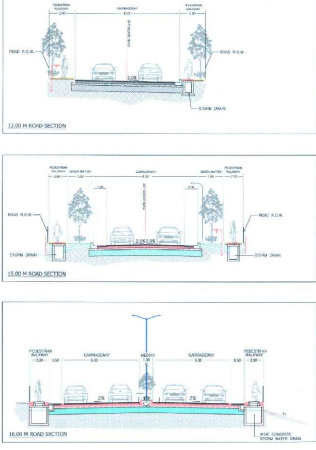


PROPOSED TYPICAL ROAD SECTION



Particulars	Zone	Use	No of nos. units	PL Area (Sq. M)
Residential (R2)	Residential	Residential	322	13,441.52
Residential (R2)	R2-1	Residential	178	8,511.17
Residential (R2)	R2-2	Residential	144	2,100.13
Residential (R2)	R2-3	Residential	772	18,572.12
Residential (R2)	R2-4	Residential	508	54,959.84
Residential (R2)	R2-5	Residential	528	42,111.08
Residential (R2)	R2-6	Residential	2040	2,604,113.12
Residential (R2)	R2-7	Residential	900	8,000.00
TOTAL			5776	3,13,115.08

ITP LAYOUT PLAN 1/1

STAMP OF APPROVAL

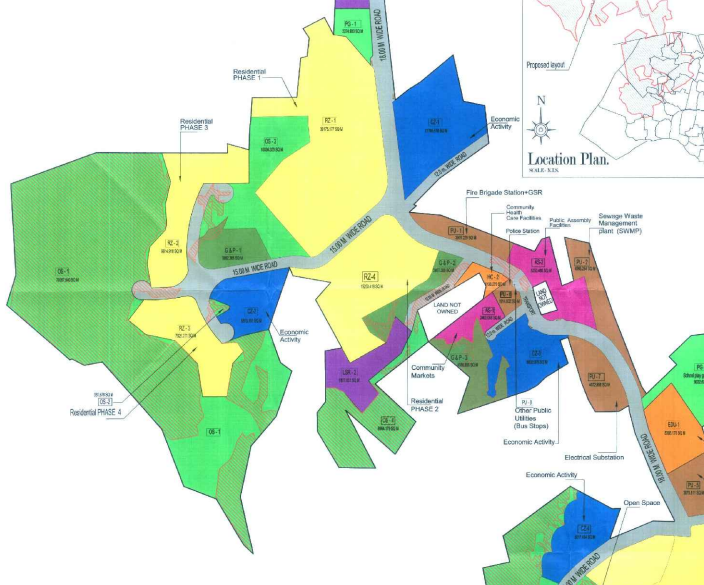
MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION LTD.

Special Planning Authority's Expressive Road City Project 1
LAYOUT SANCTIONS
 Subject to Conditions mentioned in this office's letter no. **MRD/SP/21/15000/385**
 Dated: **12/05/2024**

G.C. Signed by
 Joint Managing Director (IT)

PROPOSED AREA STATEMENT

Sl. No.	Area	Description	Area (Sq. M)	Remarks
1	Open Space	Open Space	13,441.52	
2	Play Ground	Play Ground	8,511.17	
3	Land Share Reservation	Land Share Reservation	2,100.13	
4	Garden & Parks	Garden & Parks	18,572.12	
5	Residential Zone	Residential Zone	54,959.84	
6	Commercial Zone	Commercial Zone	42,111.08	
7	Amenity Space	Amenity Space	2,604,113.12	
8	Health Facility	Health Facility	8,000.00	
9	School Plot	School Plot	13,441.52	
10	E.W.S. HSG.	E.W.S. HSG.	8,511.17	
11	Transport (Area Under Road)	Transport (Area Under Road)	2,100.13	
12	Public Utility Burial Ground	Public Utility Burial Ground	18,572.12	
13	Area on Slopes	Area on Slopes	54,959.84	



Sl. No.	Description	PL Area (Sq. M)	Min. Area (Sq. M)	Remarks
1	Area of Plot as per I.T.P. 1	431675.84	431675.84	
2a	Area under hill slopes and Open Spaces	13441.52	13441.52	
2b	Area under non-slopes which is non-developable	8511.17	8511.17	
2c	Area under non-developable open spaces	2100.13	2100.13	
3	Area Developable (1-2)	18572.12	18572.12	
4	Area provided for gardens and Parks (5% of I)	18572.12	18572.12	
5	Area provided for playgrounds	2100.13	2100.13	
6	Economic Activities (minimum plot area of 4000 sq.m. and minimum built up area of 8000 sq.m.) As per regulation 7.3 (f) of the ITP Regulation	42111.08	42111.08	
7	Public Utilities As per regulation 7.3 (i) of the ITP Regulation	3222	3222	
8	Transport and Communications As per regulation 7.3 (b) of the ITP Regulation	4800.00	4800.00	
9	Area provided for status of social planning	8000.00	8000.00	
10	Area for Residential Component (including social housing component) - 25% of 431675.84	172669.24	172669.24	
11	Area proposed for development (Residential Component) - 75% of 431675.84	317106.60	317106.60	
12	Minimum reserved for Social Housing Component (15% of 431675.84)	64751.38	64751.38	
13	Residential Component (including social housing component) - 15% of 431675.84	317106.60	317106.60	
14	Residential Component (including social housing component) - 75% of 431675.84	317106.60	317106.60	
15	Residential Component (including social housing component) - 15% of 431675.84	64751.38	64751.38	
16	Residential Component (including social housing component) - 75% of 431675.84	317106.60	317106.60	
17	Balance Social Housing Component (including social housing component) - 15% of 431675.84	64751.38	64751.38	
18	Balance Social Housing Component (including social housing component) - 75% of 431675.84	317106.60	317106.60	
19	Total (A to M)	431675.84	431675.84	

LEGEND :

Sl. No.	COLOUR CODE	ZONE / USER	ABBREVIATION (AS PER MASTER PLAN)
01	Green	OPEN SPACE	OS
02	Yellow	PLAY GROUND	PG
03	Purple	LAND SHARE RESERVATION	LSR
04	Blue	GARDEN & PARKS	G & P
05	Orange	RESIDENTIAL ZONE	RZ
06	Red	COMMERCIAL ZONE	CZ
07	Pink	AMENITY SPACE	AS
08	Light Blue	HEALTH FACILITY	HF
09	Light Green	SCHOOL PLOT	EDU
10	Light Yellow	E.W.S. HSG.	EWS
11	Light Purple	TRANSPORT (AREA UNDER ROAD)	TUR
12	Light Blue	PUBLIC UTILITY BURIAL GROUND	PU
13	Light Green	AREA ON SLOPES	ASL

PLOT AREA AS PER 7/12 : 435286.000 SQ.M.
 PLOT AREA AS PER DWG : 431675.638 SQ.M.

LAYOUT PLAN
 SCALE: 1:200

Note:

- The ISI consumed above is calculated based on BUA proposed by Architect in Master Layout which may change if the BUA is revised.
- The conditions mentioned in Environment Clearance No. S204-2023/EC/8-7/C-2 dated 23/05/2024, S204-EC-000000268, Dated 20 February 2023 as well as EC No. S204-EC-0000002265, Dated June 25, 2020 shall be binding on the applicant.
- The applicant shall scrupulously follow the guidelines mentioned in the Environment clearance and make compliance of environment friendly measures mentioned in the clearance.
- The applicant shall make provision for disposal of solid waste/water/burial in approved site of land filling at his own cost.

Certificate of Area

Certified that the land under reference was surveyed by me on 18.03.2023 and the dimensions of all-pts. of plot stated on the plan are as measured on site and the area is worked out to be 431675.638 Square Meter.

Ar. Dinesh V. Nayak
 Surveyor

PROPOSED LAYOUT OF INTEGRATED TOWNSHIP PROJECT, ON S.NO. 3874, 3875, 3876, 3877, 3878, 3879, 3880, 3881, 3882, 3883, 3884, 3885, 3886, 3887, 3888, 3889, 3890, 3891, 3892, 3893, 3894, 3895, 3896, 3897, 3898, 3899, 3900, 3901, 3902, 3903, 3904, 3905, 3906, 3907, 3908, 3909, 3910, 3911, 3912, 3913, 3914, 3915, 3916, 3917, 3918, 3919, 3920, 3921, 3922, 3923, 3924, 3925, 3926, 3927, 3928, 3929, 3930, 3931, 3932, 3933, 3934, 3935, 3936, 3937, 3938, 3939, 3940, 3941, 3942, 3943, 3944, 3945, 3946, 3947, 3948, 3949, 3950, 3951, 3952, 3953, 3954, 3955, 3956, 3957, 3958, 3959, 3960, 3961, 3962, 3963, 3964, 3965, 3966, 3967, 3968, 3969, 3970, 3971, 3972, 3973, 3974, 3975, 3976, 3977, 3978, 3979, 3980, 3981, 3982, 3983, 3984, 3985, 3986, 3987, 3988, 3989, 3990, 3991, 3992, 3993, 3994, 3995, 3996, 3997, 3998, 3999, 4000.

OWNER'S SIGNATURE.

CONTENT OF SHEET

- Mr. Urzab Bahl
- Mr. Santosh Bahl
- Mr. Ravi Khubchandani
- Capt. Avtejinder Singh Man
- Mr. Amarjeet Singh
- Mr. Riaz Batilwala
- Mr. Zahar Batilwala

M's Dinesh V. Nayak & Associates