME AND ADDRESS

ANIL NARKHEDE
Licence No. - A/278 / Engineer/ 13

LAND DEVELOPMENT SOLUTIONS
C-4, SHANTI NIKETAN CHS
OPP. THANE STATION, NEAR ANAND CINEMA
THANE-EAST-400603
OFFICE: 25430095
WEBSITE: www.landandsolution.com



LAYOUT PLAN OF STP AT ANTARLI & KHONI

SCALE 1 : 1500

LAND AREA UNDER SECTOR I VILLAGE KHONI.

S. No.	Survey No/ Hissa No.	Area Under Sector I Sq.M.
1	27/A	12400
2	27/B	7430
3	27/C	8000
4	28/1A/1	8000
5	29/1B/1	8860
6	30/1A	7954
7	38/3	685.00
8	38/4	20.00
9	38/6	180.00
10	38/2A/2	7960.00
11	38/5A	26.00
12	39/4	8350.00
13	39/5A	3105.00
14	54/4A	3341.56
15	55/2A	20450.00
16	55/3	2730.00
17	55/5	12390.00
18	56/7A	2560.00
19	56/7B	2570.00
20	56/8	3670.00
21	78/1	3260.00
22	78/2A	1900.00
23	78/3	960.00
24	78/5	910.00
25	139/1	4500.00
26	139/2A	20550.00
27	139/2B	20550.00
28	139/3A	2000.00
29	140/A	8550.00
30	145/1	6500.00
31	145/3	900.00
32	147/1	1850.00
33	147/2	1150.00
34	148/7A	4500.00
35	148/7C	2500.00
36	168/2B	890.00
37	170	3526.36
38	TOTAL	203768.02

AREA AS PER TRIANGULATION = 208848.38 SQ.M.

SOCIAL HOUSING CALCULATIONS.

S.No.	ITEMS	Area in Sq.mtrs
1	MHADA SOCIAL HOUSING APPROVED EARLIER DATED 21/07/2016.	213,633.0944
2	SALE SOCIAL HOUSING APPROVED EARLIER DATED 21/07/2016.	71,159.0648
3	PLOT AREA SANCTIONED EARLIER ON 10/10/2007/2016.	142,217.30
4	ADDITIONAL PLOT AREA CONSIDERED NOW FOR CALCULATION OF SOCIAL HOUSING AS PER ITP NOTIFICATION [Sl.No.369.29 - 34.02.132 No.]	1,246,018.15
5	MINIMUM BASIC FSI FOR RESIDENTIAL @ 0.60	748,810.2
6	ADDITIONAL MINIMUM SOCIAL HOUSING TO BE PROVIDED @ 10% OF 5	211,968.19
7	TOTAL MINIMUM SOCIAL HOUSING TO BE PROVIDED CONSIDERING FULL PLOT POTENTIAL (1 + 2 + 6)	355475.523
8	2/3 RD OF SOCIAL HOUSING AREA FOR MHADA [2/3 OF 6]	70,645.62
9	1/3 RD OF SOCIAL HOUSING AREA FOR DEVELOPER FOR RENTAL HOUSING [1/3 OF 6]	35322.81
10	TOTAL AREA REQUIRED	
	TOTAL MHADA AREA TO BE PROVIDED [1+8]	267,964.564
	SALE AREA FOR DEVELOPERS [2 AB/C/9]	71,159.0648
	RENTAL AREA FOR DEVELOPER [9 AB/C/9]	35322.81
	Total (9+10+11)	106,481.32
11	TOTAL AREA PROVIDED	
	MHADA AREA IN SECTOR I	206825.54
	SALE AREA FOR DEVELOPER IN SECTOR I	42542.82
	RENTAL AREA FOR DEVELOPER IN SECTOR I	63635.22
	Total (a+b+c)	313003.58
12	BALANCE SOCIAL HOUSING AREA TO BE PROVIDED	35,318.94

S.NO.	DESCRIPTION		BUA IN SQ.M.	ENCLOSED BALCONY IN SQ.M.	FREE OF FSI AREA IN SQ.M.
2	SECTOR B	RESIDENTIAL AREA	3961.00	531.05	2430.94
		NON-RESIDENTIAL AREA	258513.36	0.00	142524.69
		TOTAL	262474.36	531.05	144313.63
2	SECTOR C	RESIDENTIAL AREA	407530.30	1863.13	97290.22
		NON-RESIDENTIAL AREA	7360.57	0.00	593.50
		TOTAL	414890.87	1863.13	97891.72
3	SECTOR D (EARLIER SECTOR-B)	RESIDENTIAL AREA	383612.66	13071.83	77772.17
		NON-RESIDENTIAL AREA	98581.65	0.00	7812.80
		TOTAL	482194.62	13071.83	85584.97
4	SECTOR E (EARLIER SECTOR-C)	RESIDENTIAL AREA	189418.18	12815.20	44547.81
		NON-RESIDENTIAL AREA	1186.13	0.00	0.00
		TOTAL	190604.29	12815.20	44547.81
5	SECTOR F (EARLIER SECTOR-D)	RESIDENTIAL AREA	359662.68	11279.98	61077.30
		NON-RESIDENTIAL AREA	244668.22	0.00	25816.34
		TOTAL	603918.89	11279.98	86893.64
5	SECTOR G (EARLIER SECTOR-E)	RESIDENTIAL AREA	149366.21	1635.73	26013.43
		NON-RESIDENTIAL AREA	17120.48	0.00	696.16
		TOTAL	166486.69	1635.73	26709.63
7	SECTOR H (EARLIER SECTOR-F)	RESIDENTIAL AREA	171767.52	2118.15	25037.83
		NON-RESIDENTIAL AREA	9021.76	0.00	724.93
		TOTAL	181289.31	2118.15	25762.77
8	SECTOR I	RESIDENTIAL AREA	203760.76	0.00	24296.83
		NON-RESIDENTIAL AREA	14821.89	0.00	734.08
		TOTAL	218582.65	0.00	25030.91
9	TOTAL RESIDENTIAL AREA		1925367.02	43617.66	361667.78
10	TOTAL NON-RESIDENTIAL AREA		657801.07	0.00	176071.39
11	GRAND TOTAL AREA		2583168.09	43617.66	537739.18

BUILT UP AREA ALLOCATION.

S.No.	ITEMS	SECTOR - B	SECTOR - C	SECTOR - D (EARLIER SECTOR-B)	SECTOR - E (EARLIER SECTOR-C)	SECTOR - F (EARLIER SECTOR-D)	SECTOR - G (EARLIER SECTOR-E)	SECTOR - H (EARLIER SECTOR-F)	SECTOR - I	TOTAL AREA PROPOSED (Sector B to I) In SQ. M.	MERGE IN AREA REQUIRED (Sector A to H) In SQ. M.	% Recept.	PERMISSIBLE BUA (Sector A to H) In SQ. M.	% Recept.	BALANCE BUA TO BE CONSUMED IN SECTOR (A, J TO H) In SQ. M.	% Recept.
		(AS PER APPROVED PLANS DTD. 21/07/2016)														
1	TOTAL BUA CONSIDERED BY PARKING (P.G.)	3,737.99							-	3,737.99			3,737.99			
2	GARDENS AND PARKS								-	-						
3	PLAYGROUNDS	1,547.44	-	-	-	-			-	1,547.44			1547.44		-	
4	SCHOOL PLAYGROUND	2,199.46	-	-	-	-			-	2,199.46			2199.46		-	
5	ECONOMIC ACTIVITY	284,111.35	7,288.07	13,908.84	1,199.13	314,505.23	11,736.48	8,821.70	14,207.69	357,450.12	645,910.49	31.35%	731,328.00	27.27%	86,884.50	3.40%
	SCHOOL (Min. Required 6000 SQM PER 40 No.)	19,162.99	-	-	-	20,012.22		8,821.70	-	57,796.91	40212.10	1.52%	57796.92	2.16%		0.00%
	COMMUNITY HEALTH CENTRE (Min. Required 1000 SQM PER 40 No.)	-	992.00	20,372.30			11,736.48		11,745.12	65,791.94	5992.60	0.30%	10721.84	2.32%		0.00%
	COMMUNITY MARKET (Required 2000 SQM PER 40 No.)	451.00	6,307.81	13,414.55	1,199.13	6,438.08			-	28,809.60	3320.00	0.12%	28809.60	1.01%		0.00%
	PUBLIC ASSEMBLY FACILITIES (Required 2000 SQM PER 40 No.)	3,987.43	-	4,947.32					-	8,934.75	10120.30	0.41%	8934.80	0.33%		0.00%
	MUSEUM / COLLEGE ETC.		-	35,315.10					3,076.57	38,391.70	67384.30	2.70%	67384.30	2.13%	9996.30	0.37%
7	COMMERCIAL / INDUSTRIAL BLDGS	230,000.30	-			212,811.09			-	442,811.39						
8	PUBLIC UTILITIES	467.10	-	5,612.96	-	-	-	-	-	6,140.06	6,140.06	0.23%	31,323.00	0.98%	17,183.00	0.63%
	FIRE STATION			1,863.87					-	1,863.87	1863.87	0.07%	1863.87	0.06%	-	0.00%
	SEWAGE MANAGEMENT (STP)		-						-	-	0.00	0.00%	1066.66	0.04%	1066.66	0.04%
	CREMATION GROUND		-				-		-	-	0.00	0.00%	625.00	0.02%	625.00	0.02%
	BURIAL GROUND		-						-	-	0.00	0.00%	625.00	0.02%	625.00	0.02%
	TRANSPORT HUB		-						-	-	0.00	0.00%	750.00	0.02%	750.00	0.02%
	POLICE STATION			1,610.36					-	1,610.36	1610.36	0.06%	700.00	0.03%	(910.36)	-0.03%
	RECEIVING STATION (LIFT)	467.10							-	467.10	467.10	0.02%	2800.00	0.09%	2332.90	0.08%
	WATER RESERVOIR		-						-	-	0.00	0.00%	2000.00	0.06%	2000.00	0.06%
	PUBLIC OFFICES		-	2,545.12					-	2,545.12	2545.12	0.10%	2545.12	0.07%	-	0.00%
	PUBLIC PARKING		-						-	-	0.00	0.00%	6501.40	0.20%	6501.40	0.21%
	SLAUGHTER HOUSE		-						-	-	0.00	0.00%	400.00	0.02%	400.00	0.02%
	SOLID WASTE MANAGEMENT										0.00	0.00%	4000.00	0.13%	4000.00	0.13%
4	AREA RESIDENTIAL	8,961.00	497,530.30	362,610.94	186,416.16	299,406.10	140,560.21	171,707.52		1,866,591.34	1925367.02	60.80%	3478875.00	63.12%	1611,507.66	50.98%
5	TOTAL (SUM OF 1 TO 4)	247,474.36	414,890.87	482,154.52	186,304.29	481,238.33	150,560.69	181,289.31	14,021.69	2,198,933.41	2,244,864.62	84.8 %	4,026,032.47	124.42%	1,828,200.06	69.87%
6	BWS HOUSING	-	-	-		82,663.63	-	-	335,793.76	373,245.38	823641.08		823641.08		150,144.31	
	10% BWS AS PER STP APPROVAL	-	-	-			-	-	-				273228.06		243205.94	
	5% BWS SURPLUS QUANTUM AS PER STP APPROVAL	-	-	-		82,663.63	-	-		82,663.63	273228.06		71666.66		10,515.93	
	10% BWS HOUSING AS PER ITP	-	-	-			-	-	335,793.76	335,793.76	335,793.76		336666.66		(51,507.26)	