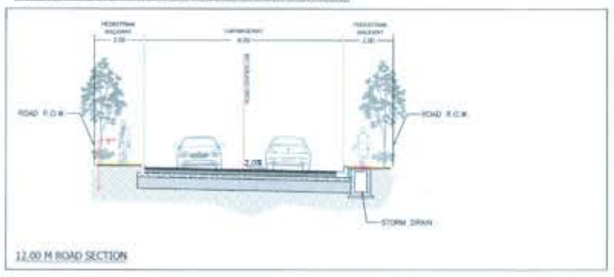
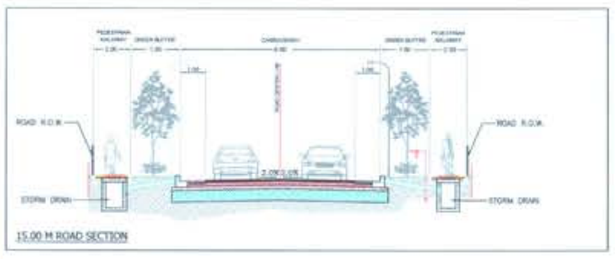
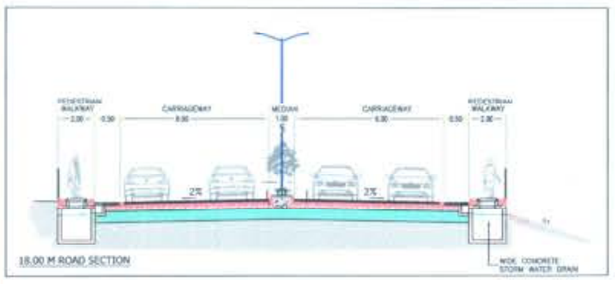
PROPOSED TYPICAL ROAD SECTION



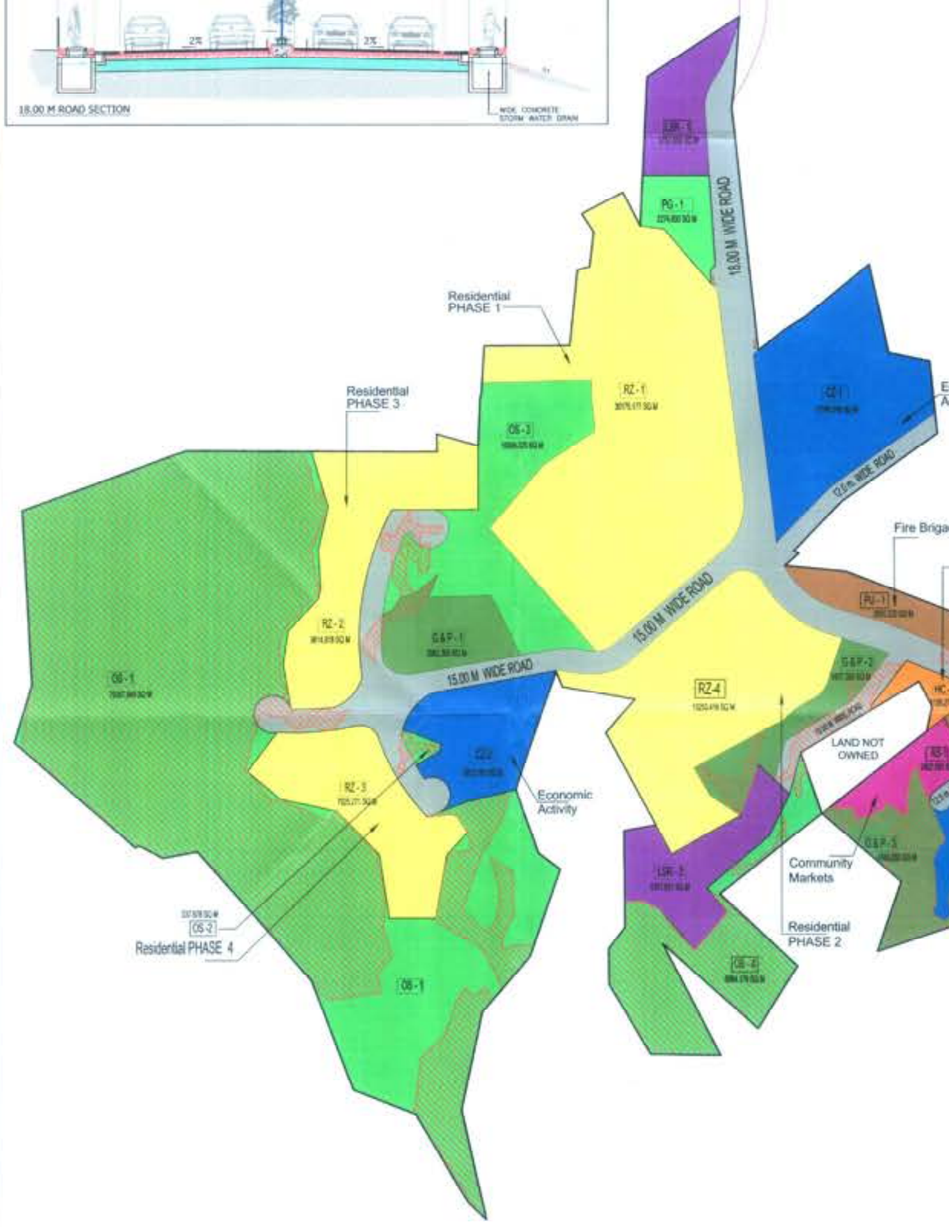
12.00 M ROAD SECTION



15.00 M ROAD SECTION



18.00 M ROAD SECTION



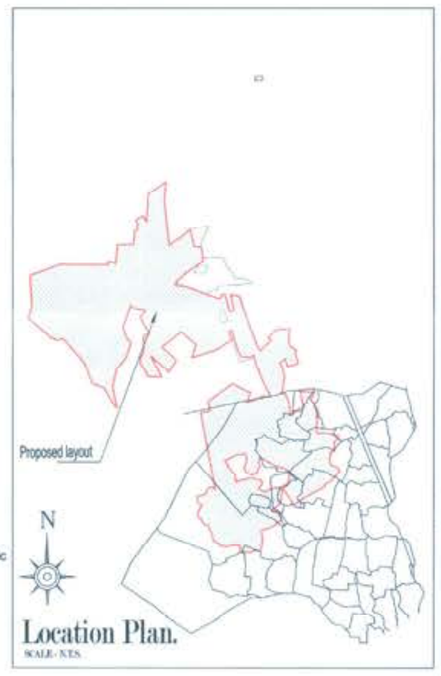
LEGEND :

SR.NO.	COLOUR CODE	ZONE / USER	ABBREVIATIONS USED IN MASTERPLAN.
01.		OPEN SPACE	OS
02.		PLAY GROUND	PG
03.		LAND SHARE RESERVATION	LSR
04.		GARDEN & PARKS	G & P
05.		RESIDENTIAL ZONE	RZ
06.		COMMERCIAL ZONE	CZ
07.		AMENITY SPACE	AS
08.		HEALTH FACILITY	HC
09.		SCHOOL PLOT	EDU
10.		E.W.S HSG.	EWS
11.		TRANSPORT (AREA UNDER ROAD)	
12.		PUBLIC UTILITY/ BURIAL GROUND	PU
13.		AREA ON SLOPES	

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

N

LAYOUT PLAN.
SCALE - 1:2000



Location Plan.
SCALE- N.T.S.

	Particulars	Zone	Use	No of Resi. units	FSI Area (Sq.M)
A	RESIDENTIAL	Residential			
	Social Housing (EWS: 15% OF THE BASIC RESIDENTIAL BUA)	EWS 1	Residential/EWS	282	11,846.50
		EWS 2	Residential/EWS	136	5,613.97
		EWS 3	Residential/EWS	773	21,390.33
		Total			38,850.81
	Free Sale Residential BUA	RZ 1 (under development)	Residential/Free Sale Resi	560	54,169.56
		RZ 4 (under development)	Residential/Free Sale Resi	628	42,732.00
		RZ 2, RZ 3, RZ 5, RZ 6, RZ 7	Residential/Free Sale Resi	3000	2,35,413.41
		Convenient shops in Ph-1	Residential/Free sale Commercial		840.02
		TOTAL		5279	3,33,155.00
	Total Residential including EWS				3,72,005.81
B	ECONOMIC ACTIVITIES (EA)				
B1	COMMERCIAL BUILDINGS				
	Commercial Buildings	CZ1, CZ 2, CZ 3, CZ 4	EA/Commercial		72,341.00
B2	EDUCATIONAL BUILDING				
	Primary/Secondary School	EDU 1	EA/Education		5,381.00
B3	AMENITIES				
	Community Markets	AS 1	EA/Community Market		1,720.00
	Public Assembly Facilities	AS 2	EA/PA facility		5,608.00
B4	HEALTH				
	Community Healthcare facilities	HC 1 & HC 2	EA/Healthcare		1,636.60
	TOTAL ECONOMIC ACTIVITY				86,686.60
E	PUBLIC UTILITY				
	Fire Station	PU 1	Public Utility		772.00
	Electrical Receiving Station	PU 4	Public Utility		50.00
	Police Station	PU 2	Public Utility		250.00
	Cremation ground	PU 6	Public Utility		200.00
	Burial ground	PU 7	Public Utility		200.00
	Sewage Waste Management plan (SWMP)	PU 3	Public Utility		1,000.00
	Bus Station/Transport Hub	PU 5	Public Utility		750.00
	Other Misc	PU 8	Public Utility		50.00
	Total Public Utility				3,272.00

Sr. No.		Description	Plot Area in Sq.mt.	Minimum Built Up area in Sq.m.
1		**Area of Plot as per T.I.L.R.**	**431675.64**	**431675.64**
2	2a	**Area under hill slopes and Open Spaces**	**105021.65**	
	2b	*Area under Hill slopes which is non developable.*	89399.50	
	2c	*Area under non mandatory open spaces.*	15622.15	
3		**Area Developable (1-2b)**	**342276.14**	
4		Area required for gardens and Parks (5% of 1) As per regulation 7.3a(i) of the ITP Regulation	21583.78	
	4a	***Area provided for gardens and Parks***	**21617.85**	
	4b	*Area provided for gardens and Parks in non-developable area*	9053.97	
	4c	*Area provided for garderis and Parks in developable area*	12563.88	
5		Area required for Play grounds (7.5% of 1) As per regulation 7.3a(ii) of the ITP Regulation	32375.67	
	5a	***Area provided for playgrounds***	**32401.44**	
6		**Economic Activities (minimum plot area req. 43165 sq.m. and minimum built up area of 86334 sq.m.) As per regulation 7.3 (f) of the ITP Regulation**	**45207.43**	**86686.6**
	6a	*Area provided for Schools*	5398.17	5381
	6b	*Area provided for Community Health care facilities*	2236.46	1636.6
	6c	*Area provided for Community Markets (inclu. Fish and vegetable)*	2402.06	1720
	6d	*Area provided for public assembly facilities*	5252.49	5608
	6e	*Area provided for Commercial activities*	29918.25	72341
7		**Public Utilities As per regulation 7.3 (g) of the ITP Regulation**	**19471.82**	**3272**
	7a	*Fire brigade station (3000 sq.m.)*	3005.22	772
	7b	*Sewage Waste Management Project (SWMP-4000sq.m.)*	4066.26	1000
	7c	*Cremation Ground (2000sq.m.)*	2016.83	200
	7d	*Burial Ground (2000sq.m.)*	2167.10	200
	7e	*Bus station/Transport Hub (3000sq.m.)*	3078.92	750
	7f	*Police station (1000 sq.m.)*	1014.63	250
	7g	*Electric Sub-station (as per requirement)*	4072.86	50
	7h	*Other Public Utilities(as per requirement)*	50.00	50
	7i	*Public Parking facilities*	Not provided	Not provided
	7k	*Solid Waste Management*	Not provided	Not provided
8		**Transport and Communications As per regulation 7.3 (h) of the ITP Regulation**	**45803.60**	
9		Share of local Planning Authority (2% of 1) As per regulation 7.5 of the ITP Regulation	8633.51	
	9a	***Area provided for share of local planning authority***	***8865.60***	
10		Area for Residential Component (including social housing component) (1-26-4c-5a-6-7-8-9a)	177962.37	341717.04
11		**Area proposed for development (Residential+Social Housing)**	**153286.24**	**333155**
12		**Minimum required for Social Housing Component (15% of Base Residential FSI- i.e. 15% of 341717.04) As per regulation 9.3 of the ITP Regulation**		**51257.556**
13		*Residential Built up Component (including benefit from the Social Housing Component)*		341717.04
14		*Residential Development already sanctioned*	45428.60	96801.04
15		*Social Housing Component*	19178.30	34932.79
16		***Residential Component Allowed to be further developed***	**88679.34**	**236353.96**
17		***Balance Social Housing Component required further to be developed***		**16324.766**
18		***FSI Consumed***		**0.51**
19		***FSI Balanced***		**0.49**

ITP LAYOUT PLAN 1/1

STAMP OF APPROVAL

MAHARASHTRA STATE ROAD DEVELOPMENT CORPORATION LTD.
Special Planning Authority Expressway Smart City Project-1
LAYOUT SANCTIONED
Subjected to Conditions mentioned in this office's letter no:
MSRDC/SPA/ ITP-3/2020/ 381
Dated 02 SEP 2020
AUTHORISED SIGNATORY

CORRECTION MARKED IN GREEN MARKER

O.C. Signed by
Joint Managing Director (I)

PROPOSED AREA STATEMENT

	OPEN SPACE	PROPOSED AREA	REQUIRED AREA	Land use discription
	OS1	70267.640		Garden / Trails /Theme Activity Garden
	OS2	337.678		
	OS3	10386.323		
	OS4	8964.179		
	OS5	11517.234		
	OS6	1063.464		
	OS7	2066.205		
	OS8	586.901		
	Total	105021.644		A
	Play Ground			
	PG 1	2274.933		
	PG 2	1410.826		
	PG 3	3413.726		
	PG 4	2388.774		
	PG 5	2370.052		
	PG 6	1537.181		
	PG 7	2069.680		
	PG 8	1670.702		
	PG 9	356.996		
	PG 10	5634.349		School Play Ground
	PG 11	9032.624		
	Total	32401.439	32,375.67	B
	Land Share Reservation			
	LSR 1	3757.958		
	LSR 2	5107.651		
	TOTAL	8865.609	8,634.00	C
	Garden & Park			
	G & P 1	3862.205		
	G & P 2	5407.365		
	G & P 3	4586.555		
	G & P 4	8058.580		
	G & P 5	3702.725		
	Total	21617.850	21,584.00	D
	Residential			
	RZ1	30175.177		
	RZ2	9614.918		
	RZ3	7805.271		
	RZ4	15293.419		
	RZ5	44114.580		
	RZ6	23968.605		
	RZ7	3156.078		
	Total	134107.938		F
	Economically Weaker Section			
	EWS1	8555.302		
	EWS2	5343.017		
	EWS3	6279.982		
	Total EWS	19178.301		
	Total RZ + EWS	153286.239		G
	Economic Activities			
	CZ1	11785.516		
	CZ2	5613.351		
	CZ3	6932.075		
	CZ4	8017.464		
	Total	29918.246	29766	H
	Community Market & Public Assembly Facilities			
	AS1	2402.066		Mutton fish-vegetables market
	AS2	5252.486		Town hall &/or auditorium including library
	Total	7654.554	7000	I
	Combined School			
	EDU1	5396.170		
	Total	5396.170	5335	J
	Community Health Care Facilities			
	HC1	1098.162		
	HC2	1139.279		
	Total	2236.461	1067	K
	Public Utility			L
	PU1	3005.226		Fire Brigade Station + GSR
	PU2	4066.264		Sewage Waste Management Project (SWMP)
	PU3	2016.829		Cremation Ground
	PU4	2167.101		Burial Ground
	PU5	3078.922		Bus Station/Transport HUB
	PU6	1014.632		Police Station
	PU7	4072.858		Electrical Substation
	PU8	50.000		Other Public Utilities
	PU9	Provision within the phases		Public Parking Facilities
	PU10			Solid waste management
	Total	19471.826	19050	
	Transport & Communication	45803.600		M
Total (A to M)		431675.638		

Note:

1. The FSI consumed above is calculated based on BUA proposed by Architect in Master Layout which may change if the BUA is revised.
2. The conditions mentioned in Environment clearance No *SEIAA-2013/CR 62/TC-1 dated 13/03/2014, SEIAA-EC-0000000169, Dated 10 February 2018* as well as EC No ***SEIAA-EC-0000002285, Dated June 25, 2020*** shall be binding on the applicant.
3. The applicant shall scrupulously follow the guidelines mention in the Environment clearance and make compliance of environment friendly measures mentioned in the clearance
4. The applicant shall make provision for disposal of solid waste/garbage at approved site of land filling at his own cost.

Certificate of Area

Certified that, the land under reference was surveyed by me on **10.12.2015** and the dimensions of sides etc. of plot stated on the plan are as measured on site and the area so worked out comes to **431675.638** Square Meter.

Ar. DINESH V. NAYAK
B.ARCH. (MUMBAI), A.I.A.
A.I.I.D., M.C.A.
M/s. Dinesh Nayak & Associates
Architects - Engineers - Valuers
Registered Architect
CA/88/11575 AIA/7249

Signature of Architect

PROPOSED LAYOUT OF INTEGRATED TOWNSHIP PROJECT, ON S.NO. 38,74,36/1,73,30/1,75,42/4,42/1,42/3,32/2,39,43,44/4,70/1,70/2,72,76/1,76/2,78,68,81/2A,81/2B, 40,47/2,50/12,50/13,69,41/1,41/2,44/3,47/1,71,36/2,37/1,37/2 OF VILLAGE KHANAVLE, PANVEL & 6/1,6/5,7/1,6/6,7/2,7/3A,7/4,5/2A,5/2B,9/2,4/1,4/2,4/3,4/4,4/5,4/6,7/3B,7/B1,7/B2,7/B3, 7/B4,7/B5,7/B6,7/B7, 7/C1,7/C2,7/C3,7/C4,7/C5,7/C6,7/C7,7/C8,8/3A1,8/3A2,8/3A3,8/3A4,8/3A5, 8/3A6,8/3A7,8/3A8,8/3A9,8/3A10, 8/D1,8/D2,8/D3,8/D4,8/D5,8/D6,8/D7,8/D8,8/B1,8/B2,8/B3,8/B4, 8/B5,8/B6,8/C1,8/C2,8/1A1,8/1A2,8/1A3,8/1A4, 8/1A5,8/1A6,9/B1,9/B2,9/B3,9/B4,9/B5,9/B6,9/B7, 9/B8,9/D1,9/D2,9/D3,9/D4,9/D5,9/D6,9/D7,9/D8,9/C1,9/C2,9/C3, 9/C4,9/C5,9/C6,9/C7,9/C8,9/C9, 7/C9,7/C10 OF VILLAGE TALEGOAN, KHALAPUR, DIST-RAIGAD.
For SHRI RAVI KHUBCHANDANI AND 6 OTHERS.

OWNER'S SIGNATURE.	CONTENT OF SHEET
1. Mr. Uraaz Bahl	1. LAYOUT PLAN 2. LOCATION PLAN 3. ROAD SECTIONS
2. Mr. Santosh Bahl	
3. Mr. Ravi Khubchandani	
4. Capt. Avtejinder Singh Man	
5. Mr. Amarjeet Singh	
6. Mr. Riaz Batliwala	
7. Mr. Zahan Batliwala	

Ar. DINESH V. NAYAK
B.ARCH. (MUMBAI), A.I.A.
A.I.I.D., M.C.A.
M/s. Dinesh Nayak & Associates
Architects - Engineers - Valuers
Registered Architect
CA/88/11575 AIA/7249
ARCHITECTS

N

M/s Dinesh Nayak & Associates.
ARCHITECTS-ENGINEERS-VALUERS

DRAWN BY	SCALE	SHEET NO.	DATE	REVISION
	1: 2000	1/1	30.04.2020	00