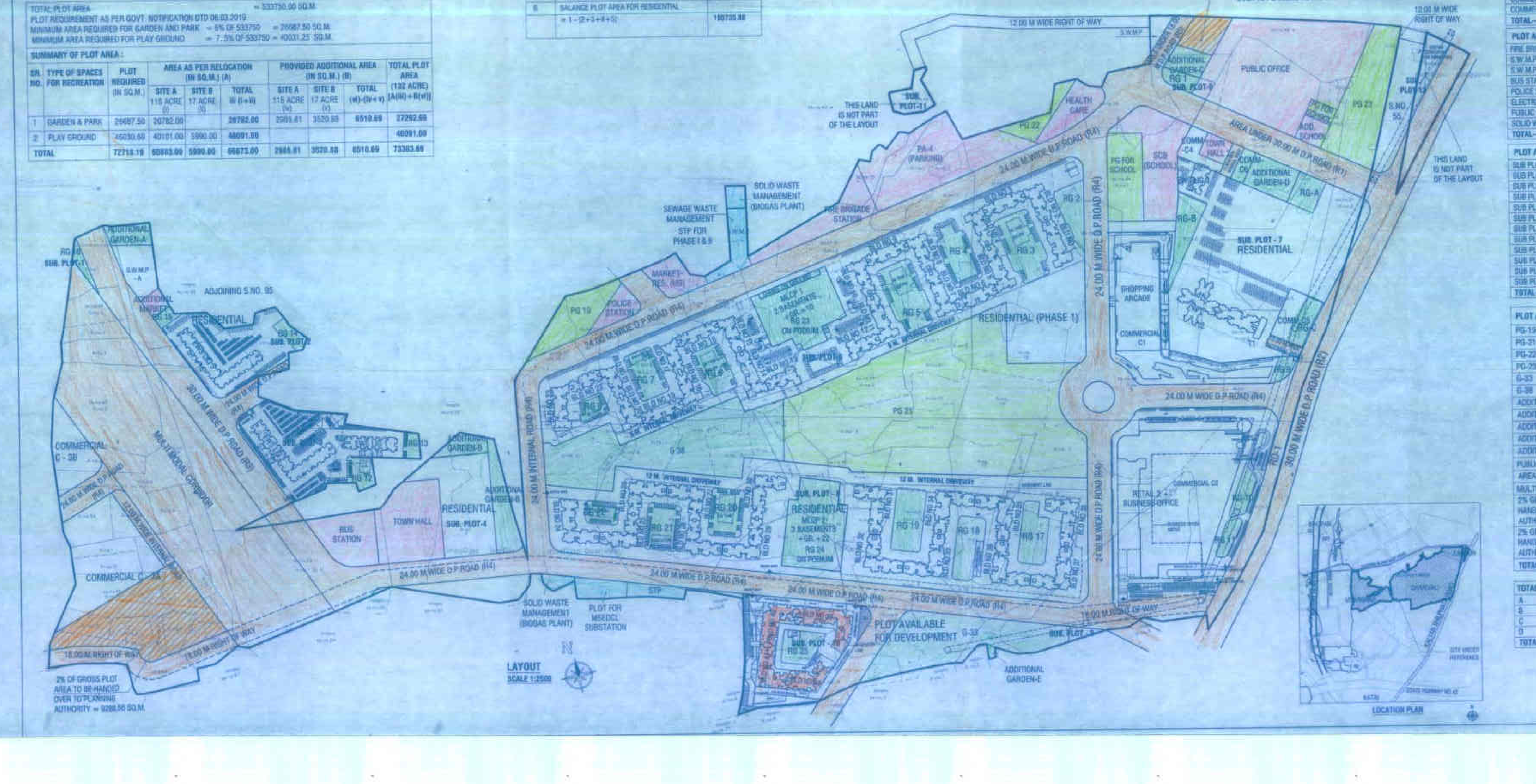
PROPOSED INTEGRATED TOWNSHIP PROJECT – LAYOUT PLAN



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.)	AREA AS PER D.P. (IN SQ.M.) (i)	PLOT PROVIDED ADDITIONAL AREA (IN SQ.M.) (ii)	TOTAL AREA (IN SQ.M.) (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 RELOCATION SITE A 115 ACRE (i)	SITE B 17 ACRE (ii)	TOTAL (i)+(ii)	PROVIDED ADDITIONAL AREA SITE A 115 ACRE (iv)	SITE B 17 ACRE (v)	TOTAL (vi)=(iv)+(v)	TOTAL PLOT AREA (132 ACRE)
1	GARDEN & PARK	26687.50	26782.00		26782.00	2989.41	3520.69	6510.69	27292.69
2	PLAY GROUND	46030.69	40101.00	5990.00	46091.00				46091.00
	TOTAL	72718.19	66883.00	5990.00	66873.00	2989.41	3520.69	6510.69	73383.69

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. SITE A	SITE B	TOTAL	PROVIDED PLOT AREA SITE A	SITE B	TOTAL	TOTAL PLOT AREA (132 ACRE)
1	FIRE BRIGADE STATION	3000.00				3138.50		3138.50	3138.50
2	S.W.M.P / S.W.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 DCPR	8400.00		8400.00				8400.00
7	SOLID WASTE MANAGEMENT	AS PER REQ.				839.25		839.25	839.25
	TOTAL		8400.00			15367.69	482.73	15850.53	24259.53

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
PERMISSIBLE B/UP AREA FOR ECONOMIC ACTIVITIES FOR PREMIUM FSI = 106750.00 X 1.7 = 181475.00 SQ.M.

RESERVATION AREA STATEMENT

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	2859.64	2866.00	RESHAPED	SITE - A
2	PG-21 (ENTIRE AREA)	36059.72	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	7858.00	RELOCATED	SITE - A
6	G-36	12908.63	12923.00	RELOCATED	SITE - A
7	MB (MARKET)	1507.05	1557.00	RELOCATED	SITE - A
8	SCB (SCHOOL)	8000.00	8000.00	RELOCATED	SITE - A
9	PUBLIC OFFICE (ENTIRE AREA)	14440.00	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	71066.18	95836.27		
12	AREA UNDER MMC	38295.71	38295.71		SITE - A

RG AREA STATEMENT :

TOTAL RG REQUIRED FOR 132 ACRE LAND = 10% OF (PLOT AREA FOR RESIDENTIAL + TOWN LEVEL AMENITIES EXCEPTING ECONOMIC ACTIVITIES)

TOTAL RG AREA PROVIDED ON GROUND = 22334.41 SQ.M. (A)

TOTAL RG AREA FOR SITE A (115 ACRE) = 33508.29 SQ.M. (B)

TOTAL RG PROVIDED ON PODIUM = 11273.87 SQ.M.

PLOT AREA FOR ECONOMIC ACTIVITIES

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)	682.92	SITE - B
TOWN HALL - 1 (PUBLIC ASSEMBLY)	5022.94	SITE - A
COMMERCIAL C1	13229.36	SITE - A
COMMERCIAL C2	29167.29	SITE - B
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	

BUILT UP AREA STATEMENT - SITE B (17 ACRE) - RESIDENTIAL BUILDING - PHASE-1 (AS PER 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 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 (E)		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.	TOTAL AREA INCLUDING EXCESS FREE FSI (IN SQ.M.)
EWS LIG - 1	STILT + 1ST TO 15TH	1	8860.75
EWS LIG - 2	STILT + 1ST TO 23RD	1	22147.06
EWS LIG - 3	STILT + 1ST TO 23RD (P7)	1	25848.01
TOTAL		3	55572.77

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	

SOCIAL HOUSING : BUILT UP AREA CALCULATION

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
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 = 35457.60 SQ.M.
SOCIAL HOUSING REQUIREMENT = 15% OF 35457.60 = 5318.64 SQ.M.
25% FOR EWS = 1329.66 SQ.M.
75% FOR LIG = 3988.98 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.

PROPOSED BUILT UP AREA SUMMARY - SITE A (115 ACRE) - RESIDENTIAL BUILDING - PHASE-1 (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)
BLDG-1_TYPE A	STILT + 1ST TO 23RD	1	13442.63	8401.64	5040.99
BLDG-2_TYPE B1	STILT + 1ST TO 23RD	1	10582.88	6614.30	3968.58
BLDG-3_TYPE C1	STILT + 1ST TO 23RD	1	10220.64	6387.90	3832.74
BLDG-4_TYPE B2	STILT + 1ST TO 23RD	1	10582.88	6614.30	3968.58
BLDG-5_TYPE D1	STILT + 1ST TO 23RD	1	13301.72	8313.57	4988.15
BLDG-6_TYPE C2	STILT + 1ST TO 23RD	1	10220.64	6387.90	3832.74
BLDG-7_TYPE D2	STILT + 1ST TO 23RD	1	13301.72	8313.57	4988.15
BLDG-8_TYPE B1	STILT + 1ST TO 23RD	1	10582.88	6614.30	3968.58
BLDG-9_TYPE C1	STILT + 1ST TO 23RD	1	10220.64	6387.90	3832.74
BLDG-10_TYPE B2	STILT + 1ST TO 23RD	1	10582.88	6614.30	3968.58
BLDG-11_TYPE D1	STILT + 1ST TO 23RD	1	13301.72	8313.57	4988.15
BLDG-12_TYPE E	STILT + 1ST TO 23RD	1	9343.21	5839.51	3503.70
TOILETS (SNOS) & DRIVERS ROOM (1NO) MLCP 1			112.95	70.59	42.36
CLUB HOUSE - 1	9TH & 10TH FLOOR ABOVE MLCP 1		5091.69	3182.31	1909.39
TOTAL (A)		12	140888.98	88055.58	52833.41

AREA STATEMENT

SR. NO.	DESCRIPTION	115 ACRE (SITE A)	17 ACRE (SITE B)	132 ACRE (SITE A+B)
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	408198.09	35843.84	444041.93
19.	PROPOSED BUILT UP AREA FOR ECONOMIC ACTIVITIES	134154.61		134154.61
20.	TOTAL PROPOSED BUILT UP AREA (18+19)	542352.70	35843.84	578196.54
21.	PROPOSED ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 60 % FOR RESIDENTIAL AREA	241839.57		241839.57
22.	PROPOSED ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 80 % FOR ECONOMIC ACTIVITIES	165.48		165.48
23.	TOTAL PROPOSED BUILT UP AREA INCLUDING ANCILLARY (20+21+22)	784354.75		820198.59
24.	PERMISSIBLE BUILT UP AREA FOR SOCIAL HOUSING			33993.00
25.	PROPOSED BUILT UP AREA FOR SOCIAL HOUSING	55566.93	7020.20	62587.13
26.	TOTAL PROPOSED BUILT UP AREA (20+25)	597919.63	42864.04	640783.67
27.	TOTAL PROPOSED BUILT UP AREA INCLUDING ANCILLARY AND SOCIAL HOUSING (23+25)	839921.68	42864.04	882785.72

TOTAL PROPOSED BUILT UP AREA (I+II) - SITE A (115 ACRE) (RESIDENTIAL + ECONOMIC ACTIVITIES + SOCIAL HOUSING) INCLUDING ANCILLARY AREA = 839921.68 SQ.M. --- (1)
TOTAL PROPOSED BUILT UP AREA SITE A + B (132 ACRE) (RESIDENTIAL + ECONOMIC ACTIVITIES + SOCIAL HOUSING) INCLUDING ANCILLARY AREA = 882785.72 SQ.M. --- (2)
TOTAL PROPOSED BUILT UP AREA (F+G) - SITE A (115 ACRE) (RESIDENTIAL + ECONOMIC ACTIVITIES + SOCIAL HOUSING) = 597919.63 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) = 640783.67 SQ.M.

PROFORMA I - AREA STATEMENT

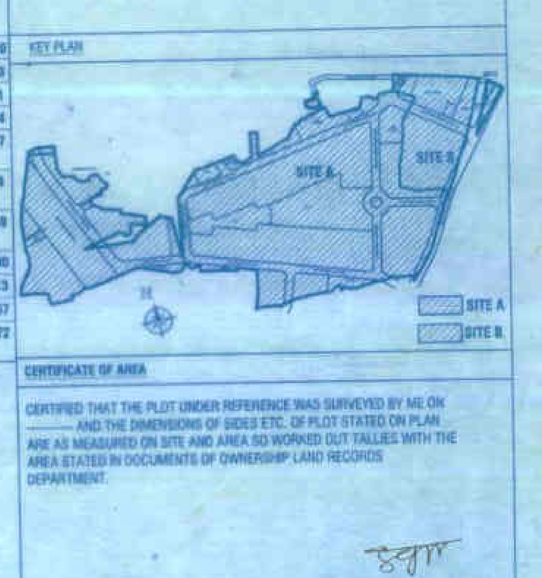
PROPOSED INTEGRATED TOWNSHIP PROJECT ON PLOT BEARING VILLAGE SAGAON BEARING S.NO. 67/1, VILLAGE - GHARIVALI BEARING S.NO. ... DIST - THANE

STAMP OF APPROVAL OF PLAN

PLANS APPROVED (28 NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE/AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING -
NO. SRO-T/ [illegible]
DATE: 29/10/2021
AND THE CONDITIONS MENTIONED THEREIN
Planner, Sub-Regional Office, MMRDA

CONTENTS OF SHEET: LAYOUT PLAN, BUILT UP AREA CALCULATION & SUMMARY, PLOT AREA STATEMENT AS PER 7/12 EXTRACT & SUBDIVISION LAYOUT, LOCATION PLAN
DRAWING SHEET NO : 1 / 28

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

OWNERS 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

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