Plot Area Statement:

VILLAGE - GHARIVALI SR. NO.	SURVEY NO.	AREA AS PER 7-12 EXTRACT (IN SQ.M.)	SR. NO.	SURVEY NO.	AREA AS PER 7-12 EXTRACT (IN SQ.M.)	SR. NO.	SURVEY NO.	AREA AS PER 7-12 EXTRACT (IN SQ.M.)
1	4/1	1520.00	49	12/6	450.00	97	37/4	300.00
2	4/2	2690.00	50	12/7	1550.00	98	37/21	3800.00
3	4/3	1540.00	51	12/8	760.00	99	38/1	4200.00
4	4/4	60.00	52	12/9	1010.00	100	38/2	3000.00
5	4/5	4270.00	53	12/10	780.00	101	39/1	800.00
6	4/6	4070.00	54	12/11	450.00	102	39/2	500.00
7	4/9	4250.00	55	12/12	1120.00	103	39/3	700.00
8	4/10	2290.00	56	12/13	1270.00	104	40/0	200.00
9	4/11	1420.00	57	12/14	880.00	105	41/1A	4700.00
10	5/1	2780.00	58	13/0	2050.00	106	41/1B	3100.00
11	5/2	3080.00	59	14/1	880.00	107	41/2	6500.00
12	5/3	2710.00	60	14/2A	4330.00	108	41/3	1600.00
13	5/4	230.00	61	14/2B	2530.00	109	41/4	500.00
14	5/5	100.00	62	14/3	5280.00	110	42/2	8000.00
15	5/6	350.00	63	14/4	130.00	111	44/1	17000.00
16	6/1	1870.00	64	14/5	5450.00	112	44/2	7600.00
17	6/2	510.00	65	15/0	1650.00	113	44/3	3800.00
18	6/3	1160.00	66	16/1	600.00	114	44/4	400.00
19	7/1	3570.00	67	16/2	580.00	115	44/5A	13200.00
20	7/2A	1970.00	68	17/1	4480.00	116	44/5B	13200.00
21	7/2B	1220.00	69	17/2	560.00	117	44/6A	10000.00
22	7/2C	1210.00	70	17/3	4300.00	118	44/6B	14800.00
23	7/3A	3080.00	71	17/4	2530.00	119	44/7	2300.00
24	7/3B	3090.00	72	17/5	630.00	120	44/8	3300.00
25	8/1	4050.00	73	17/6	380.00	121	44/9	2300.00
26	8/2	4120.00	74	17/7	2710.00	122	44/10	700.00
27	8/3	2730.00	75	17/8	760.00	123	44/11	2000.00
28	8/4	640.00	76	17/9	1890.00	124	44/12	1900.00
29	8/5	2910.00	77	17/10	1870.00	125	44/13	2400.00
30	8/6	7210.00	78	17/11	2460.00	126	44/14	5600.00
31	8/7	4500.00	79	18/0	760.00	127	44/15	6500.00
32	8/8	1060.00	80	19/0	8830.00	128	44/16	2600.00
33	8/9	180.00	81	20/1	17020.00	129	44/17	6100.00
34	9/1	290.00	82	20/2	2100.00	130	44/18	1800.00
35	9/2	1570.00	83	21/1	50.00	131	44/19	7900.00
36	9/3	390.00	84	21/2	10800.00	132	44/20	3200.00
37	9/4	730.00	85	21/3	330.00	133	49/0	3670.30
38	9/5	1480.00	86	21/4	250.00	134	50/1	610.00
39	9/6	1620.00	87	22/0	2830.00	135	50/2	500.00
40	9/7	430.00	88	23/1	16270.00	136	50/3	640.00
41	9/8	230.00	89	23/2	430.00	137	51/1	2380.00
42	10/0	880.00	90	23/3	1450.00	138	51/2	4360.00
43	11/0	4020.00	91	23/10	1640.00	139	56/1	1200.00
44	12/1	810.00	92	37/1	3400.00	140	56/2	1300.00
45	12/2	610.00	93	37/2B	3570.00	Total (3)		190550.00
46	12/3	530.00	94	37/2C	9600.00			
47	12/4	250.00	95	37/20	2730.00			
48	12/5	1010.00	96	37/3	1200.00			
Total (1)		61040.00	Total (2)		132780.00	Total (A) (1+2+3)		404370.00

VILLAGE - USARGHAR SR. NO.	SURVEY NO.	AREA AS PER 7-12 EXTRACT (IN SQ.M.)
1	44/1	810.00
2	44/2	4960.00
3	44/3	450.00
4	44/4	2380.00
5	44/5	1060.00
6	44/6	2680.00
7	44/7	400.00
8	44/8	1170.00
9	44/9	2250.00
10	44/10	1160.00
11	44/11	4090.00
12	44/12	1550.00
13	45/1	1800.00
14	45/2	9780.00
15	45/3	2430.00
16	45/4	2020.00
17	45/5A	2530.00
18	45/5B	2150.00
19	45/6	1260.00
20	46/1	2280.00
21	46/2A	1400.00
22	46/2B	390.00
23	46/3	1380.00
24	47/0	5560.00
25	49/0	3090.00
26	50/0	22160.00
27	51/0	3670.00
28	52/1	6780.00
29	52/2	12540.00
30	53/1A	3600.00
31	53/1B	3510.00
32	53/2A	2070.00
33	53/2B	2050.00
34	53/3A	550.00
35	53/3B	510.00
36	94/0	5400.00
TOTAL (B)		125820.00

VILLAGE - SAGAON SR. NO.	SURVEY NO.	AREA AS PER 7-12 EXTRACT (IN SQ.M.)
1	67/1	3560.00
TOTAL (C)		3560.00

TOTAL PLOT AREA AS PER 7/12 EXTRACT(A + B + C) 533750.00 SQ.M.

PLOT AREA STATEMENT FOR PUBLIC UTILITIES :

SUMMARY OF PLOT AREA :

SR. NO.	TYPE OF UTILITIES	PLOT REQUIRED (IN SQ.M.)	AREA AS PER D.P. (IN SQ.M.) SITE A 115 ACRE (i)	SITE B 17 ACRE (ii)	TOTAL (A)(i+ii)	PROVIDED PLOT AREA (IN SQ.M.) SITE A 115 ACRE (iii)	SITE B 17 ACRE (iv)	TOTAL (B)(iii+iv)	TOTAL PLOT AREA (132 ACRE) (A+B)
1	FIRE BRIGADE STATION	3000.00				3138.59		3138.59	3138.59
2	S.W.M.P	4000.00				5043.39	482.73	5526.12	5526.12
3	BUS STATION	3000.00				3019.85		3019.85	3019.85
4	POLICE STATION	1000.00				1116.86		1116.86	1116.86
5	ELECTRIC SUBSTATION	AS PER REQ.				2209.86		2209.86	2209.86
6	PUBLIC PARKING	AS PER DCR	8400.00		8400.00				8400.00
7	SOLID WASTE MANAGEMENT	AS PER REQ.				839.25		839.25	839.25
TOTAL			8400.00			15367.80	482.73	15850.53	24250.53

TOTAL PLOT AREA = 533750.00 SQ.M.
PLOT REQUIREMENT AS PER GOVT NOTIFICATION DATED 08.03.2019
PLOT AREA REQUIRED FOR ECONOMIC ACTIVITIES = (53.375 Ha. x 40000 Sq.M.)/ 40Ha. = 53375.00 SQ.M.
MINIMUM B/UP AREA FOR ECONOMIC ACTIVITIES FOR BASIC FSI = 53375.00 X 2 = 106750.00 SQ.M.
PERMISSIBLE B/UP AREA FOR ECONOMIC ACTIVITIES FOR PREMIUM FSI = 106750.00 X 1.7 = 181475.00 SQ.M.

SUMMARY OF PLOT AREA :

SR. NO.	TYPE OF ACTIVITIES	AREA AS PER D.P. (IN SQ.M.) SITE A 115 ACRE (i)	SITE B 17 ACRE (ii)	TOTAL (A) (i+ii)	ADDITIONAL PROVIDED PLOT AREA (IN SQ.M.) SITE A 115 ACRE (iii)	SITE B 17 ACRE (iv)	TOTAL (B) (iii+iv)	TOTAL PLOT AREA (132 ACRE) (A+B)
1	EDUCATIONAL PLOT (SC8)	8000.00		8000.00		1207.10	1207.10	9207.10
2	MARKET (M9)	1507.05		1507.05	509.39		509.39	2016.44
3	HEALTH CARE				1914.59		1914.59	1914.59
4	TOWN HALL				5022.94	662.92	5685.86	5685.86
5	COMMERCIAL C1				13229.36		13229.36	13229.36
6	COMMERCIAL C2				29167.26		29167.26	29167.26
7	COMMERCIAL C3				16645.03		16645.03	16645.03
8	COMMERCIAL C4					950.29	950.29	950.29
9	COMMERCIAL C5					1863.13	1863.13	1863.13
10	COMMERCIAL C6					451.95	451.95	451.95
TOTAL	(i+ii)	9507.05		9507.05	66488.57	5135.39	71623.96	81131.01

S.NO.	RESERVATION AREA	AREA AS PER D.P PLAN (IN SQ.M.)	AREA AS PER RELOCATED PLAN (IN SQ.M.)		SITE
1	PG-19	2859.04	2866.00	RESHAPED	SITE - A
2	PG-21 (ENTIRE AREA)	36068.72	36071.00	RELOCATED	SITE - A
3	PG-22	1112.04	1164.00		SITE - A
4	PG-23	5989.43	5990.00	RELOCATED	SITE - B
5	G-33	7856.17	7859.00	RELOCATED	SITE - A
6	G-36	12909.63	12923.00	RELOCATED	SITE - A
7	M9 (MARKET)	1507.05	1557.00	RELOCATED	SITE - A
8	SC8 (SCHOOL)	8000.00	8000.00	RELOCATED	SITE - A
9	PUBLIC OFFICE (ENTIRE AREA)	14440.90	14441.00	RELOCATED	SITE - B
10	PA-4 (PARKING)	8400.00	8400.00	RELOCATED	SITE - A
11	AREA UNDER D.P ROADS				
a	30.00 M WIDE D.P ROAD (R1)	8746.65	8746.65		
b	30.00 M WIDE D.P ROAD (R2)	7721.45	7721.45		
c	30.00 M WIDE D.P ROAD NEAR MMC (R3)	13585.35	13585.35		
d	24.00 M WIDE D.P ROAD NEAR MMC	2951.03	2951.03		
e	24.00 M WIDE D.P ROAD	37037.89	61808.00	RELOCATED	
f	18.00 M WIDE D.P ROAD	1023.80	1023.80		SITE - B
	TOTAL ROAD AREA	71066.16	95836.27		
12	AREA UNDER MMC	38295.71	38295.71		SITE - A

PLOT REQUIREMENT FOR COMBINED SCHOOL (PRIMARY &SECONDARY) :

TOTAL PLOT AREA = 533750.00 SQ.M.
PLOT REQUIREMENT AS PER GOVT NOTIFICATION DTD 08.03.2019
MINIMUM AREA REQUIRED FOR SCHOOL = (53.375 Ha. x 5000 Sq.M.)/ 40Ha. = 6671.88 SQ.M.

SUMMARY OF PLOT AREA :

SR. NO.	DESCRIPTION	PLOT REQUIRED (IN SQ.M.)	PLOT PROVIDED: AREA AS PER D.P. (IN SQ.M.) (i)	ADDITIONAL AREA (IN SQ.M.) (ii)	TOTAL AREA (IN SQ.M.) iii=(i+ii)
1	EDUCATIONAL PLOT	6671.88	8000.00	1207.10	9207.10

PLOT REQUIREMENT FOR SPACES FOR RECREATION :

TOTAL PLOT AREA = 533750.00 SQ.M.
PLOT REQUIREMENT AS PER GOVT NOTIFICATION DTD 08.03.2019
MINIMUM AREA REQUIRED FOR GARDEN AND PARK = 5% OF 533750 = 26687.50 SQ.M.
MINIMUM AREA REQUIRED FOR PLAY GROUND = 7.5% OF 533750 = 40031.25 SQ.M.

SUMMARY OF PLOT AREA :

SR. NO.	TYPE OF SPACES FOR RECREATION	PLOT REQUIRED (IN SQ.M.)	AREA AS PER D.P. (IN SQ.M.) SITE A 115 ACRE (i)	SITE B 17 ACRE (ii)	TOTAL (A)(i+ii)	PROVIDED ADDITIONAL AREA (IN SQ.M.) SITE A 115 ACRE (iii)	SITE B 17 ACRE (iv)	TOTAL (B)(iii+iv)	TOTAL PLOT AREA (132 ACRE) (A+B)
1	GARDEN & PARK	26687.50	20765.80		20765.80	3079.82	3520.88	6600.70	27366.50
2	PLAY GROUND	40030.69	39161.28	5989.43	45150.71	939.72	0.57	940.29	46091.00
TOTAL		72718.19	59927.08	5989.43	65916.51	4019.54	3521.45	7540.99	73457.50

RG AREA STATEMENT :

TOTAL RG REQUIRED FOR 132 ACRE LAND = 10% OF (PLOT AREA FOR RESIDENTIAL + TOWN LEVEL AMENITIES EXCEPTING ECONOMIC ACTIVITIES
= 10% (195662.07+62307.02)
= 10% (257969.09)
= 25796.91 SQ.M.

TOTAL R.G PROVIDED FOR SITE A (115 ACRE)
ON GROUND = RG1+RG2+RG3+RG4+RG5+RG6+RG7+RG8+RG10+RG11+RG12+RG13+RG14+RG15+RG16+RG17+RG18+RG19+RG20+RG21+RG26+RG27+RG28
= 567.51+1547.28+2132.33+1362.50+2132.36+1272.34+998.53+533.23+530.07+131.06+722.52+529.30+1770.58+879.72+667.03+533.33+540.84+300.64+377.98+2846.78+1201.46+893.53+873.78+270.60
= 23635.30 SQ.M. (1)

TOTAL RG AREA PROVIDED ON GROUND = 23635.30 SQ.M. (A)

ON PODIUM (RG22+RG23+RG24+RG25+RG29+RG30) = 13973.38 SQ.M. (2)

TOTAL RG AREA FOR SITE A (115 ACRE) (GROUND + PODIUM) (1+2) = 37608.68 SQ.M. (I)

TOTAL R.G PROVIDED FOR SITE B (17 ACRE) ON GROUND = 974.91+1495.11+810.76 = 3280.89 SQ.M. (II)

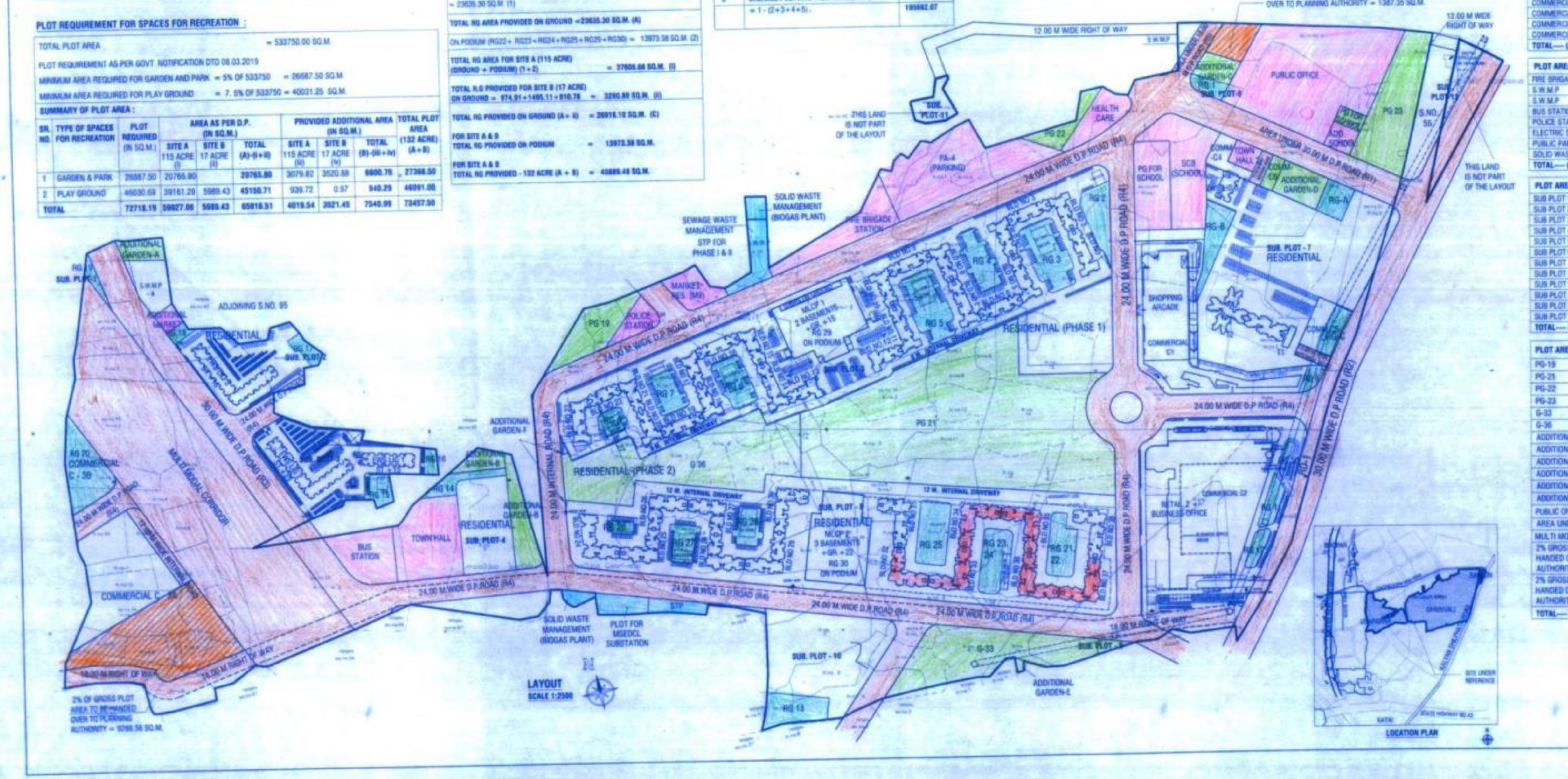
TOTAL RG PROVIDED ON GROUND (A+II) = 26916.18 SQ.M. (C)

FOR SITE A & B TOTAL RG PROVIDED ON PODIUM = 13973.38 SQ.M.

FOR SITE A & B TOTAL RG PROVIDED - 132 ACRE (A + B) = 40889.48 SQ.M.

PLOT AREA CALCULATION -RESIDENTIAL COMPONENT :

SR.NO.	DESCRIPTION	AREA (IN SQ.M.)
1	TOTAL PLOT AREA	533750.00
2	TOWN LEVEL AMENITIES	
i	SPACES FOR RECREATION	73457.50
ii	ECONOMIC ACTIVITIES	81131.01
iii	PUBLIC UTILITIES	24250.53
iv	PUBLIC OFFICES	14441.00
v	TOTAL ((i) to (iv)	193280.04
3	2% GROSS PLOT TO BE HANDED OVER TO AUTHORITY	10675.91
4	AREA UNDER OF D.P ROADS	95836.27
5	AREA UNDER 100.00 M MULTIMODAL CORRIDOR	38295.71
6	BALANCE PLOT AREA FOR RESIDENTIAL = 1 - (2+3+4+5).	195662.07



PLOT AREA FOR ECONOMIC ACTIVITIES	AREA IN SQ.M.	SITE
EDUCATIONAL PLOT	8000.00	SITE - A
ADDITIONAL EDUCATIONAL PLOT	1207.10	SITE - B
MARKET	1557.00	SITE - A
ADDITIONAL MARKET	459.44	SITE - A
COMMUNITY HEALTH CARE	1914.59	SITE - A
TOWN HALL -2 (PUBLIC ASSEMBLY)	662.92	SITE - B
TOWN HALL-1 (PUBLIC ASSEMBLY)	5022.94	SITE - A
COMMERCIAL C1	13229.36	SITE - A
COMMERCIAL C2	29167.26	SITE - A
COMMERCIAL C3a	13798.25	SITE - A
COMMERCIAL C3b	2846.78	SITE - A
COMMERCIAL C4	950.29	SITE - B
COMMERCIAL C5	1863.13	SITE - B
COMMERCIAL C6	451.95	SITE - B
TOTAL---- (A)	81131.01	

PLOT AREA FOR PUBLIC UTILITIES	AREA IN SQ.M.	SITE
FIRE BRIGADE STATION	3138.59	SITE - A
S.W.M.P	5043.39	SITE - A
S.W.M.P	482.73	SITE - B
BUS STATION	3019.85	SITE - A
POLICE STATION	1116.86	SITE - A
ELECTRIC SUBSTATION	2209.86	SITE - A
PUBLIC PARKING	8400.00	SITE - A
SOLID WASTE MANAGEMENT	839.25	SITE - A
TOTAL---- (B)	24250.53	

PLOT AREA FOR RESIDENTIAL	AREA IN SQ.M.	SITE
SUB PLOT 1	377.96	SITE - A
SUB PLOT 2	8042.64	SITE - A
SUB PLOT 3	10912.98	SITE - A
SUB PLOT 4	5972.65	SITE - A
SUB PLOT 5	70253.12	SITE - A
SUB PLOT 6	567.51	SITE - A
SUB PLOT 7	26786.44	SITE - B
SUB PLOT 8	59629.23	SITE - A
SUB PLOT 9	293.26	SITE - A
SUB PLOT 10	11643.43	SITE - A
SUB PLOT 11	1160.00	SITE - B
SUB PLOT 12	812.90	SITE - B
TOTAL---- (C)	196462.14	

PLOT AREA	AREA IN SQ.M.	SITE
PG-19	2866.00	SITE - A
PG-21	36071.00	SITE - A
PG-22	1164.00	SITE - A
PG-23	5990.00	SITE - B
G-33	7859.00	SITE - A
G-36	12923.00	SITE - A
ADDITIONAL GARDEN-A	882.55	SITE - B
ADDITIONAL GARDEN-B	2893.97	SITE - A
ADDITIONAL GARDEN-C	978.37	SITE - B
ADDITIONAL GARDEN-D	1659.96	SITE - B
ADDITIONAL GARDEN-E	95.84	SITE - A
ADDITIONAL GARDEN-F	73.81	SITE - A
PUBLIC OFFICE	14441.00	SITE - B
AREA UNDER D P ROADS	95836.27	SITE - A & B
MULTI MODAL CORRIDOR	38295.71	SITE - A
2% GROSS PLOT AREA TO BE HANDED OVER TO PLANNING AUTHORITY	9288.56	SITE - A
2% GROSS PLOT AREA TO BE HANDED OVER TO PLANNING AUTHORITY	1387.35	SITE - B
TOTAL---- (D)	232706.39	

TOTAL AREA (A+B+C+D)	TOTAL
A	81131.01
B	24250.53
C	196462.14
D	232706.39
TOTAL PLOT AREA	534550.07

BUILT UP AREA SUMMARY - SITE A (115 ACRE) - RESIDENTIAL BUILDING - PHASE-1 (AS PER OLD DCR) :

BLDG. TYPE	FLOORS	NO. OF BLDG.	TOTAL AREA INCLUDING EXCESS FREE FSI (IN SQ.M.)
BLDG-1_TYPE A	STILT + 1ST TO 23RD	1	10675.20
BLDG-2_TYPE B1	STILT + 1ST TO 23RD	1	8336.85
BLDG-3_TYPE C1	STILT + 1ST TO 23RD	1	8214.28
BLDG-4_TYPE B2	STILT + 1ST TO 23RD	1	8316.34
BLDG-5_TYPE D1	STILT + 1ST TO 23RD	1	10555.34
BLDG-6_TYPE C2	STILT + 1ST TO 23RD	1	8214.28
BLDG-7_TYPE D2	STILT + 1ST TO 23RD	1	10555.34
BLDG-8_TYPE B1	STILT + 1ST TO 23RD	1	8316.34
BLDG-9_TYPE C1	STILT + 1ST TO 23RD	1	8214.28
BLDG-10_TYPE B2	STILT + 1ST TO 23RD	1	8336.85
BLDG-11_TYPE D1	STILT + 1ST TO 23RD	1	10555.34
BLDG-12_TYPE E	STILT + 1ST TO 23RD	1	7393.19
TOILETS (3NOS) & DRIVER'S ROOM (1NO) MLCP 1			112.92
CLUB HOUSE -1	14TH & 15TH FLOOR ABOVE MLCP 1		4351.44
	TOTAL (A)	12	112147.99

BUILT UP AREA SUMMARY - SITE A (115 ACRE) - RESIDENTIAL BUILDING - PHASE-1 (AS PER OLD DCR) NO CHANGE :

BLDG. TYPE	FLOORS	NO. OF BLDG.	TOTAL AREA INCLUDING EXCESS FREE FSI (IN SQ.M.)
BLDG-1_TYPE A	STILT + 1ST TO 23RD	1	10675.20
BLDG-2_TYPE B1	STILT + 1ST TO 23RD	1	8336.85
BLDG-3_TYPE C1	STILT + 1ST TO 23RD	1	8214.28
BLDG-4_TYPE B2	STILT + 1ST TO 23RD	1	8316.34
BLDG-5_TYPE D1	STILT + 1ST TO 23RD	1	10555.34
BLDG-6_TYPE C2	STILT + 1ST TO 23RD	1	8214.28
BLDG-7_TYPE D2	STILT + 1ST TO 23RD	1	10555.34
BLDG-8_TYPE B1	STILT + 1ST TO 23RD	1	8316.34
BLDG-9_TYPE C1	STILT + 1ST TO 23RD	1	8214.28
BLDG-10_TYPE B2	STILT + 1ST TO 23RD	1	8336.85
BLDG-11_TYPE D1	STILT + 1ST TO 23RD	1	10555.34
BLDG-12_TYPE E	STILT + 1ST TO 23RD	1	7393.19
TOILETS (3NOS) & DRIVER'S ROOM (1NO) MLCP 1			112.92
CLUB HOUSE -1	14TH & 15TH FLOOR ABOVE MLCP 1		4351.44
	TOTAL (A)	12	112147.99

BUILT UP AREA STATEMENT - SITE B (17 ACRE) - RESIDENTIAL BUILDING - PHASE-1- (AS PE OLD DCR) :

BLDG. TYPE	NO. OF FLOOR	BUILT UP AREA (IN SQ.M.)	TOTAL BUILT UP AREA / BLDG. (IN SQ.M.)	TOTAL BUILT UP AREA (IN SQ.M.)	HEIGHT (IN M)
BLDG T1 (ST+P1+P2+P3+P4+P5+6TH TO 34TH)	TYPICAL 6TH,8TH,10TH,14TH,16TH,18TH,20TH,24TH,26TH,28TH,30TH,34TH	560.68 X 12 = 6728.16	15857.90	15857.90	113.00
	TYPICAL 9TH,11TH,13TH,15TH,19TH,21ST,23RD,25TH,29TH,31ST,33RD	560.68 X 11 = 6167.48			
	REFUGE 7TH,17TH,27TH	493.71 X 3 = 1481.13			
	REFUGE 12TH,22ND,32ND	493.71 X 3 = 1481.13			
BLDG T2 (ST+P1+P2+P3+P4+P5+6TH TO 34TH)	TYPICAL 6TH,8TH,10TH,14TH,16TH,18TH,20TH,24TH,26TH,28TH,30TH,34TH	606.44 X 12 = 7277.28	17188.54	17188.54	113.00
	TYPICAL 9TH,11TH,13TH,15TH,19TH,21ST,23RD,25TH,29TH,31ST,33RD	606.44 X 11 = 6670.84			
	REFUGE 7TH,17TH,27TH	540.07 X 3 = 1620.21			
	REFUGE 12TH,22ND,32ND	540.07 X 3 = 1620.21			

TOTAL RESIDENTIAL BUILT UP AREA = 33046.44 SQ.M.

BUILT UP AREA SUMMARY - SITE A (115 ACRE) - RESIDENTIAL BUILDING - PHASE-2 (AS PER OLD DCR) :

BLDG. TYPE	FLOORS	NO. OF BLDG.	TOTAL AREA INCLUDING EXCESS FREE FSI (IN SQ.M.)
BUILDING NO. 13	STILT + 1ST TO 23RD	1	7481.93
BUILDING NO. 14	STILT + 1ST TO 23RD	1	10529.30
BUILDING NO. 15	STILT + 1ST TO 23RD	1	7979.33
BUILDING NO. 16	STILT + 1ST TO 23RD	1	8100.77
BUILDING NO. 17	STILT + 1ST TO 23RD	1	6901.17
BUILDING NO. 18	STILT + 1ST TO 23RD	1	7440.83
BUILDING NO. 19	STILT + 1ST TO 23RD	1	8133.71
BUILDING NO. 20	STILT + 1ST TO 23RD	1	7444.63
BUILDING NO. 21	STILT + 1ST TO 23RD	1	6823.70
BUILDING NO. 22	STILT + 1ST TO 23RD	1	6050.32
BUILDING NO. 23	STILT + 1ST TO 23RD	1	10062.29
	TOTAL (B)	11	87047.98

BUILT UP AREA SUMMARY - SITE A (115 ACRE) - RESIDENTIAL BUILDING - PHASE-2 (AS PER OLD DCR) NO CHANGE:

BLDG. TYPE	FLOORS	NO. OF BLDG.	TOTAL AREA INCLUDING EXCESS FREE FSI (IN SQ.M.)
BUILDING NO. 13	STILT + 1ST TO 23RD	1	7481.93
BUILDING NO. 14	STILT + 1ST TO 23RD	1	10529.30
BUILDING NO. 15	STILT + 1ST TO 23RD	1	7979.33
BUILDING NO. 16	STILT + 1ST TO 23RD	1	8100.77
BUILDING NO. 17	STILT + 1ST TO 23RD	1	6901.17
BUILDING NO. 18	STILT + 1ST TO 23RD	1	7440.83
BUILDING NO. 19	STILT + 1ST TO 23RD	1	8133.71
BUILDING NO. 20	STILT + 1ST TO 23RD	1	7444.63
BUILDING NO. 21	STILT + 1ST TO 23RD	1	6823.70
BUILDING NO. 22	STILT + 1ST TO 23RD	1	6050.32
BUILDING NO. 23	STILT + 1ST TO 23RD	1	10062.29
	TOTAL (B)	11	87047.98

BUILT UP AREA SUMMARY - SITE B (17 ACRE) - RESIDENTIAL BUILDING - PHASE-1 - (AS PE OLD DCR):

BLDG. TYPE	FLOORS	NO. OF SHOPS	BUILT UP AREA (A)	PERMISSIBLE 30% FREE FSI OF BUA (B)	PROPOSED FREE FSI (C)	EXCESS FREE FSI (D = C - B)	TOTAL AREA (A + D)
BUILDING T1	STILT + P1+P2+P3+P4+P5+6TH TO 34TH	1	15857.90	4757.37	5923.10	1165.73	17023.63
BUILDING T2	STILT + P1+P2+P3+P4+P5+6TH TO 34TH	1	17188.54	5156.56	6788.23	1631.67	18820.21
	TOTAL (F)	2	33046.44	9913.93	12711.33	2797.40	35843.84

EWS LIG BUILT UP AREA SUMMARY - SITE B (17 ACRE) - (AS PER OLD DCR)

BLDG. TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA INCLUDING STAIRCASE (IN SQ.M.)	HEIGHT (IN M.)
EWS LIG - 3	STILT + 21	1	7020.20	66.30
	TOTAL (Y)	1	7020.20	

PROPOSED BUILT UP AREA SUMMARY - SITE A (115 ACRE) - SOCIAL HOUSING -EWS LIG 1,2 (AS PER OLD DCR) :

BLDG. TYPE	FLOORS	NO. OF BLDG.	(IN SQ.M.) TOTAL AREA INCLUDING EXCESS FREE FSI
EWS LIG -1	STILT + 1ST TO 15TH	1	6880.70
EWS LIG -2	STILT + 1ST TO 23RD	1	22147.06
EWS LIG -3	STILT + 1ST TO 23RD (PT)	1	26545.01
TOTAL		3	55572.77

PROPOSED BUILT UP AREA SUMMARY - SITE A (115 ACRE) - SOCIAL HOUSING -EWS LIG 1,2,3 (AS PER UDCPR)

BLDG. TYPE	FLOORS	NO. OF BLDG.	(IN SQ.M.) TOTAL AREA INCLUDING ANCILLARY AREA
EWS LIG -1	STILT + 1ST TO 15TH	1	8482.21
EWS LIG -2	STILT + 1ST TO 23RD	1	27656.29
EWS LIG -3	STILT + 1ST TO 16TH	1	19416.43
WATCHMAN CABIN (2 NOS.)			12.00
	TOTAL (X)	2	55566.93

BUILT UP AREA SUMMARY - SITE A (115 ACRE) - RESIDENTIAL BUILDING - PHASE-3 (SANCTIONED 12.4.2021) :

BLDG. TYPE	FLOORS	NO. OF BLDG.	TOTAL AREA INCLUDING EXCESS FREE FSI (IN SQ.M.)
BUILDING NO. 24	STILT+ 1ST TO 23RD FLOOR +FIRE CHECK +24TH TO 32ND	1	19944.74
BUILDING NO. 25		1	16546.04
BUILDING NO. 26		1	16502.70
BUILDING NO. 27		1	16502.70
BUILDING NO. 28		1	16546.04
BUILDING NO. 29		1	13289.01
BUILDING NO. 30		1	12673.36
TOILETS (3NOS) MLCP 2 & DRIVER'S ROOM (1NO) MLCP 2			176.26
	TOTAL (C)	7	112180.85

PROPOSED BUILT UP AREA SUMMARY - SITE A (115 ACRE) - RESIDENTIAL BUILDING - PHASE-3 (BLDG 24-30- AS PER UDCPR), MLCP 2 AS PER OLD DCR :

BLDG. TYPE	FLOORS	NO. OF BLDG.	(IN SQ.M.) TOTAL PROPOSED BUILT UP AREA
BUILDING NO. 24	STILT + 1ST TO 32ND	1	15120.27
BUILDING NO. 25	STILT + 1ST TO 32ND	1	12409.02
BUILDING NO. 26	STILT + 1ST TO 32ND	1	12351.12
BUILDING NO. 27	STILT + 1ST TO 32ND	1	12351.12
BUILDING NO. 28	STILT + 1ST TO 32ND	1	12409.02
BUILDING NO. 29	STILT + 1ST TO 32ND	1	13274.41
BUILDING NO. 30	STILT + 1ST TO 32ND	1	12646.27
TOILETS (3NOS) MLCP 2 & DRIVERS ROOM (1NO) MLCP 2			176.26
	TOTAL (G)	7	90737.49

PROPOSED BUILT UP AREA SUMMARY - SITE A (115 ACRE) - RESIDENTIAL BUILDING - PHASE-3 (BLDG 24-30- AS PER UDCPR) :

BLDG. TYPE	FLOORS	NO. OF BLDG.	TOTAL BUILT UP AREA INCLUDING ANCILLARY AREA (I)	PROPOSED BUILT UP AREA (I/1.6)(II)	PROPOSED ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES (I-II)(III)
BUILDING NO. 24	STILT + 1ST TO 32ND	1	24192.43	15120.27	9072.16
BUILDING NO. 25	STILT + 1ST TO 32ND	1	19854.43	12409.02	7445.41
BUILDING NO. 26	STILT + 1ST TO 32ND	1	19761.79	12351.12	7410.67
BUILDING NO. 27	STILT + 1ST TO 32ND	1	19761.79	12351.12	7410.67
BUILDING NO. 28	STILT + 1ST TO 32ND	1	19854.43	12409.02	7445.41
BUILDING NO. 29	STILT + 1ST TO 32ND	1	21239.06	13274.41	7964.65
BUILDING NO. 30	STILT + 1ST TO 32ND	1	20234.03	12646.27	7587.76
TOTAL (a)		7	144897.96	90561.23	54336.74

BUILT UP AREA SUMMARY - SITE A (115 ACRE) - RESIDENTIAL BUILDING - PHASE-4 (SANCTIONED 22.07.2021) :

BLDG. TYPE	FLOORS	NO. OF BLDG.	TOTAL AREA INCLUDING EXCESS FREE FSI (IN SQ.M.)
BUILDING NO. 31	BASEMENT + STILT+ 1ST TO 32ND	1	13925.41
BUILDING NO. 32		1	13397.98
BUILDING NO. 33		1	13397.98
BUILDING NO. 34	BASEMENT + STILT+ 1ST TO 32ND	1	13925.41
BUILDING NO. 35		1	13925.41
BUILDING NO. 36	BASEMENT + STILT+ 1ST TO 32ND	1	13397.98
BUILDING NO. 37		1	13397.98
BUILDING NO. 38		1	13925.41
CLUB HOUSE-2	(21ST & 22ND FLOOR ABOVE MLCP 2)		4960.88
	TOTAL (D)	08	114254.44

PROPOSED BUILT UP AREA SUMMARY - SITE A (115 ACRE) - RESIDENTIAL BUILDING - PHASE-4 (BLDG 31-38- AS PER UDCPR), CLUB HOUSE 2 AS PER OLD DCR :

BLDG. TYPE	FLOORS	NO. OF BLDG.	(IN SQ.M.) TOTAL PROPOSED BUILT UP AREA
BUILDING NO. 31		1	13925.41
BUILDING NO. 32		1	13397.98
BUILDING NO. 33	BASEMENT + STILT+ 1ST TO 32ND	1	14932.73
BUILDING NO. 34		1	14933.96
BUILDING NO. 35		1	14933.96
BUILDING NO. 36		1	14932.73
BUILDING NO. 37	BASEMENT + STILT+ 1ST TO 17TH	1	8010.53
BUILDING NO. 38	BASEMENT + STILT+ 1ST TO 32ND	1	13925.41
CLUB HOUSE-2	(21ST & 22ND FLOOR ABOVE MLCP 2)		4960.88
TOTAL (D)		8	113953.61

PROPOSED BUILT UP AREA SUMMARY - SITE A (115 ACRE) - RESIDENTIAL BUILDING - PHASE-4 (BLDG 31-38- AS PER UDCPR), CLUB HOUSE 2 AS PER OLD DCR :

BLDG. TYPE	FLOORS	NO. OF BLDG.	TOTAL BUILT UP AREA INCLUDING ANCILLARY AREA (I)	PROPOSED BUILT UP AREA (I/1.6)(II)	PROPOSED ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES (I-II)(III)
BUILDING NO. 31		1	22280.66	13925.41	8355.25
BUILDING NO. 32		1	21436.77	13397.98	8038.79
BUILDING NO. 33	BASEMENT + STILT+ 1ST TO 32ND	1	23892.37	14932.73	8959.64
BUILDING NO. 34		1	23894.34	14933.96	8960.38
BUILDING NO. 35		1	23894.34	14933.96	8960.38
BUILDING NO. 36		1	23892.37	14932.73	8959.64
BUILDING NO. 37	BASEMENT + STILT+ 1ST TO 17TH	1	12816.85	8010.53	4806.32
BUILDING NO. 38	BASEMENT + STILT+ 1ST TO 32ND	1	22280.66	13925.41	8355.25
TOTAL (b)		8	174388.36	108992.73	65395.64

BUILT UP AREA SUMMARY - (SITE A) RESIDENTIAL - PHASE 1,2,3,4 - 115 ACRE (AS PER SANCTIONED 22.07.2021)

BLDG. TYPE	FLOORS	NO. OF BLDG.	(IN SQ.M.) TOTAL PROPOSED BUILT UP AREA
SITE A (115 ACRE) PHASE 1	STILT + 1ST TO 23RD	12	107683.63
TOILETS (3NOS) & DRIVERS ROOM (1NO) MLCP 1		4	112.92
CLUB HOUSE AREA ABOVE MLCP 1		1	4351.44
SITE A (115 ACRE) PHASE 2	STILT + 1ST TO 23RD	11	87047.98
SITE A (115 ACRE) PHASE 3	STILT+ 1ST TO 23RD FLOOR +FIRE CHECK +24TH TO 32ND	5	86022.22
	STILT + 1ST TO 32ND	2	25962.37
TOILETS (3NOS) MLCP 2 & DRIVERS ROOM(1NO) MLCP 2		4	176.26
SITE A (115 ACRE) PHASE 4	BASEMENT +STILT+ 1ST TO 32ND	8	109293.56
CLUB HOUSE-2	(21ST & 22ND FLOOR ABOVE MLCP 2)	1	4960.88
TOTAL PROPOSED BUILT UP AREA - RESIDENTIAL - SITE A 115 ACRE LAND (A+B+C+D) - (E)		48	425611.26

BUILT UP AREA SUMMARY - (SITE A) RESIDENTIAL - PHASE 3,4 - 115 ACRE (BLDG 24-38, - AS PER UDCPR)

BLDG. TYPE	FLOORS	NO. OF BLDG.	(IN SQ.M.) TOTAL PROPOSED BUILT UP AREA
SITE A (115 ACRE) PHASE 1	STILT + 1ST TO 23RD	12	107683.63
TOILETS (3NOS) & DRIVERS ROOM (1NO) MLCP 1		4	112.92
CLUB HOUSE AREA ABOVE MLCP 1		1	4351.44
SITE A (115 ACRE) PHASE 2	STILT + 1ST TO 23RD	11	87047.98
SITE A (115 ACRE) PHASE 3	STILT + 1ST TO 32ND	7	90561.23
TOILETS (3NOS) MLCP 2 & DRIVERS ROOM(1NO) MLCP 2		4	176.26
SITE A (115 ACRE) PHASE 4	BASEMENT +STILT+ 1ST TO 32ND	7	100982.20
	BASEMENT + STILT+ 1ST TO 17TH	1	8010.53
CLUB HOUSE-2	(21ST & 22ND FLOOR ABOVE MLCP 2)	1	4960.88
TOTAL PROPOSED BUILT UP AREA - RESIDENTIAL - SITE A 115 ACRE LAND (A+B+C+D) - (E)		48	403887.07

BUILT UP AREA SUMMARY - SITE A (115 ACRE) - ECONOMIC ACTIVITIES - PHASE-1 (AS PER OLD DCR) :

BLDG. TYPE	FLOORS	NO. OF SHOPS	TOTAL AREA INCLUDING EXCESS FREE FSI (IN SQ.M.)
SHOPS (MLCP 1)	GROUND	14	585.47
SHOPPING ARCADE	BASEMENT + GR+ 3	1	16208.53
RETAIL 2 + BUSINESS OFFICE	BASEMENT + LOWER GR. +UPPER GR. +1ST TO 2ND (RETAIL 2) + 3RD TO 16TH (BUSINESS OFFICE)	1	117739.22
	TOTAL (H)	16	134533.22

BUILT UP AREA SUMMARY - (SITE A+B) RESIDENTIAL - PHASE 1,2,3,4 - 132 ACRE (BLDG 24-42, - AS PER UDCPR)

BLDG. TYPE	FLOORS	NO. OF BLDG.	(IN SQ.M.) TOTAL PROPOSED BUILT UP AREA
SITE A (115 ACRE) PHASE 1	STILT + 1ST TO 23RD	12	107683.63
TOILETS (3NOS) & DRIVER'S ROOM (1NO) MLCP 1		4	112.92
CLUB HOUSE AREA ABOVE MLCP 1		1	4351.44
SITE A (115 ACRE) PHASE 2	STILT + 1ST TO 23RD	11	87047.98
SITE A (115 ACRE) PHASE 3	STILT + 1ST TO 32ND	7	90561.23
TOILETS (3NOS) MLCP 2 & DRIVER'S ROOM(1NO) MLCP 2		4	176.26
SITE A (115 ACRE) PHASE 4	BASEMENT +STILT+ 1ST TO 32ND	7	100982.20
	BASEMENT + STILT+ 1ST TO 17TH	1	8010.53
CLUB HOUSE-2	(21ST & 22ND FLOOR ABOVE MLCP 2)	1	4960.88
SITE B (17 ACRE) - BLDG T1,T2	STILT + P1+P2+P3+P4+P5+6TH TO 34TH	2	35843.84
TOTAL PROPOSED BUILT UP AREA - RESIDENTIAL - SITE A 115 ACRE LAND (E+F) - (G)		50	439730.91

PROPOSED BUILT UP AREA SUMMARY - PHASE 1,2,3,4 SITE A (115 ACRE) (BLDG 24-42, - AS PER UDCPR) :

BLDG. TYPE	FLOORS	(IN SQ.M.) TOTAL PROPOSED BUILT UP AREA
RESIDENTIAL - SITE A (115 ACRE)	PHASE 1 - 12 BUILDINGS - STILT + 1ST TO 23RD, TOILET & DRIVERS ROOM IN MLCP 1, CLUB HOUSE (MLCP1)	112147.99
	PHASE 2 - 11 BUILDINGS - STILT + 1ST TO 23RD	87047.98
	PHASE 3 - 07 BUILDINGS - STILT + 1ST TO 32ND	90561.23
	PHASE 4 - 7 BUILDINGS BASEMENT +STILT + 1ST TO 32ND	100982.20
	PHASE 4 - 1 BUILDING BASEMENT +STILT + 1ST TO 17TH	8010.53
	TOILETS (3NOS) MLCP 2 & DRIVER'S ROOM(1NO) MLCP 2	176.26
	PHASE 4 - CLUB HOUSE 2 ABOVE MLCP 2	4960.88
ECONOMIC ACTIVITIES (SHOPS MLCP 1,SHOPPING ARCADE,RETAIL 2+BUSINESS OFFICE)- SITE A (115 ACRE)	SHOPS MLCP 1 - GROUND	585.47
	SHOPPING ARCADE - BASEMENT + GROUND+ 3	16208.53
	RETAIL + BUSINESS OFFICE -BASEMENT + LOWER GR. +UPPER GR. +1ST TO 2ND (RETAIL 2) +3RD TO 16TH (BUSINESS OFFICE)	117739.22
TOTAL PROPOSED BUILT UP (RESIDENTIAL + ECONOMIC ACTIVITIES) (E+H) - (I)		538420.29

PROPOSED BUILT UP AREA SUMMARY - PHASE 1,2,3,4 SITE A+B (132 ACRE) (BLDG 24-42, - AS PER UDCPR) :

BLDG. TYPE	FLOORS	(IN SQ.M.) TOTAL PROPOSED BUILT UP AREA
RESIDENTIAL - SITE A (115 ACRE)	PHASE 1 - 12 BUILDINGS - STILT + 1ST TO 23RD, TOILET & DRIVERS ROOM IN MLCP 1, CLUB HOUSE (MLCP1)	112147.99
	PHASE 2 - 11 BUILDINGS - STILT + 1ST TO 23RD	87047.98
	PHASE 3 - 07 BUILDINGS - STILT + 1ST TO 32ND	90561.23
	PHASE 4 - 7 BUILDINGS BASEMENT +STILT+ 1ST TO 32ND	100982.20
	PHASE 4 - 1 BUILDING BASEMENT +STILT+ 1ST TO 17TH	8010.53
	TOILETS (3NOS) MLCP 2 & DRIVER'S ROOM(1NO) MLCP 2	176.26
	PHASE 4 - CLUB HOUSE 2 ABOVE MLCP 2	4960.88
RESIDENTIAL - SITE B (17 ACRE)	STILT + P1+P2+P3+P4+P5+6TH TO 34TH	35843.84
ECONOMIC ACTIVITIES (SHOPS MLCP 1,SHOPPING ARCADE,RETAIL 2+BUSINESS OFFICE)- SITE A (115 ACRE)	SHOPS MLCP 1 - GROUND	585.47
	SHOPPING ARCADE - BASEMENT + GROUND+ 3	16208.53
	RETAIL + BUSINESS OFFICE -BASEMENT + LOWER GR. +UPPER GR. +1ST TO 2ND (RETAIL 2) +3RD TO 16TH (BUSINESS OFFICE)	117739.22
TOTAL PROPOSED BUILT UP (RESIDENTIAL + ECONOMIC ACTIVITIES) (G+I) - (J)		574264.13

SR. NO.	DESCRIPTION	AREA IN SQ.M.
1	AREA OF PLOT AS PER AGREEMENT (464428 + 69322)	533750.00
2	BASIC FSI	1.00
3	PERMISSIBLE BUILT UP AREA (1 X 2)	533750.00
4	ADDITIONAL FSI AGAINST PAYMENT OF PREMIUM	0.70
5	ADD FSI AGAINST PAYMENT OF PREMIUM (3) X 0.7 (Not considered on 2% Amenity Plot)	386152.50
6	TOTAL AREA (3 + 5)	899902.50
7	AREA FOR ECONOMIC ACTIVITIES (ALL TYPE OF ACTIVITIES AS LISTED BELOW) (REQUIRED)	181475.00
8	AREA FOR PUBLIC UTILITIES (REQUIRED)	1100.00
9	AREA FOR RESIDENTIAL DEVELOPMENT (REQUIRED)	717327.50
10	AREA FOR SOCIAL HOUSING DEVELOPMENT (REQUIRED)	63885.00
11	ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 60 % FOR RESIDENTIAL AREA [60% OF (7)]	145180.00
12	ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 80 % FOR RESIDENTIAL AREA [80% OF (8)]	880.00
13	ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 60 % FOR RESIDENTIAL AREA [60% OF (9)]	430396.50
14	TOTAL ANCILLARY AREA ON PAYMENT OF PREMIUM (FOR RESIDENTIAL, ECONOMIC ACTIVITIES,PUBLIC UTILITIES)(11+12+13)	576456.50
15	TOTAL ENTITLEMENT OF PROJECT (7+8+9+14)	1476359.00

SR. NO.	16 MANDATORY TOWN LEVEL AMENITIES TO BE PROVIDED	PLOT AREA REQUIRED A	AREA AS PER DP RESERVATION B	TO BE PROVIDED C	PLOT AREA PROVIDED D	BUILT UP AREA TO BE PROVIDED FOR FSI 1 REQUIRED E	BUILT UP AREA TO BE PROVIDED FOR FSI 1.7 F
A	SPACES FOR RECREATION						
	(i) GARDEN AND PARK 5%	26687.50	20765.80	26687.50	27366.50		
	(ii) PLAY GROUND 7.5%	40031.25	46030.69	46030.69	46091.00		
B	SPACE FOR COMBINED SCHOOL (PRIMARY SCHOOL + HIGH SCHOOL)	6671.88	8000.00	8000.00	9207.10	6671.88	11342.19
	PG FOR SCHOOL				2707.90		
C	COMMUNITY HEALTH CARE FACILITIES	1334.38		1334.38	1914.59	2001.50	3402.55
D	COMMUNITY MARKET						
	(i) MUTTON MARKET	1000.00	1507.05	2000.00	2016.44	1000.00	1700.00
	(ii) FISH MARKET & VEGETABLE MARKET	1000.00				1000.00	1700.00
E	PUBLIC ASSEMBLY FACILITIES	5000.00		5000.00	5685.86	5000.00	8500.00
F	ECONOMIC ACTIVITY (B.C.D.E INCLUDED IN F)	53375.00	9507.05	53375.00	81131.01	106750.00	181475.00
	ONLY FOR COMMERCIAL PURPOSE (EXCLUDING B.C.D.E)			37340.62	62307.02		154830.16
G	PUBLIC UTILITIES						
	(i) FIRE BRIGADE STATION	3000.00		3000.00	3138.59	550.00	550.00
	(ii) SEWAGE WASTE MANAGEMENT PROJECT	4000.00		4000.00	5526.12		
	(iii) CREMATION GROUND		AS PER REQUIREMENT				
	(iv) BURIAL GROUND		AS PER REQUIREMENT				
	(v) BUS STATION & TRANSPORT HUB	3000.00		3000.00	3019.85	50.00	50.00
	(vi) POLICE STATION	1000.00		1000.00	1116.86	500.00	500.00
	(vii) ELECTRIC SUB STATION		AS PER REQUIREMENT		2209.86		
	(viii) OTHER PUBLIC UTILITIES		AS PER REQUIREMENT				
	(ix) PUBLIC PARKING FACILITIES	AS PER PREVAILING DCR	8400.00	8400.00	8400.00	AS PER PREVAILING DCR	
	(x) SOLID WASTE MANAGEMENT				839.25		
17	TOTAL (A+F+G)			145493.19	178839.24	107850.00	182575.00
18	D.P. ROAD & EXISTING ROAD		66458.22	71066.16	95836.27		
19	MULTIMODEL CORRIDOR		38295.71	38295.71	38295.71		
20	PUBLIC OFFICE		14440.90	14440.90	14441.00		
21	2% OF GROSS PLOT AREA TO BE HANDED OVER TO PLANNING AUTHORITY	10675.00		10675.00	10675.91		
22	TOTAL PLOT AREA FOR RESIDENTIAL (1-(17+18+19+20+21))			253779.04	195662.07	425900.00	717327.50
23	0.15 FSI FOR SOCIAL HOUSING SCHEME EWS/ LIG					63885.00	
	25% FOR EWS					15971.25	
	75 % FOR LIG					47913.75	
24	10% RG TO BE PROVIDED AT SECTOR LEVEL 10% ON(F-(B+C+D+E) + 22) = 257969.09	25796.91			40845.67		

SOCIAL HOUSING : BUILT UP AREA CALCULATION : REQUIREMENT FOR ENTIRE ITP
BASIC RESIDENTIAL FSI = 425900.00 SQ.M.
SOCIAL HOUSING REQUIREMENT = 15% OF 425900.00
= 63885.00 SQ.M.
25% FOR EWS = 15971.25 SQ.M.
75% FOR LIG = 47913.75 SQ.M.

SOCIAL HOUSING : BUILT UP AREA CALCULATION : REQUIREMENT FOR 115 ACRE LAND
BASIC RESIDENTIAL FSI = 370442.40 SQ.M.
SOCIAL HOUSING REQUIREMENT = 15% OF 370442.40
= 55566.36 SQ.M.
25% FOR EWS = 13891.59 SQ.M.
75% FOR LIG = 41674.77 SQ.M.
PROVIDED SOCIAL HOUSING AREA = 55566.93 SQ.M.

SOCIAL HOUSING : BUILT UP AREA CALCULATION : REQUIREMENT FOR 17 ACRE LAND
BASIC RESIDENTIAL FSI = 55457.60 SQ.M.
SOCIAL HOUSING REQUIREMENT = 15% OF 55457.60
= 8318.64 SQ.M.
25% FOR EWS = 2079.66 SQ.M.
75% FOR LIG = 6238.98 SQ.M.

SOCIAL HOUSING : BUILT UP AREA CALCULATION : REQUIREMENT FOR PHASE I - 17 ACRE
PROPOSED BUILT UP FOR PHASE I = 17023.63 + 18820.21
= 35843.84 SQ.M.
PERMISSIBLE SOCIAL HOUSING AREA = 15% OF 35843.84 SQ.M.
= 5376.58 SQ.M.
PROVIDED SOCIAL HOUSING AREA = 7020.20 SQ.M.

EWS LIG BUILT UP AREA SUMMARY - SITE A + B (132 ACRE)

BLDG. TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA (IN SQ.M.)	HEIGHT (IN M.)
EWS LIG - 1	STILT + 1ST TO 15TH	1	8482.21	46.70
EWS LIG - 2	STILT + 1ST TO 23RD	1	27656.29	69.90
EWS LIG - 3	STILT + 1ST TO 16TH	1	19416.43	49.60
WATCHMAN CABIN (2 NOS.)			12.00	
EWS LIG - 3	ST+ 1ST TO 21ST FLOOR	1	7020.20	66.30
	TOTAL (X+Y)	4	62587.13	

AREA SUMMARY OF ANCILLARY AREA - (SITE A) RESIDENTIAL- PHASE 3,4 - 115 ACRE (BLDG 24-38, AS PER UDCPR) :

BLDG. TYPE	FLOORS	(IN SQ.M.) TOTAL PROPOSED ANCILLARY AREA
RESIDENTIAL - SITE A (115 ACRE)	PHASE 3 - 7 BUILDINGS - STILT + 1ST TO 32ND	54336.74
	PHASE 4 - 7 BUILDINGS - BASEMENT +STILT+ 1ST TO 32ND	60589.32
	PHASE 4 - 1 BUILDING BASEMENT +STILT+ 1ST TO 17TH	4806.32
TOTAL RESIDENTIAL - ANCILLARY AREA [a(III)+b(III)] (c)		119732.38
TOTAL BUILT UP AREA INCLUDING ANCILLARY AREA (RESIDENTIAL) - SITE A (115 ACRE LAND) (E+c) -- (d)		523619.45
TOTAL BUILT UP AREA INCLUDING ANCILLARY AREA (RESIDENTIAL +COMMERCIAL) - SITE A (115 ACRE LAND) (H+d) -- (e)		658152.67

TOTAL PROPOSED BUILT UP AREA (e+X) -SITE A (115 ACRE) (RESIDENTIAL + ECONOMIC ACTIVITIES + SOCIAL HOUSING) INCLUDING ANCILLARY AREA	713719.60 SQ.M. -- (1)
TOTAL PROPOSED BUILT UP AREA SITE A+ B (132 ACRE) (RESIDENTIAL + ECONOMIC ACTIVITIES+ SOCIAL HOUSING) INCLUDING ANCILLARY AREA	756583.64 SQ.M. -- (2)
TOTAL PROPOSED BUILT UP AREA (I+X) -SITE A (115 ACRE) (RESIDENTIAL + ECONOMIC ACTIVITIES + SOCIAL HOUSING)	593987.22 SQ.M. -- (3)
TOTAL PROPOSED BUILT UP AREA (F+Y) -SITE B (17 ACRE) (RESIDENTIAL + SOCIAL HOUSING)	42864.04 SQ.M. -- (4)
TOTAL PROPOSED BUILT UP AREA SITE A+ B (132 ACRE) (RESIDENTIAL + ECONOMIC ACTIVITIES+ SOCIAL HOUSING)(3+4)	636851.26 SQ.M.

PROFORMA I - AREA STATEMENT

PROPOSED **INTEGRATED TOWNSHIP PROJECT** ON PLOT BEARING VILLAGE SAGAON BEARING S.NO. 67/1 ,VILLAGE - GHARIVALI BEARING S. NO. 4/1, 4/2, 4/3, 4/4, 4/5, 4/6, 4/9, 4/10, 4/11, 5/1, 5/2, 5/3, 5/4, 5/5, 5/6, 6/1, 6/2, 6/3, 7/1, 7/2A, 7/2B, 7/2C, 7/3A, 7/3B,8/1, 8/2, 8/3, 8/4, 8/5, 8/6, 8/7, 8/8, 8/9, 9/1, 9/2, 9/3, 9/4, 9/5, 9/6, 9/7, 9/8, 10, 11, 12/1, 12/2, 12/3, 12/4, 12/5, 12/6, 12/7, 12/8, 12/9, 12/10, 12/11, 12/12, 12/13, 12/14, 13, 14/1, 14/2A, 14/2B, 14/3, 14/4, 14/5, 15, 16/1,16/2,17/1, 17/2, 17/3, 17/4, 17/5, 17/6, 17/7, 17/8, 17/9, 17/10, 17/11,18,19, 20/1, 20/2, 21/1,21/2, 21/3, 21/4, 22, 23/1, 23/2, 23/3, 23/10, 37/1,37/2B, 37/2C, 37/20, 37/3, 37/4, 37/21,38/1, 38/2, 39/1, 39/2, 39/3, 40, 41/1A, 41/1B, 41/2, 41/3, 41/4, 42/2, 44/1,44/2, 44/3, 44/4,44/5A, 44/5B, 44/6A, 44/6B, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 44/13, 44/14, 44/15, 44/16, 44/17, 44/18, 44/19, 44/20, 49 ,50/1, 50/2, 50/3, 51/1, 51/2, 56/1,56/2 DIST- THANE AND VILLAGE USARGHAR BEARING S.NO. 44/1, 44/2, 44/3, 44/4, 44/5, 44/6, 44/7, 44/8, 44/9, 44/10, 44/11, 44/12, 45/1 ,45/2, 45/3, 45/4, 45/5/A, 45/5/B, 45/6,46/1,46/2A, 46/2B,46/3,47, 49, 50, 51, 52/1, 52/2, 53/1/A, 53/1/B, 53/2/A, 53/2/B, 53/3/A, 53/3/B, 94 DIST- THANE

DRAWING SHEET NO. 1 / 37

CONTENTS OF SHEET

LAYOUT PLAN, BUILT UP AREA CALCULATION & SUMMARY,PLOT AREA STATEMENT AS PER 7/12 EXTRACT & SUBDIVISION LAYOUT,LOCATION PLAN

PLANS APPROVED 37 NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE/AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING - NO. SRO/Growth Centre/3401/BP/ITP-Usarghar-Gharivali-Sagaon-01/Site A/Vol-21/720/2021
DATE : 05/08/2021
AND THE CONDITIONS MENTIONED THEREIN.
Planner, Sub-Regional Office, Thane, MMRDA
MMRDA

STAMP OF APPROVAL OF PLAN

SR. NO.	AREA STATEMENT DESCRIPTION	115 ACRE (SITE A)	17 ACRE (SITE B)	TOTAL AREA 132 ACRE (SITE A+ B) (TOTAL IN SQ.M)
1.	AREA OF PLOT AS PER 7/12 EXTRACT			533750.00
2.	AREA OF PLOT AS PER TRIANGULATION			533750.00
3.	AREA OF PLOT CONSIDERED FOR TOWNSHIP (1)			533750.00
4.	AREA OF PLOT CONSIDERED FOR TOWNSHIP	464428.00	69322.00	533750.00
5.	BASIC F.S.I	1.00	1.00	1.00
6.	PERMISSIBLE BUILT UP AREA AS PER BASIC F.S.I (4 X 5)	464428.00	69322.00	533750.00
7.	ADDITIONAL F.S.I AGAINST PAYMENT OF PREMIUM	0.70	0.70	0.70
8.	PERMISSIBLE BUILT UP AREA AS PER PREMIUM F.S.I (6 X 7) NOT CONSIDERED ON 2% AMENITY PLOT	318597.61	47554.89	366152.50
9.	PERMISSIBLE BUILT UP AREA (6+8)	783025.61	116876.89	899902.50
10.	PERMISSIBLE RESIDENTIAL BUILT UP AREA	624020.09	93307.41	717327.50
11.	PERMISSIBLE BUILT UP AREA FOR ECONOMIC ACTIVITIES	157905.52	23569.48	181475.00
12.	PERMISSIBLE BUILT UP AREA FOR PUBLIC UTILITIES	1100.00		1100.00
13.	ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 60 % FOR RESIDENTIAL AREA [60% OF (10)]	374412.05	55984.45	430396.50
14.	ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 80 % FOR ECONOMIC ACTIVITIES [80% OF (11)]	126324.42	18855.58	145180.00
15.	ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 80 % FOR PUBLIC UTILITIES [80% OF (12)]	880.00		880.00
16.	TOTAL ANCILLARY AREA ON PAYMENT OF PREMIUM (FOR RESIDENTIAL,ECONOMIC ACTIVITIES,PUBLIC UTILITIES) (13+14+15)	501616.47	74840.03	576456.50
17.	TOTAL ENTITLEMENT OF PROJECT (10+11+12+16)	1284642.08	191716.92	1476359.00
18.	PROPOSED RESIDENTIAL BUILT UP AREA	403887.07	35843.84	439730.91
19.	PROPOSED BUILT UP AREA FOR ECONOMIC ACTIVITIES	134533.22		134533.22
20.	TOTAL PROPOSED BUILT UP AREA (18+19)	538420.29	35843.84	574264.13
21.	PROPOSED ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 60 % FOR RESIDENTIAL AREA	119732.38		
22.	PROPOSED ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 80 % FOR ECONOMIC ACTIVITIES			
23.	TOTAL PROPOSED BUILT UP AREA INCLUDING ANCILLARY (20+21+22)	658152.67		
24.	PERMISSIBLE BUILT UP AREA FOR SOCIAL HOUSING			63885.00
25.	PROPOSED BUILT UP AREA FOR SOCIAL HOUSING	55566.93	7020.20	62587.13
26.	TOTAL PROPOSED BUILT UP AREA (20+25)	593987.22	42864.04	636851.26
27.	TOTAL PROPOSED BUILT UP AREA INCLUDING ANCILLARY AND SOCIAL HOUSING (23+25)	713719.60	42864.04	756583.64

KEY PLAN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON -------- AND THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OF OWNERSHIP LAND RECORDS DEPARTMENT.

SIGNATURE OF ARCHITECT

OWNER'S DECLARATION -

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY M.M.R.D.A. APPROVED BY / COLLECTOR. I/ WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I / WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER NAME AND SIGNATURE

SIGNATURE OF OWNER/ P.O.A.H. | SIGNATURE OF ARCHITECT

ARCHITECT NAME & ADDRESS

SAAKAAR ARCHITECTS
2ND FLOOR, NAKSHATRA, A WING, NEAR TMC, ALMEIDA ROAD, PANCHPAKHADI, THANE (W), 400 602
PHONE - 2537 8701,TELEFAX - 2536 4700
E MAIL - saakaararchitects@yahoo.co.in

DRG.NO. | SCALE: AS SHOWN | DATE | DRN BY | CHKD BY | REGISTRATION NO. OF ARCHITECT

PROPOSAL UNDER REFERENCE SHOWN IN RED COLOUR IN SITE A OF THIS ITP