PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LAND AREA UNDER SECTOR D, VILLAGE KHONI		
S. No.	Survey No/ Hissa No.	Area Under Sector D Sq.M.
1	30/1A	1660.00
2	29/1B/1	2215.00
3	32/1	4420.00
4	32/2A	3640.00
5	32/2B	7300.00
6	32/2D	3640.00
7	32/3	300.00
8	32/4	1800.00
9	32/5	230.00
10	32/6	330.00
11	32/7	1870.00
12	35/1A	2330.00
13	35/1B	5470.00
14	35/2	200.00
15	36/1	2900.00
16	36/2	10700.00
17	36/3	6500.00
18	37	450.00
19	38/1	1700.00
20	38/2	1100.00
21	38/3	21272.34
22	39	1970.00
23	40	4730.00
24	41	560.00
25	42/1	5060.00
26	42/2p	8000.00
27	42/2p	4400.00
28	TOTAL	105389.34
GRAND TOTAL.		246655.34

LAND AREA UNDER SECTOR D, VILLAGE ANTERLI		
S. No.	Survey No/ Hissa No.	Area Under Sector D Sq.M.
1	28/1	149.00
2	28/2A	765.00
3	28/2B	2700.00
4	28/3	1000.00
5	29/3	2103.00
6	29/4	2430.00
7	29/5	7890.00
8	29/6	3240.00
9	32/1	740.00
10	32/2	5000.00
11	33/1	2030.00
12	35/1A	2330.00
13	35/1B	5470.00
14	35/2	200.00
15	36/1	2900.00
16	36/2	10700.00
17	36/3	6500.00
18	37	450.00
19	38/1	1700.00
20	38/2	1100.00
21	38/3	21272.34
22	39	1970.00
23	40	4730.00
24	41	560.00
25	42/1	5060.00
26	42/2p	8000.00
27	42/2p	4400.00
28	TOTAL	105389.34
GRAND TOTAL.		246655.34

AREA AS PER TRIANGULATION = 259645.10 SQ.M.

AREA STATEMENT OF RESIDENTIAL BUILDINGS

S.NO.	CLUSTER NO.	WING	TYPE	NOS OF FLOOR	HEIGHT IN MT	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)	REFUGE AREA	PROPOSED OPEN BALCONY	PROPOSED ENCLOSED BALCONY	TOTAL PROPOSED BALCONY	10% PERMISSIBLE BALCONY	EXCESS BALCONY	STILT AREA
2	4.02 E.W.S SALE	A	F3	(G+17)	52.65	13023.46	354	72	498	72	498	3084.99	208.18	0	1501.76	1501.76	1230.90	270.86	0
		B	F3	(G+17)	52.65	13023.46	354	72	498	72	498	3084.99	208.18	0	1501.76	1501.76	1230.90	270.86	0
		C	F3	(G+17)	52.65	13023.46	354	72	498	72	498	3084.99	208.18	0	1501.76	1501.76	1230.90	270.86	0
		D	F3a	(G+15)	46.85	12023.44	314	64	362	64	362	3199.45	208.18	0	1323.02	1323.02	1060.58	259.04	0
	TOTAL	4				52092.82	1376	280	1856	280	1856	12359	833	0	5838	5838	4777	1052	0
3	4.03	C	F1	(G+17)	52.65	4945.26	106	106	212	106	212	1268.29	90.76	173.55	348.65	522.20	449.55	72.65	0.00
		D	F2	(G+17)	52.65	4941.96	70	70	140	70	140	1061.60	138.18	0	389.44	389.44	307.44	1.97	0.00
		E	F2	(G+17)	52.65	4941.96	70	70	140	70	140	1061.60	138.18	0	389.44	389.44	307.44	1.97	0.00
		H	F2	(G+17)	52.65	4941.96	70	70	140	70	140	1061.60	138.18	0	389.44	389.44	307.44	1.97	0.00
		I	F2	(G+17)	52.65	4941.96	70	70	140	70	140	1061.60	138.18	0	389.44	389.44	307.44	1.97	0.00
		J	F1	(G+17)	52.65	4945.26	106	106	212	106	212	1268.29	90.76	173.55	348.65	522.20	449.55	72.65	0.00
		K	F2	(G+17)	52.65	4941.96	70	70	140	70	140	1061.60	138.18	0	389.44	389.44	307.44	1.97	0.00
	TOTAL	7				31100.26	562	562	1124	562	1124	7884.58	872.42	347.10	2544.50	2991.60	2536.30	154.15	0.00
4	4.04	A	D1	(G+29)	87.45	12155.42	175	179	352	179	352	1951.64	239.32	1194.22	0.00	1194.22	1145.10	59.23	0.00
		B	D1	(G+29)	87.45	12155.42	175	179	352	179	352	1951.64	239.32	1194.22	348.65	1194.22	1145.10	59.23	0.00
		C	D1	(G+29)	87.45	12155.42	175	179	352	179	352	1951.64	239.32	1194.22	348.65	1194.22	1145.10	59.23	0.00
	TOTAL	3				36466.26	525	537	1056	537	1056	5854.92	717.96	3582.66	697.30	3582.66	3435.30	177.69	0.00
5	4.05	A	D3	(G+29)	87.45	11448.27	175	179	352	179	352	1947.51	225.56	978.45	141.21	1119.66	1077.92	56.20	0.00
		B	D3	(G+29)	87.45	11448.27	175	179	352	179	352	1947.51	225.56	978.45	141.21	1119.66	1077.92	56.20	0.00
		C	D3	(G+29)	87.45	11448.27	175	179	352	179	352	1947.51	225.56	978.45	141.21	1119.66	1077.92	56.20	0.00
	TOTAL	3				34344.81	525	537	1056	537	1056	5842.53	676.68	2935.36	423.62	3358.98	3233.76	171.60	0.00
6	4.06	A	D3	(G+29)	87.45	11448.27	175	179	352	179	352	1947.51	225.56	978.45	141.21	1119.66	1077.92	56.20	0.00
		B	D3	(G+29)	87.45	11448.27	175	179	352	179	352	1947.51	225.56	978.45	141.21	1119.66	1077.92	56.20	0.00
		C	D3	(G+29)	87.45	11448.27	175	179	352	179	352	1947.51	225.56	978.45	141.21	1119.66	1077.92	56.20	0.00
		D	D3	(G+29)	87.45	11448.27	175	179	352	179	352	1947.51	225.56	978.45	141.21	1119.66	1077.92	56.20	0.00
	TOTAL	4				45793.08	700	716	1408	716	1408	7790.04	902.24	3913.80	564.84	4478.64	4311.68	224.80	0.00
7	4.07	A	D3	(G+29)	87.45	11448.27	175	179	352	179	352	1947.51	225.56	978.45	141.21	1119.66	1077.92	56.20	0.00
		B	D3	(G+29)	87.45	11448.27	175	179	352	179	352	1947.51	225.56	978.45	141.21	1119.66	1077.92	56.20	0.00
		C	D3	(G+29)	87.45	11448.27	175	179	352	179	352	1947.51	225.56	978.45	141.21	1119.66	1077.92	56.20	0.00
		D	D1	(G+29)	87.45	12155.42	175	179	352	179	352	1951.64	239.32	1194.22	348.65	1194.22	1145.10	59.23	0.00
		E	D1	(G+29)	87.45	12155.42	175	179	352	179	352	1951.64	239.32	1194.22	348.65	1194.22	1145.10	59.23	0.00
	TOTAL	5				59555.65	875	895	1760	895	1760	9745.81	1165.32	5323.79	1120.93	5747.42	5523.06	290.06	0.00
8	TOTAL RESIDENTIAL	22				264363.16	3187	3247	6404	3247	6404	37117.88	4324.62	16102.70	5451.20	20159.30	19241.00	1043.30	0.00
9	TOTAL EWS SALE	4				52092.82	1376	280	1856	280	1856	13059.42	833.72	0.00	5838.36	5838.36	4776.68	1051.68	0.00
10	TOTAL RESIDENTIAL	26				259892.98	4063.00	3527	8260	3527	8260.00	51077.30	5157.34	16102.70	11279.56	25997.66	24117.68	2094.98	0.00

AREA STATEMENT OF COMMERCIAL BUILDINGS

S.NO.	DESCRIPTION	NOS	PLOT AREA	NOS OF FLOOR	HEIGHT	FSI AREA	FREE OF FSI AREA	NOS. OF PARKING REQUIRED		NOS. OF PARKING PROPOSED.	
					IN MT	IN SQ.M.	IN SQ.M.	CARS	SCOOTER	CARS	SCOOTER
1	COMMERCIAL BLDG CM2 -01	1		N.A	G+17	65.40	70170.63	7432.05	702	1404	702	1404
2	COMMERCIAL BLDG CM2 -02	1		N.A	G+17	65.40	70170.63	7432.05	702	1404	702	1404
3	COMMERCIAL BLDG CM2 -03	1		N.A	G+17	65.40	70170.63	7432.05	702	1404	702	1404
	TOTAL	3					210511.89	22296.15	2106	4212	2106	4212

S.No.	DESCRIPTION	SECTOR - D FSI AS IN AMENDED LAYOUT Area In Sq.mts.	SECTOR - D FSI AS PER AMENDMENT Area In Sq.mts.
1	TOTAL	451325.36	451325.36
2	COMMERCIAL BLDGS.	210511.89	210511.89
3	EDUCATIONAL BLDGS.	28,815.28	28815.28
4	AMENITY BLDGS.	5,630.05	5630.05
5	HEALTH BLDGS	-	-
6	PUBLIC UTILITY BUILDINGS.	-	-
7	RESIDENTIAL EWS.	-	-
8	RESIDENTIAL	206360.10	206360.10
9	TOTAL AREA (2 TO 8)	451325.36	451325.36
10	ECONOMIC ACTIVITES (2+4)	216,149.94	216149.94
11	FSI CONSUMED PER SECTOR TOTAL BUA/PLOT AREA	2.04	2.04

AREA STATEMENT OF NON RESIDENTIAL BUILDINGS

S.NO.	DESCRIPTION	NOS	PLOT AREA	NOS OF FLOOR	HEIGHT	FSI AREA	FREE OF FSI AREA	NOS. OF PARKING		NOS. OF PARKING	
					IN MT	IN SQ.M.	IN SQ.M.	CARS	SCOOTER	CARS	SCOOTER
4	SCHOOL - 3	1	41640	G+7	29.65	28815.28	2638.96	14	28	14	28
5	RETAIL & PARKING BLDG (P1)	1	N.A	G+11	29.95	2699.84	407.87	27	54	27	54
6	RETAIL & PARKING BLDG (P3)	1	N.A	G+11	29.95	2938.21	273.26	30	60	30	60
	TOTAL	3				34453.33	3320.09	71	142	71	142
7	GRAND TOTAL	6				244965.22	25616.24	2177	4354	2177	4354

EDUCATIONAL BUILDINGS FSI	
SCHOOL - 3	28815.28
TOTAL	28815.28

AMENITY BUILDINGS FSI	
RETAIL & PARKING BLDG (P1)	2699.84
RETAIL & PARKING BLDG (P3)	2938.21
TOTAL	5638.05

TOWNSHIP DETAILS
LAND USE PATTERN

S.No.	DESCRIPTION	SECTOR - A Area In Sq.mts.	SECTOR - B Area In Sq.mts.	SECTOR-C Area In Sq.mts.	SECTOR-D Area In Sq.mts.	SECTOR-E Area In Sq.mts.	SECTOR-F Area In Sq.mts.	SECTOR-G Area In Sq.mts.	SUB TOTAL Area In Sq.mts.	PERCENTAGE
1	PLOT AREA	279009.39	378330.41	107226.00	246655.34	137483.27	100759.33	206729.02	1,426,172.96	100.00%
2	TRANSPORT AND COMMUNICATION	41,701.81	36,026.63	20,067.27	36,215.54	15,019.00	8,879.81	18,910.00	183,819.06	12.93%
3	EDUCATIONAL INCLUDING SCHOOL P.G.	-	44,404.00	-	41,003.00	-	14,250.00	22,946.00	122,603.00	8.63%
4	HEALTH FACILITIES	1,470.00	-	-	-	4,951.00	-	12,476.00	18,897.00	1.33%
5	AMENITY SPACES REQUIRED 5% ON GROSS	13,750.48	18,916.52	5,361.30	12,332.77	5,373.16	5,037.97	10,336.45	71,108.65	5.00%
6	AMENITY SPACES PROPOSE	11,297.41	61,253.36	2,627.05	-	-	-	2,569.55	77,747.37	5.47%
7	PUBLIC UTILITIES	1,552.76	12,476.13	-	666.03	1,000.00	-	10,500.00	27,213.93	1.91%
8	TOTAL (3+4+6+7)	14,320.20	118,212.49	2,627.05	41,669.03	6,951.00	14,250.00	48,491.55	245,541.32	17.34%
9	PARK, GARDENS AND PLAY GROUNDS AREA REQUIRED 10% OF GROSS PLOT AREA	27,501	37,833	10,723	24,666	10,746	10,076	20,673	142,217.30	10.00%
10	PARK, GARDENS AND PLAY GROUNDS AREA PROPOSED	58069.00	17614.00	19949.60	29605.00	0.00	11066.00	9033.13	142,566.73	10.02%
11	NET PLOT AREA (1-2-8-10)	160,618.58	204,477.39	64,682.06	140,145.77	83,493.27	66,531.82	130,294.34	840,243.25	59.71%
12	RECREATIONAL OPEN SPACE REQUIRED (25% Of Net Plot Area)	40,154.65	51,119.35	16,170.52	35,036.44	20,823.32	16,632.96	32,573.59	212,510.81	25.00%
13	RECREATIONAL OPEN SPACE PROPOSED	20,145.00	36,178.02	14,921.81	38,291.71	43,282.45	27,074.00	33,411.34	211,315.33	25.35%
14	COMMERCIAL BLDGS PLOT				30,479.08			7,410.00	37,889.08	2.88%
15	RESIDENTIAL PLOT AREA (11-13-14)	140,473.58	166,298.37	49,760.27	71,374.58	39,200.82	39,457.82	89,473.00	596,038.64	41.91%
16	TOTAL PLOT AREA (2+8+11+13+14+15)	275,009.59	375,330.41	107,226.00	246,655.34	107,493.27	100,759.33	206,729.02	1,422,172.96	100%
17	ECONOMIC ACTIVITIES PLOT	11,297.41	61,253.36	2,627.05	30,479.08	-	-	9,979.55	115,636.45	8.13%

D.P ROAD SET BACK	
DETAILS	AREA IN SQ.M.
SETBACK I	1313.12
SETBACK J	1183.42
TOTAL	2496.54

DETAILS OF AMENITY PLOTS.	
DETAILS	AREA IN SQ.M.
SCHOOL-3	6353.00
SC PG 3	34650.00
SUBSTATION AT BUILDING - P1A	237.89
STP AT BULDING P3	448.14
TOTAL	41689.03

SECTOR D. LAYOUT R.G.	
DETAILS	AREA IN SQ.M.
R.G 20	9131.22
R.G 21	7548.00
R.G 22	1204.00
R.G 23	1734.49
R.G 24	2488.00
R.G 25	2174.00
R.G 25A	2944.00
R.G 25B	7494.00
R.G 25C	3574.00
TOTAL	38291.71

PARK / GARDEN / P.G.	
DETAILS	AREA IN SQ.M.
P.G I	26605.00
TOTAL	26605.00

SECTORWISE AMENITY AND R.G AREA STATEMENT		
S.No	ITEMS	SECTOR-D Area In
1	PLOT AREA	246,655.34
2	30 M WIDE ROAD SET BACK AREA	2,466.54
3	AMENITIES ANS UTILITIES	-
4	PRIMARY AND SECONDARY SCHOOL WITH PLAY GROUND	41,003.00
5	HEALTH / MEDICAL FACILITY	-
6	COMMERCIAL MARKET / RETAIL (AMENITY)	-
7	LIBRARY (AMENITY)	-
8	MEUSEM / PERM ARTS (AMENITY)	-
9	CIVIC AMENITIES (UTILITY)	-
10	POLICE CHOWKY (UTILITY)	-
11	FIRE STATION (UTILITY)	-
12	SWM (UTILITY)	-
13	STP (UTILITY)	448.14
14	CEMETRY (UTILITY)	-
15	BUS DEPOT (UTILITY)	-
16	SUBSTATION (UTILITY)	237.89
17	CLUBHOUSE (AMENITY)	-
18	TOTAL AMENITY (4 TO 17)	41,689.03
19	PARK / GARDEN / PLAYGROUND (10% Of Gross Plot Area)	26,605.00
20	INT. ROAD AREA	35,719.00
21	NET PLOT AREA (1-2-16-19-20) RESIDENTIAL / COMMERCIAL PLOT	140,145.77
22	RECREATIONAL OPEN SPACE (25% Of Net Plot Area)	38,291.71

PROFROMA - B | DRG. NO.- 5

PROPOSED SPECIAL TOWNSHIP PROJECT
SECTOR-D

DETAILED LAYOUT PLAN

ALL DIMENSION ARE IN METER

APPROVING AUTHORITY

THIS RECOMMENDATION SUPERSEDES EARLIER RECOMMENDATION VIDE LETTER NO.- NA DATED -- /21

RECOMMENDED FOR APPROVAL AS PER THE CONDITION MENTIONED IN LETTER NO. 6071 DATE 09.06.2016

Joint Director of Town Planning
Konkan Division Navi Mumbai

जिल्हाधिकारी यांचे पर्यवेक्षण खालील ई. मालमूद-ई-१२-७/२२४५/२०१६ दिनांक-०१/०८/२०१६ अन्वये नेमण्यात आलेले उपअधीक्षक भूमि अभिलेख कल्याण यांचे कार्यालयातील भूमापक श्री. यांनी तपासले आहे.

A	AREA STATEMENT	
	SECTOR	D
1	AREA OF PLOT	246655.34
2	DEDUCTIONS FOR	
A	AREA UNDER PROPOSED ROAD	38215.54
B	AREA UNDER AMENITY	41689.03
C	AREA UNDER PLAY GROUND	26605.00
	TOTAL (A + B + C)	106509.57
3	NET PLOT AREA (1 - 2)	140145.77
4	ADDITION FOR F.A.R. (TOTAL BUILT UP AREA) PROPOSED	---
A	AREA UNDER PROPOSED ROAD	38215.54
B	AREA UNDER AMENITY	41689.03
C	AREA UNDER PLAY GROUND	26605.00
	TOTAL ADDITIONS (A + B + C)	106509.57
5	TOTAL AREA (3 + 4)	246655.34
	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP + AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX.NO. OF STOREYS	GLOBAL 1.60
6	PERMISSIBLE TOTAL FLOOR AREA (GLOBAL)	
7	PROPOSED AREA	504160.32
8	TOTAL BUILT-UP AREA CONSUMED	
B	TENEMENT STATEMENT	
a	TOTAL PROPOSED RESIDENTIAL AREA	
b	LESS DEDUCTION OF NON-RESL AREA .	
	AREA OF TENEMENTS (a-b)	
a	TENEMENTS	
b	TENEMENTS PROPOSED	4563 NOS
C	PARKING STATEMENT	
a	4 WHEELER PARKING REQ. BY REGULATION	7810 NOS
b	4 WHEELER PARKING PROVIDED.	7810 NOS
c	2 WHEELER PARKING REQ. BY REGULATION	16295 NOS
d	2 WHEELER PARKING PROVIDED.	16295 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 246655.34 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP

SIGNATURE

DESCRIPTION OF PROPOSAL AND PROPERTY

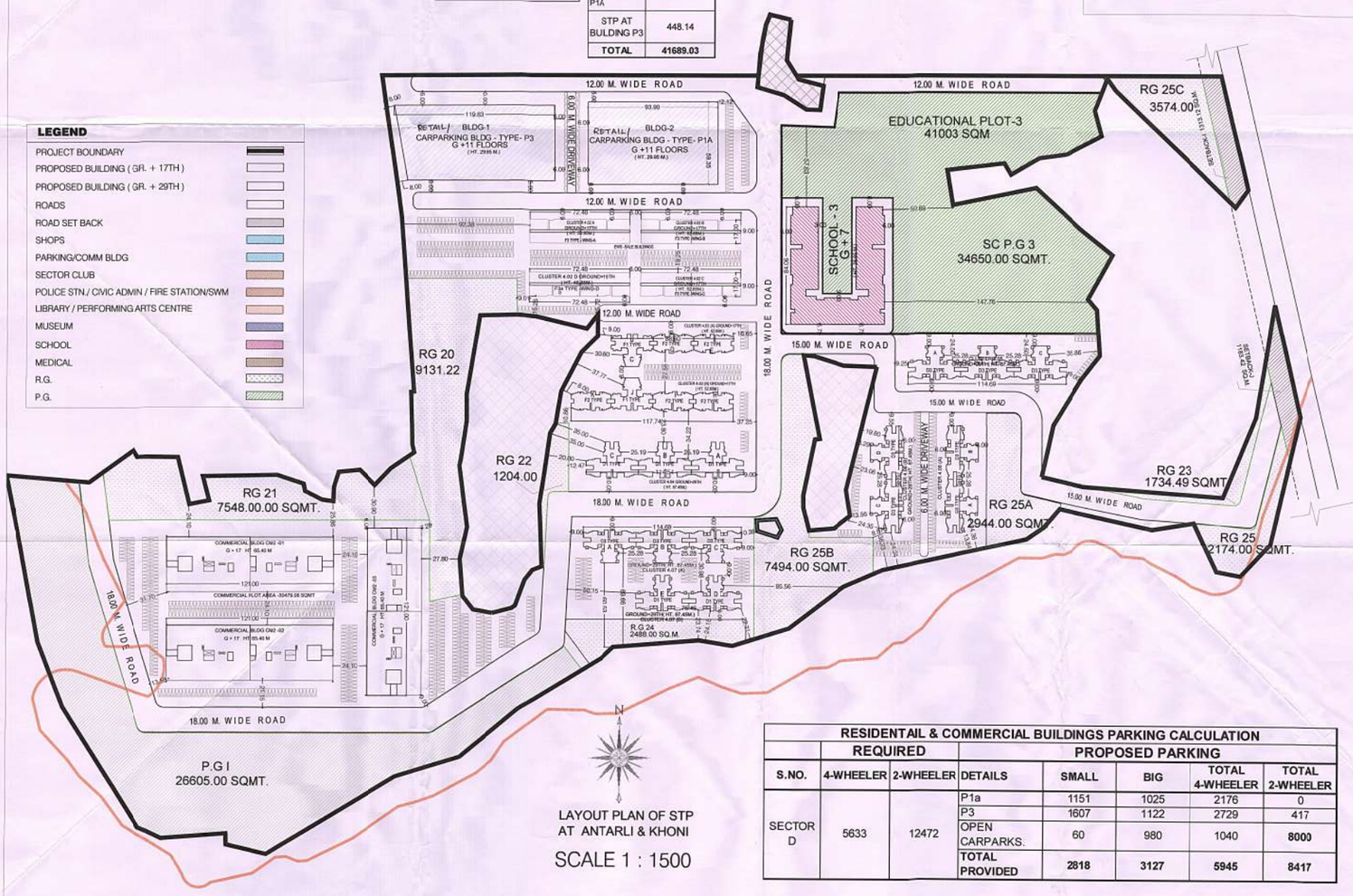
SPECIAL TOWNSHIP PROJECT AT VILLAGE KHONI & ANTERLI
TALUKA KALYAN, DIST.THANE.

NAME OF OWNER

(OWNER / P.O.A. HOLDER)
LODHA DWELLERS PVT.LTD.
ADD - OFFICE AT 216, 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.



LAYOUT PLAN OF STP AT ANTARLI & KHONI

SCALE 1 : 1500

RESIDENTAIL & COMMERCIAL BUILDINGS PARKING CALCULATION							
	REQUIRED		PROPOSED PARKING				
S.NO.	4-WHEELER	2-WHEELER	DETAILS	SMALL	BIG	TOTAL 4-WHEELER	TOTAL 2-WHEELER
SECTOR D	5633	12472	P1a	1151	1025	2176	0
			P3	1607	1122	2729	417
			OPEN CARPARKS.	60	980	1040	8000
			TOTAL PROVIDED	2818	3127	5945	8417

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT