SECTOR D

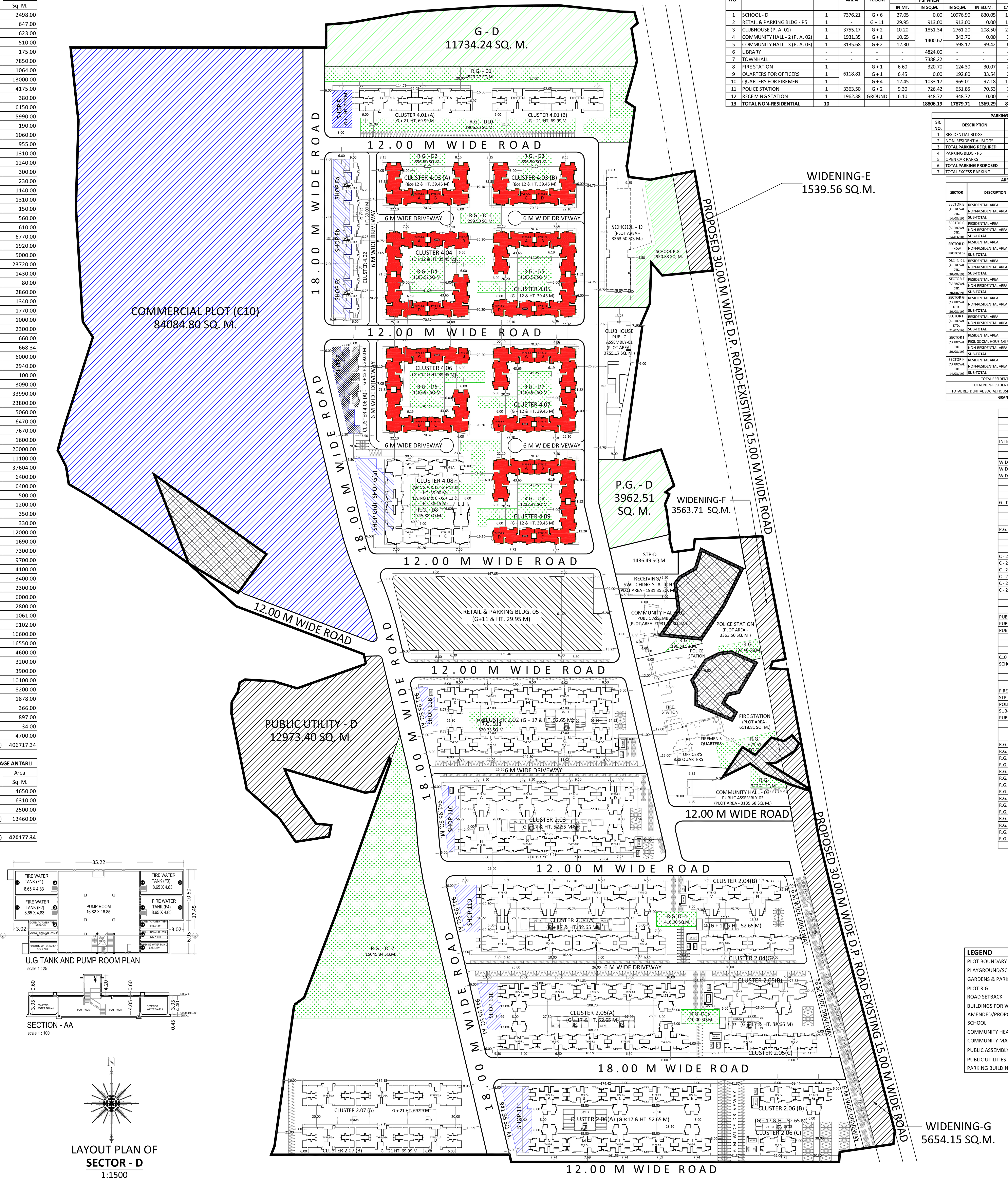
LAND AREA IN VILLAGE KHONI

Sr. No.	Survey No/ Hissa No.	Area Sq. M.
1	37/1A	2498.00
2	37/1B	647.00
3	37/2A	623.00
4	38/1	510.00
5	38/3	175.00
6	38/2A/2	7850.00
7	38/5A	1064.00
8	39/4	13000.00
9	39/5A	4175.00
10	39/6/A	380.00
11	40/1	6150.00
12	40/2	5990.00
13	44/5	190.00
14	45/1	1060.00
15	45/2	955.00
16	46/1	1310.00
17	46/2	1240.00
18	47	300.00
19	48	230.00
20	49	1140.00
21	50	1310.00
22	51	150.00
23	52	560.00
24	53/2A/1	610.00
25	53/1A	6770.00
26	53/2A/2	1920.00
27	53/1B	5000.00
28	53/2B	23720.00
29	53/3	1430.00
30	53/4	80.00
31	53/5	2860.00
32	54/1	1340.00
33	54/2A	1770.00
34	54/2B	1000.00
35	54/2C	2300.00
36	54/3A	660.00
37	54/4A	668.34
38	54/4C	6000.00
39	54/6	2940.00
40	54/7	100.00
41	55/2/A	3090.00
42	61	33990.00
43	62/A	23800.00
44	62/C	5060.00
45	62/D	6470.00
46	63/1A	7670.00
47	63/1B	1600.00
48	63/1C	20000.00
49	63/2	11100.00
50	64/1A	37604.00
51	64/1B	6400.00
52	64/1C	6400.00
53	64/2	500.00
54	64/3	1200.00
55	131	350.00
56	132	330.00
57	143/1&2	12000.00
58	143/3	1690.00
59	144/1	7300.00
60	144/2	9700.00
61	144/3	4100.00
62	144/4	3400.00
63	144/5	2300.00
64	144/6A	6000.00
65	144/6B	2800.00
66	144/7	1061.00
67	144/8	9102.00
68	144/9A	16600.00
69	144/9B	16550.00
70	148/7A	4600.00
71	148/13	3200.00
72	148/14	3900.00
73	148/15A	10100.00
74	148/15B	8200.00
75	149/1	1878.00
76	149/2	366.00
77	149/3	897.00
78	149/4	34.00
79	174	4700.00
	TOTAL (A)	406717.34

LAND AREA IN VILLAGE ANTARLI

Sr. No.	Survey No/ Hissa No.	Area Sq. M.
1	19/2A	4650.00
2	192B	6310.00
3	19/3	2500.00
	TOTAL (B)	13460.00

GRAND TOTAL (A + B)	**420177.34**



LAYOUT PLAN OF
SECTOR - D
1:1500

LEGEND

- PLOT BOUNDARY
- PLAYGROUND/SCHOOL PLAYGROUND
- GARDENS & PARKS (R.G.)
- PLOT R.G.
- ROAD SETBACK
- BUILDINGS FOR WHICH OC GRANTED
- AMENDED/PROPOSED BUILDINGS
- SCHOOL
- COMMUNITY HEALTH CARE FACILITIES
- COMMUNITY MARKET (SHOPS)
- PUBLIC ASSEMBLY FACILITIES
- PUBLIC UTILITIES
- PARKING BUILDING (MLCP)

AREA STATEMENT OF NON-RESIDENTIAL BUILDINGS

SR. NO.	DESCRIPTION	NOS.	PLOT AREA	NOS OF FLOOR	HEIGHT IN MT.	(14-07-19) APPROVED FSI AREA IN SQ.M.	PROPOSED FSI AREA IN SQ.M.	FREE OF FSI AREA IN SQ.M.	NOS. OF PARKING REQUIRED CAR	NOS. OF PARKING REQUIRED SCOOTER	NOS. OF PARKING PROPOSED CAR	NOS. OF PARKING PROPOSED SCOOTER
1	SCHOOL - D	1	7376.21	G + 6	27.05	0.00	10976.90	830.05	11	21	11	21
2	RETAIL & PARKING BLDG - P5	1	-	G + 11	29.95	913.00	913.00	0.00	10	20	10	20
3	CLUBHOUSE (P. A. 01)	1	3755.17	G + 2	10.20	1851.34	2761.20	208.50	28	55	28	55
4	COMMUNITY HALL - 2 (P. A. 02)	1	1931.35	G + 1	10.65	1400.62	343.76	0.00	3	6	3	6
5	COMMUNITY HALL - 3 (P. A. 03)	1	3135.68	G + 2	12.30		598.17	99.42	6	12	6	12
6	LIBRARY	-	-	-	-	4824.00	-	-	-	-	-	-
7	TOWNHALL	-	-	-	-	7388.22	-	-	-	-	-	-
8	FIRE STATION	1		G + 1	6.60	320.70	124.30	30.07	2	4	2	4
9	QUARTERS FOR OFFICERS	1	6118.81	G + 1	6.45	0.00	192.80	33.54	2	4	2	4
10	QUARTERS FOR FIREMEN	1		G + 4	12.45	1033.17	969.01	97.18	10	20	10	20
11	POLICE STATION	1	3363.50	G + 2	9.30	726.42	651.85	70.53	7	14	7	14
12	RECEIVING STATION	1	1962.38	GROUND	6.10	348.72	348.72	0.00	4	8	4	8
13	TOTAL NON-RESIDENTIAL	10				18806.19	17879.71	1369.29	83	143	72	143

PARKING SUMMARY

SR. NO.	DESCRIPTION	CARS BIG	CARS SMALL	CARS TOTAL	SCOOTER
1	RESIDENTIAL BLDGS.			7786	16200
2	NON-RESIDENTIAL BLDGS.			83	143
3	TOTAL PARKING REQUIRED			7869	16343
4	PARKING BLDG - P5	1789	3052	4841	
5	OPEN CAR PARKS	1525	1503	3028	16343
6	TOTAL PARKING PROPOSED	3314	4555	7869	16343
7	TOTAL EXCESS PARKING			0	0

AREA SUMMARY

SECTOR	DESCRIPTION	FSI AREA IN SQ. M.	ENCLOSED BALCONY IN SQ. M.	FREE OF FSI AREA IN SQ. M.
SECTOR B (APPROVAL DTD. [illegible])	RESIDENTIAL AREA	10020.78	631.50	2579.66
	NON-RESIDENTIAL AREA	268063.96	0.00	135034.05
	SUB-TOTAL	278084.74	631.50	137613.71
SECTOR C (APPROVAL DTD. [illegible])	RESIDENTIAL AREA	466992.38	1863.13	97458.63
	NON-RESIDENTIAL AREA	8785.65	0.00	1421.36
	SUB-TOTAL	475778.03	1863.13	98879.99
SECTOR D (NOW PROPOSED)	RESIDENTIAL AREA	573863.49	17103.99	133732.58
	NON-RESIDENTIAL AREA	27999.04	0.00	1416.39
	SUB-TOTAL	601862.53	17103.99	135148.97
SECTOR E (APPROVAL DTD. [illegible])	RESIDENTIAL AREA	189246.97	9444.10	52127.91
	NON-RESIDENTIAL AREA	14531.98	0.00	713.24
	SUB-TOTAL	203778.95	9444.10	52841.15
SECTOR F (APPROVAL DTD. [illegible])	RESIDENTIAL AREA	405951.05	20691.95	102429.08
	NON-RESIDENTIAL AREA	2319.65	0.00	0.00
	SUB-TOTAL	408270.70	20691.95	102429.08
SECTOR G (APPROVAL DTD. [illegible])	RESIDENTIAL AREA	131955.85	2363.47	25513.47
	NON-RESIDENTIAL AREA	0.00	0.00	656.16
	SUB-TOTAL	131955.85	2363.47	26169.63
SECTOR H (APPROVAL DTD. [illegible])	RESIDENTIAL AREA	171767.55	2118.15	29207.85
	NON-RESIDENTIAL AREA	9521.76	0.00	773.92
	SUB-TOTAL	181289.31	2118.15	29981.77
SECTOR I (APPROVAL DTD. [illegible])	RESI. SOCIAL HOUSING AREA	165033.35	0.00	13774.99
	NON-RESIDENTIAL AREA	13194.47	0.00	849.18
	SUB-TOTAL	178227.82	0.00	14624.17
SECTOR K (APPROVAL DTD. [illegible])	RESIDENTIAL AREA	0.00	0.00	0.00
	NON-RESIDENTIAL AREA	854.53	0.00	16.39
	SUB-TOTAL	854.53	0.00	16.39
	TOTAL RESIDENTIAL AREA	1949798.07	54216.29	442849.18
	TOTAL NON-RESIDENTIAL AREA	345271.04	0.00	141080.69
	TOTAL RESIDENTIAL SOCIAL HOUSING AREA	165033.35	0.00	13774.99
	GRAND TOTAL	2460102.46	54216.29	597704.86

SECTOR D

DETAILS	AREA IN SQ.M.
INTERNAL ROADS	
INTERNAL ROAD	45602.85
DP ROAD WIDENING	
WIDENING E	1539.56
WIDENING F	3563.71
WIDENING G	5654.15
TOTAL	10757.42
GARDEN & PARKS	
G - D	11734.24
TOTAL	11734.24
PLAYGROUND	
P.G. - D	3962.51
TOTAL	3962.51
COMMUNITY MARKET	
C - 2.01	1946.40
C - 2.02	1127.48
C - 2.03	1287.78
C - 2.04	1503.53
C - 2.05	1437.48
C - 2.06	1650.72
TOTAL	8953.39
PUBLIC ASSEMBLY FACILITIES	
PUBLIC ASSEMBLY - 01	3755.17
PUBLIC ASSEMBLY - 02	1931.35
PUBLIC ASSEMBLY - 03	3135.68
TOTAL	8822.20
COMMERCIAL PLOT	
C10	84084.80
SCHOOL - D	7376.21
TOTAL	91461.01
PUBLIC UTILITY	
FIRE STATION	6118.81
STP - D	1436.49
POLICE STATION	3363.50
SUB-STATION	1962.38
PUBLIC UTILITY - D	12973.40
TOTAL	25854.58
LAYOUT R.G.	
R.G. D1	4529.27
R.G. D2	696.50
R.G. D3	696.50
R.G. D4	1183.92
R.G. D5	1183.92
R.G. D6	1183.92
R.G. D7	1183.92
R.G. D8	1745.88
R.G. D9	1232.47
R.G. D10	1906.25
R.G. D11	299.50
R.G. D12	15045.84
R.G. D13	520.73
R.G. D14	410.00
R.G. D15	410.00
TOTAL	32228.62

PLOT AREA ALLOCATION

S. No.		ITEMS	SECTOR D
1		TOTAL PLOT AREA	4,20,177.34
2		GARDENS AND PLAYGROUNDS	15,696.75
	a	GARDENS AND PARKS	11,734.24
	b	PLAYGROUNDS	3,962.51
	c	SCHOOL PLAYGROUND	-
3		ECONOMIC ACTIVITY PLOTS	1,09,236.60
	a	SCHOOL (Min. Required-5000 Sq.M. per 40 Ha.)	-
	b	COMMUNITY HEALTH CARE FACILITIES (Min. Required-1000 Sq.M. per 400 Ha.)	-
	c	COMMUNITY MARKET (Min. Required-2000 Sq.M. per 200 Ha.)	8,953.39
	d	PUBLIC ASSEMBLY FACILITIES (Min. Required-5000 Sq.M. per 100 Ha.)	8,822.20
	e	ECONOMIC ACTIVITIES (COMMERCIAL) (Min. Required-40000 Sq.M. upto 40 Ha.)	91,461.01
	f	INDUSTRIAL PLOT	-
4		PUBLIC UTILITIES PLOTS	25,854.58
	a	FIRE STATION	6,118.81
	b	SEWAGE MANAGEMENT (SWMP/STP) (Required-4000 SQ.M. PER 200 HA)	1,436.49
	c	CREMATION GROUND (Required-2000 SQ.M. PER 200 HA)	-
	d	BURIAL GROUND (Required-2000 SQ.M. PER 200 HA)	-
	e	TRANSPORT HUB/BUS STATION	-
	f	POLICE STATION (Required-1000 SQ.M. PER 200 HA)	3,363.50
	g	RECEIVING STATION	1,962.38
	h	WATER RESERVOIR	-
	i	PUBLIC OFFICE	12,973.40
	j	PUBLIC PARKING	-
	k	SLAUGHTER HOUSE	-
	l	SOLID WASTE MANAGEMENT (SWM)	-
5		AREA UNDER ROADS (TRANSPORT)	56,360.27
	a	D.P ROAD AREA (18.00 M, 24.00 M, 30.00 M & 100.00 M)	10,757.42
	b	INTERNAL ROADS	45,602.85
6		LAND FOR PLANNING AUTHORITY (25% OF PLOT AREA)	-
7		TOTAL (SUM OF 2 TO 6)	2,07,148.20
8		NET PLOT AREA FOR RESIDENTIAL DEVELOPMENT (1 - 7)	2,13,029.14
9		NET PLOT AREA FOR OPEN SPACE (R.G.) CALCULATION (1 - 2 - 4 - 5 - 6)	3,22,265.74
10		SECTOR LEVEL OPEN SPACE (R.G.) REQUIRED @10%	32,226.57
11		OPEN SPACE (R.G.) PROPOSED IN EACH SECTOR	32,228.62

BUILT-UP AREA ALLOCATION

S. No.		ITEMS	SECTOR D
1		TOTAL BUILT-UP AREA CONSUMED	601,862.53
2		GARDENS AND PLAYGROUNDS	-
	a	GARDENS AND PARKS.	-
	b	PLAYGROUNDS.	-
	c	SCHOOL PLAYGROUND.	-
3		ECONOMIC ACTIVITY PLOTS	25,712.36
	a	SCHOOL (Min. Required-5000 Sq.M. per 40 Ha.)	-
	b	COMMUNITY HEALTH CARE FACILITIES (Min. Required-1500 Sq.M. per 400 Ha.)	-
	c	COMMUNITY MARKET	11,032.33
	d	PUBLIC ASSEMBLY FACILITIES (Min. Required-5000 Sq.M. per 100 Ha.)	3,703.13
	e	ECONOMIC ACTIVITIES (COMMERCIAL) (Min. Required-80000 Sq.M. upto 40 Ha.)	10,976.90
	f	INDUSTRIAL PLOT	-
4		PUBLIC UTILITIES PLOTS	2,286.68
	a	FIRE STATION	1,286.11
	b	SEWAGE MANAGEMENT (SWMP/STP)	-
	c	CREMATION GROUND	-
	d	BURIAL GROUND	-
	e	TRANSPORT HUB/BUS STATION	-
	f	POLICE STATION	651.85
	g	RECEIVING STATION	348.72
	h	WATER RESERVOIR	-
	i	PUBLIC OFFICE	-
	j	PUBLIC PARKING	-
	k	SLAUGHTER HOUSE	-
	l	SOLID WASTE MANAGEMENT (SWM)	-
5		AREA UNDER ROADS (TRANSPORT)	
	a	D.P ROAD AREA (18.00 M, 24.00 M, 30.00 M & 100.00 M)	
	b	INTERNAL ROADS	
6		TOTAL (SUM OF 2 TO 5)	27,999.04
7		BUA FOR RESIDENTIAL DEVELOPMENT	573,863.49
8		SOCIAL HOUSING	-
9		TOTAL BUA PROPOSED	601,862.53

COMMUNITY MARKET (BUILT-UP AREA)

S.NO.	DETAILS	AREA IN SQ.M.
1	SHOP 11 B	393.10
2	SHOP 11 C	473.83
3	SHOP 11 D	718.28
4	SHOP 11 E	578.68
5	SHOP 11 F	949.96
6	SHOP 8 / RETAIL BUILDING	944.44
7	SHOP Ea	1,009.97
8	SHOP Eb	821.61
9	SHOP Ec	891.89
10	SHOP F	1,187.17
11	SHOP Ga	1,324.18
12	SHOP Gd	826.22
13	RETAIL IN PARKING BLDG - 5	913.00
14	TOTAL	11,032.33

PUBLIC ASSEMBLY BUILDINGS (BUILT-UP AREA)

S.NO.	DETAILS	AREA IN SQ.M.
1	CLUBHOUSE (P. A. 01)	2,761.20
2	COMMUNITY HALL - 2 (P. A. 02)	343.76
3	COMMUNITY HALL - 3 (P. A. 03)	598.17
4	TOTAL	3,703.13

PERMISSIBLE FSI

S.NO.	DETAILS	AREA IN SQ.M.
1	BASIC FSI PERMISSIBLE @ 1.00	29,52,435.38
2	ADDITIONAL FSI THAT WILL BE PERMISSIBLE BY PAYING PREMIUM (80% OF BASIC FSI)	23,61,948.30
3	TOTAL PERMISSIBLE AREA (EXCLUDING SOCIAL HOUSING AREA) (1 + 2 ABOVE)	53,14,383.68
4	ADDITIONAL FSI FOR WHICH PREMIUM IS PAID (OUT OF 2 ABOVE)	5,68,869.18
	TOTAL PERMISSIBLE FSI AREA FOR PRESENT PROPOSAL	
5	PERMISSIBLE BASIC FSI + ADDITIONAL FSI ON PAYMENT OF PREMIUM (1 + 4 ABOVE)	35,21,304.56
6	ADDITIONAL SOCIAL HOUSING BUA (FREE OF FSI) = 15% OF BASIC RESIDENTIAL FSI OF LAND IN ITP	2,65,719.18
7	TOTAL PERMISSIBLE FSI INCLUDING SOCIAL HOUSING FSI (5 + 6 ABOVE)	37,87,023.75

SOCIAL HOUSING CALCULATIONS

S.NO.		DETAILS	AREA IN SQ.M.
1		GROSS PLOT AREA	29,52,435.38
2		MINIMUM BASIC FSI FOR RESIDENTIAL @ [illegible]	17,71,461.23
3		ADDITIONAL MINIMUM SOCIAL HOUSING TO BE PROVIDED @ 15% OF 2 ABOVE	2,65,719.18
	a	a) 2/3 RD SOCIAL HOUSING TO MHADA (2/3 OF 3 ABOVE)	1,77,146.12
	b	b) 1/3 RD RENTAL HOUSING TO DEVELOPER AS PER NEW RULES	88,573.06
4		TOTAL MINIMUM SOCIAL HOUSING TO BE PROVIDED. (3a + 3b)	2,65,719.18

AREA STATEMENT OF RESIDENTIAL BUILDINGS & SHOPS

SR. NO.	CLUSTER NO.	WING	TYPE	NOS OF FLOOR	HEIGHT IN MT.	PROPOSED FSI AREA IN SQ.M.	NOS OF TENEMENTS	NOS. OF PARKING REQUIRED CAR	NOS. OF PARKING REQUIRED SCOOTER	NOS. OF PARKING PROPOSED CAR	NOS. OF PARKING PROPOSED SCOOTER	FREE OF FSI AREA IN SQ.M.	REQUIRED REFUGE AREA IN SQ.M.	PROPOSED REFUGE AREA IN SQ.M.	PROPOSED OPEN BALCONY IN SQ.M.	PROPOSED ENCLOSED BALCONY IN SQ.M.	TOTAL PROPOSED BALCONY IN SQ.M.	10% PERM. BALCONY IN SQ.M.	EXCESS BALCONY IN SQ.M.	STILT AREA IN SQ.M.
1	2.02	K	C1	G + 17	52.65	5154.73	105	105	210	105	210	1186.66	67.80	69.70	625.41	0.00	625.41	477.22	148.19	49.79
		L	C2	G + 17	52.65	4277.53	70	71	140	71	140	1154.30	55.92	57.43	410.48	0.00	410.48	404.29	12.24	0.00
		M	C1	G + 17	52.65	5205.73	106	106	212	106	212	1185.60	67.80	69.70	625.41	0.00	625.41	477.22	148.19	0.00
		N	C1	G + 17	52.65	5205.73	106	106	212	106	212	1185.60	67.80	69.70	625.41	0.00	625.41	477.22	148.19	0.00
		O	C2	G + 17	52.65	4277.53	70	71	140	71	140	1154.30	55.92	57.43	410.48	0.00	410.48	404.29	12.24	0.00
		P	C1	G + 17	52.65	5205.73	106	106	212	106	212	1185.60	67.80	69.70	625.41	0.00	625.41	477.22	148.19	0.00
		Q	C2	G + 17	52.65	4277.53	70	71	140	71	140	1154.30	55.92	57.43	410.48	0.00	410.48	404.29	12.24	0.00
		R	C1	G + 17	52.65	5205.73	106	106	212	106	212	1185.60	67.80	69.70	625.41	0.00	625.41	477.22	148.19	0.00
		S	C2	G + 17	52.65	4277.53	70	71	140	71	140	1154.30	55.92	57.43	410.48	0.00	410.48	404.29	12.24	0.00
		T	C1	G + 17	52.65	5152.83	105	105	210	105	210	1186.42	67.80	69.70	625.41	0.00	625.41	477.22	148.19	49.40
		SHOP	11B	GROUND	4.80	393.10	0	4	8	4	8	11.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	SUB-TOTAL	11				48633.70	914	922	1836	922	1836	11743.75	630.48	647.92	5394.38	0.00	5394.38	4480.48	938.10	99.19
2	2.03	A	C3	G + 17	52.65	7209.39	105	106	210	106	210	1180.05	94.88	95.32	708.03	0.00	708.03	683.90	36.83	71.86
		B	C3	G + 17	52.65	7286.12	106	107	212	107	212	1179.16	94.88	95.32	708.03	0.00	708.03	683.90	36.83	0.00
		C	C3	G + 17	52.65	7282.02	106	107	212	107	212	1179.16	94.88	95.32	708.03	0.00	708.03	683.90	36.83	0.00
		D	F1	G + 17	52.65	4913.00	105	105	210	105	210	1357.65	64.20	67.08	176.12	345.66	521.78	456.64	65.14	0.00
		E	F1	G + 17	52.65	4912.89	105	105	210	105	210	1357.67	64.20	67.08	176.12	345.66	521.78	456.64	65.14	0.00
		F	C4b	G + 17	52.65	5749.43	71	73	142	73	142	1167.92	75.30	76.39	527.47	121.38	648.85	532.39	117.84	0.00
		G	B6	G + 17	52.65	5480.07	70	71	140	71	140	1163.96	71.40	81.46	175.17	352.38	527.55	514.99	23.31	0.00
		H	B7	G + 17	52.65	6561.41	105	105	210	105	210	1176.94	86.40	87.20	255.67	361.79	617.46	624.25	1.98	67.60
		SHOP	11C	GROUND	4.80	473.83	0	3	6	3	6	9.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	SUB-TOTAL	9				49868.16	773	782	1552	782	1552	9771.98	646.14	665.17	3434.64	1526.87	4961.51	4636.61	383.90	139.46
3	2.04	I	C3	G + 17	52.65	7209.39	105	106	210	106	210	1180.05	94.88	95.32	708.03	0.00	708.03	683.90	36.83	71.86
		J	C3	G + 17	52.65	7286.12	106	107	212	107	212	1179.16	94.88	95.32	708.03	0.00	708.03	683.90	36.83	0.00
		K	C3	G + 17	52.65	7286.12	106	107	212	107	212	1179.16	94.88	95.32	708.03	0.00	708.03	683.90	36.83	0.00
		L	C3	G + 17	52.65	7282.02	106	107	212	107	212	1179.16	94.88	95.32	708.03	0.00	708.03	683.90	36.83	0.00
		M	C3	G + 17	52.65	7282.02	106	107	212	107	212	1179.16	94.88	95.32	708.03	0.00	708.03	683.90	36.83	0.00
		N	C3	G + 17	52.65	7286.12	106	107	212	107	212	1179.16	94.88	95.32	708.03	0.00	708.03	683.90	36.83	0.00
		O	C4a	G + 17	52.65	5755.32	71	73	142	73	142	1167.87	75.00	76.39	527.47	192.10	719.57	525.32	194.25	0.00
		P	C4a	G + 17	52.65	5743.93	71	73	142	73	142	1167.87	75.00	76.39	527.47	192.10	719.57	525.32	194.25	0.00
		Q	C5	G + 17	52.65	6864.16	106	107	212	107	212	1177.03	89.08	89.92	582.10	83.97	666.07	644.26	37.18	0.00
		R	C6	G + 17	52.65	6184.11	70	72	140	72	140	1175.34	81.30	81.66	503.26	97.25	600.51	582.78	28.92	0.00
		S	C6	G + 17	52.65	6172.69	70	72	140	72	140	1175.36	81.30	81.66	503.26	97.25	600.51	582.78	28.92	0.00
		T	C5	G + 17	52.65	6801.45	105	106	210	106	210	1178.15	89.08	89.92	582.10	83.97	666.07	644.26	37.18	64.31
		SHOP	11D	GROUND	4.80	718.28	0	8	16	8	16	8.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	SUB-TOTAL	13				81871.73	1128	1152	2272	1152	2272	14126.45	1060.04	1067.86	7473.84	746.64	8220.48	7608.12	741.68	136.17
4	2.05	A	F1	G + 17	52.65	4853.82	104	104	208	104	208	1358.31	64.20	67.08	176.12	345.66	521.78	456.64	65.14	58.43
		B	F2	G + 17	52.65	4156.53	70	68	138	68	138	1096.78	53.40	117.82	122.10	265.42	387.52	393.41	8.88	0.00
		C	F2	G + 17	52.65	4156.53	70	68	138	68	138	1096.78	53.40	117.82	122.10	265.42	387.52	393.41	8.88	0.00
		D	F2	G + 17	52.65	4162.12	70	68	138	68	138	1096.78	53.40	117.82	122.10	265.42	387.52	393.41	8.88	0.00
		D1	F1	G + 17	52.65	4913.00	105	105	210	105	210	1357.65	64.20	67.08	176.12	345.66	521.78	456.64	65.14	0.00
		E	C3	G + 17	52.65	7282.02	106	107	212	107	212	1179.16	94.88	95.32	708.03	0.00	708.03	683.90	36.83	0.00
		F	C3	G + 17	52.65	7286.12	106	107	212	107	212	1179.16	94.88	95.32	708.03	0.00	708.03	683.90	36.83	0.00
		G	C4	G + 17	52.65	5728.58	70	72	140	72	140	1164.00	75.00	75.02	496.20	192.10	688.30	525.85	162.28	0.00
		H	C4	G + 17	52.65	5717.19	70	72	140	72	140	1163.99	75.00	75.02	496.20	192.10	688.30	525.85	162.27	0.00
		I	C5	G + 17	52.65	6864.16	106	107	212	107	212	1177.03	89.08	89.92	582.10	83.97	666.07	644.26	37.18	0.00
		J	F2	G + 17	52.65	4156.53	70	68	138	68	138	1096.78	53.40	117.82	122.10	265.42	387.52	393.41	8.88	0.00
		K	F2	G + 17	52.65	4156.53	70	68	138	68	138	1096.78	53.40	117.82	122.10	265.42	387.52	393.41	8.88	0.00
		L	F2	G + 17	52.65	4162.12	70	68	138	68	138	1096.78	53.40	117.82	122.10	265.42	387.52	393.41	8.88	0.00
		M	F1	G + 17	52.65	4893.00	104	104	208	104	208	1377.65	64.20	67.08	176.12	345.66	521.78	456.64	65.14	0.00
		SHOP	11E	GROUND	4.80	578.68	0	6	12	6	12	8.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	SUB-TOTAL	15				73066.93	1191	1192	2382	1192	2382	16546.23	941.84	1338.76	4251.52	3097.67	7349.19	6794.14	684.09	58.43
5	2.06	A	F1	G + 17	52.65	4853.82	104	104	208	104	208	1358.31	64.20	67.08	176.12	345.66	521.78	456.64	65.14	58.43
		B	F2	G + 17	52.65	4156.53	70	68	138	68	138	1096.78	53.40	117.82	122.10	265.42	387.52	393.41	8.88	0.00
		C	F1	G + 17	52.65	4912.89	105	105	210	105	210	1357.67	64.20	67.08	176.12	345.66	521.78	456.64	65.14	0.00
		D	F2	G + 17	52.65	4162.12	70	68	138	68	138	1096.78	53.40	117.82	122.10	265.42	387.52	393.41	8.88	0.00
		E	F1	G + 17	52.65	4913.00	105	105	210	105	210	1357.65	64.20	67.08	176.12	345.66	521.78	456.64	65.14	0.00
		F	F2	G + 17	52.65	4162.12	70	68	138	68	138	1096.78	53.40	117.82	122.10	265.42	387.52	393.41	8.88	0.00
		G	F1	G + 17	52.65	4913.00	105	105	210	105	210	1357.65	64.20	67.08	176.12	345.66	521.78	456.64	65.14	0.00
		I	F2	G + 17	52.65	4162.12	70	68	138	68	138	1096.78	53.40	117.82	122.10	265.42	387.52	393.41	8.88	0.00
		J	F1	G + 17	52.65	4912.89	105	105	210	105	210	1357.67	64.20	67.08	176.12	345.66	521.78	456.64	65.14	0.00
		K	F2	G + 17	52.65	4156.53	70	68	138	68	138	1096.78	53.40	117.82	122.10	265.42	387.52	393.41	8.88	0.00
		L	F1	G + 17	52.65	4912.89	105	105	210	105	210	1357.67	64.20	67.08	176.12	345.66	521.78	456.64	65.14	0.00
		M	F2	G + 17	52.65	4162.12	70	68	138	68	138	1096.78	53.40	117.82	122.10	265.42	387.52	393.41	8.88	0.00
		N	F1	G + 17	52.65	4893.00	104	104	208	104	208	1377.65	64.20	67.08	176.12	345.66	521.78	456.64	65.14	0.00
		SHOP	11F	GROUND	4.80	949.96	0	10	20	10	20	8.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	SUB-TOTAL	14				60222.99	1153	1151	2314	1151	2314	16113.93	769.80	1176.48	1965.44	4012.14	5977.58	5556.94	509.26	58.43
6	2.07 (A)	A	D1a	G + 21	69.95	9707.57	84	126	168	126	168	1823.03	30.30	32.21	907.10	220.84	1127.94	914.78	222.41	0.00
		B	D1a	G + 21	69.95	9707.57	84	126	168	126	168	1823.03	30.30	32.21	907.10	220.84	1127.94	914.78	222.41	0.00
		C	D1a	G + 21	69.95	9707.57	84	126	168	126	168	1823.03	30.30	32.21	907.10	220.84	1127.94	914.78	222.41	0.00
	SUB-TOTAL					29122.71	252	378	504	378	504	5469.09	90.90	96.63	2721.30	662.52	3383.82	2744.34	667.23	0.00
	2.07 (B)	D	D1a	G + 21	69.95	9707.57	84	126	168	126	168	1823.03	30.30	32.21	907.10	220.84	1127.94	914.78	222.41	0.00
		E	D1a	G + 21	69.95	9707.57	84	126	168	126	168	1823.03	30.30	32.21	907.10	220.84	1127.94	914.78	222.41	0.00
		F	D1a	G + 21	69.95	9707.57	84	126	168	126	168	1823.03	30.30	32.21	907.10	220.84	1127.94	914.78	222.41	0.00
	SUB-TOTAL					29122.71	252	378	504	378	504	5469.09	90.90	96.63	2721.30	662.52	3383.82	2744.34	667.23	0.00
7	4.01 (A)	A	D1a	G + 21	69.95	9707.57	84	126	168	126	168	1823.03	30.30	32.21	907.10	220.84	1127.94	914.78	222.41	0.00
		B	D1a	G + 21	69.95	9707.57	84	126	168	126	168	1823.03	30.30	32.21	907.10	220.84	1127.94	914.78	222.41	0.00
		SHOP	8	G + 1	7.95	944.44	0	9	19	9	19	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	SUB-TOTAL	3				20359.58	168	261	355	261	355	3646.06	60.60	64.42	1814.20	441.68	2255.88	1829.56	444.82	0.00
	4.01 (B)	C	D1a	G + 21	69.95	9707.57	84	126	168	126	168	1823.03	30.30	32.21	907.10	220.84	1127.94	914.78	222.41	0.00
		D	D1a	G + 21	69.95	9707.57	84	126	168	126	168	1823.03	30.30	32.21	907.10	220.84	1127.94	914.78	222.41	0.00
	SUB-TOTAL	2				19415.14	168	252	336	252	336	3646.06	60.60	64.42	1814.20	441.68	2255.88	1829.56	444.82	0.00
8	4.02	A	B6a	G + 12	39.00	3920.31	47	48	94	48	94	869.34	38.10	39.60	247.38	75.78	323.16	375.80	0.00	0.00
		B	B6a	G + 12	39.00	3920.31	47	48	94	48	94	869.34	38.10	39.60	247.38	75.78	323.16	375.80	0.00	0.00
		C	B6a	G + 12	39.00	3920.31	47	48	94	48	94	869.34	38.10	39.60	247.38	75.78	323.16	375.80	0.00	0.00
		SHOP	Ea	GROUND	7.10	1009.97	0	10	20	10	20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		SHOP	Eb	GROUND	7.10	821.61	0	8	16	8	16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		SHOP	Ec	GROUND	7.10	891.89	0	9	18	9	18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	SUB-TOTAL	6				14484.40	141	171	336	171	336	2608.02	114.30	118.80	742.14	227.34	969.48	1127.40	0.00	0.00
9	4.03 (A)	A	E4c	G + 12	39.45	5881.71	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		B	E4a	G + 12	39.45	5866.73	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
	SUB-TOTAL	2				11748.44	230	152	382	152	382	3307.00	102.60	121.76	818.12	435.68	1253.80	1057.76	196.04	0.00
10	4.03 (B)	C	E4c	G + 12	39.45	5881.71	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		D	E4a	G + 12	39.45	5866.73	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
	SUB-TOTAL	2				11748.44	230	152	382	152	382	3307.00	102.60	121.76	818.12	435.68	1253.80	1057.76	196.04	0.00
11	4.04	A	E4a	G + 12	39.45	5866.73	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		B	E5a	G + 12	39.45	3562.07	63	51	114	51	114	1264.06	30.60	44.69	274.56	93.04	367.60	323.24	44.36	0.00
		C	E4a	G + 12	39.45	5866.73	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		D	E4c	G + 12	39.45	5866.30	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
	SUB-TOTAL	4				21161.83	408	279	687	279	687	6224.56	184.50	227.33	1501.74	746.56	2248.30	1909.88	338.42	0.00
12	4.05	A	E4a	G + 12	39.45	5866.73	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		B	E4c	G + 12	39.45	5866.30	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		C	E4a	G + 12	39.45	5866.73	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		D	E5a	G + 12	39.45	3562.07	63	51	114	51	114	1264.06	30.60	44.69	274.56	93.04	367.60	323.24	44.36	0.00
	SUB-TOTAL	4				21161.83	408	279	687	279	687	6224.56	184.50	227.33	1501.74	746.56	2248.30	1909.88	338.42	0.00
13	4.06 (A)	A	E2a	G + 12	39.00	4653.01	94	49	143	49	143	1447.31	45.00	48.06	321.14	141.58	462.72	438.52	44.54	0.00
		SHOP	F	GROUND	7.10	1187.17	0	12	24	12	24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	SUB-TOTAL	2				5840.18	94	61	167	61	167	1447.31	45.00	48.06	321.14	141.58	462.72	438.52	44.54	0.00
14	4.06 (B)	B	E4a	G + 12	39.45	5866.73	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		C	E5a	G + 12	39.45	3562.07	63	51	114	51	114	1264.06	30.60	44.69	274.56	93.04	367.60	323.24	44.36	0.00
		D	E4a	G + 12	39.45	5866.73	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		E	E4c	G + 12	39.45	5866.30	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
	SUB-TOTAL	4				21161.83	408	279	687	279	687	6224.56	184.50	227.33	1501.74	746.56	2248.30	1909.88	338.42	0.00
15	4.07	A	E4a	G + 12	39.45	5866.73	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		B	E4c	G + 12	39.45	5866.30	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		C	E4a	G + 12	39.45	5866.73	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		D	E5a	G + 12	39.45	3562.07	63	51	114	51	114	1264.06	30.60	44.69	274.56	93.04	367.60	323.24	44.36	0.00
	SUB-TOTAL	4				21161.83	408	279	687	279	687	6224.56	184.50	227.33	1501.74	746.56	2248.30	1909.88	338.42	0.00
16	4.08	A	E1e	G + 12	39.00	5842.09	111	64	175	64	175	1547.90	54.30	61.94	421.17	165.71	586.88	547.75	48.78	0.00
		B	F2a	G + 12	38.15	3054.36	51	51	102	51	102	810.79	26.70	60.43	147.46	141.53	288.99	281.56	13.75	0.00
		C	E3b	G + 12	38.15	5780.02	115	43	158	43	158	1548.32	52.20	52.82	489.87	66.24	556.11	534.77	27.30	0.00
		D	E1f	G + 12	39.00	5841.69	111	64	175	64	175	1547.90	54.30	61.94	421.17	165.71	586.88	547.74	48.78	0.00
		SHOP	Ga	GROUND	7.10	1324.18	0	13	26	13	26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		SHOP	Gd	GROUND	7.10	826.22	0	8	17	8	17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	SUB-TOTAL	6				22668.56	388	243	653	243	653	5454.91	187.50	237.13	1479.67	539.19	2018.86	1911.82	138.61	0.00
17	4.09	A	E4a	G + 12	39.45	5866.73	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		B	E4c	G + 12	39.45	5866.30	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		C	E4a	G + 12	39.45	5866.73	115	76	191	76	191	1653.50	51.30	60.88	409.06	217.84	626.90	528.88	98.02	0.00
		D	E5a	G + 12	39.45	3562.07	63	51	114	51	114	1264.06	30.60	44.69	274.56	93.04	367.60	323.24	44.36	0.00
	SUB-TOTAL	4				21161.83	408	279	687	279	687	6224.56	184.50	227.33	1501.74	746.56	2248.30	1909.88	338.42	0.00
	TOTAL RESIDENTIAL	93				573863.49	9122	8542	17208	8542	17208	133732.58	5825.80	7002.45	43278.71	17103.99	60382.70	53366.75	7748.46	491.68
	TOTAL COMMERCIAL	12				10119.33	0	100	202	100	202	47.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	GROSS TOTAL DEVELOPMENT AREA	105				583982.82	9122	8642	17410	8642	17410	133779.68	5825.80	7002.45	43278.71	17103.99	60382.70	53366.75	7748.46	491.68

BUILT-UP AREA ALLOCATION

S. No.		ITEMS	SECTOR A	SECTOR B	SECTOR C	SECTOR D	SECTOR E	SECTOR F	SECTOR G	SECTOR H	SECTOR I	SECTOR J	SECTOR K	SECTOR L	SECTOR M	SECTOR N	TOTAL AREA PROPOSED (Sector B to I & K part) Area In SQ. M.	% Prop.	TOTAL AREA PROPOSED (Sector A, J, L to N) Area In SQ. M.	% Prop.
1		TOTAL BUILT-UP AREA CONSUMED	194,601.19	278,084.74	475,778.03	601,862.53	203,778.95	408,270.70	131,955.85	181,289.31	13,194.47	179,903.18	854.53	185,147.16	192,853.20	119,384.31	2,295,069.11	77.73%	871,889.04	29.53%
2		GARDENS AND PLAYGROUNDS	-	3,727.90	-	-	2,732.48	-	-	-	-	-	-	-	-	-	6,460.38	0.22%	-	0.00%
	a	GARDENS AND PARKS.		-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	-	0.00%
	b	PLAYGROUNDS.		1,547.44	-	-	-	-	-	-	-	-	-	-	-	-	1,547.44	0.05%	-	0.00%
	c	SCHOOL PLAYGROUND.		2,180.46	-	-	2,732.48	-	-	-	-	-	-	-	-	-	4,912.94	0.17%	-	0.00%
3		ECONOMIC ACTIVITY PLOTS	24,170.38	263,868.96	8,785.65	25,712.36	11,799.50	2,319.65	-	9,521.76	13,194.47	115,618.78	-	56,578.36	-	3,672.39	335,202.35	11.35%	200,039.91	6.78%
	a	SCHOOL		19,509.67			8,568.91			9,521.76		3,672.39				3,672.39	37,600.34	1.27%	7,344.78	0.25%
	b	COMMUNITY HEALTH CARE FACILITIES			862.66												862.66	0.03%		
	c	COMMUNITY MARKET	2,670.38	401.86	7,922.99	11,032.33	3,230.59	2,319.65			166.34	3,630.99		2,420.66			25,073.76	0.85%	8,722.03	0.30%
	d	PUBLIC ASSEMBLY FACILITIES		3,887.45		3,703.13					3,180.12						10,770.70	0.36%		
	e	ECONOMIC ACTIVITIES (COMMERCIAL)	21,500.00	240,069.98		10,976.90					6,771.44	108,315.40		54,157.70			257,818.32	8.73%	183,973.10	6.23%
	f	INDUSTRIAL PLOT									3,076.57						3,076.57	0.10%		
4		PUBLIC UTILITIES PLOTS	-	467.10	-	2,286.68	-	-	-	-	-	-	854.53	-	-	-	3,608.31	0.12%	-	0.00%
	a	FIRE STATION				1,286.11											1,286.11	0.04%		
	b	SEWAGE MANAGEMENT (SWMP/STP)																		
	c	CREMATION GROUND																		
	d	BURIAL GROUND																		
	e	TRANSPORT HUB/BUS STATION																		
	f	POLICE STATION				651.85											651.85	0.02%		
	g	RECEIVING STATION		467.10		348.72							854.53				1,670.35	0.06%		
	h	WATER RESERVOIR																		
	i	PUBLIC OFFICE																		
	j	PUBLIC PARKING																		
	k	SLAUGHTER HOUSE																		
	l	SOLID WASTE MANAGEMENT (SWM)																		
5		AREA UNDER ROADS (TRANSPORT)																		
	a	D.P ROAD AREA (18.00 M, 24.00 M, 30.00 M & 100.00 M)																		
	b	INTERNAL ROADS																		
6		TOTAL (SUM OF 2 TO 5)	24,170.38	268,063.96	8,785.65	27,999.04	14,531.98	2,319.65	-	9,521.76	13,194.47	115,618.78	854.53	56,578.36	-	3,672.39	345,271.04	11.69%	200,039.91	6.78%
7		BUA FOR RESIDENTIAL DEVELOPMENT	170,430.81	10,020.78	466,992.38	573,863.49	189,246.97	405,951.05	131,955.85	171,767.55	-	64,284.40	-	128,568.80	192,853.20	115,711.92	1,949,798.07	66.04%	671,849.13	22.76%
8		SOCIAL HOUSING									165,033.35						165,033.35	5.59%	-	0.00%
9		TOTAL BUA PROPOSED	194,601.19	278,084.74	475,778.03	601,862.53	203,778.95	408,270.70	131,955.85	181,289.31	178,227.82	179,903.18	854.53	185,147.16	192,853.20	119,384.31	2,460,102.46	83.32%	871,889.04	29.53%

1/1

LAYOUT PLAN OF SECTOR D OF INTEGRATED TOWNSHIP PROJECT

STAMP AND DATE OF APPROVAL OF PLAN

SECTOR - D

			AREA IN SQ.M.
A		**AREA STATEMENT**	
1		AREA OF PLOT (SECTOR - D)	420,177.34
2	A	AREA UNDER ROADS	56,360.27
	B	AREA UNDER EA & PUBLIC UTILITIES (109236.6 + 25854.58)	135,091.18
	C	AREA UNDER PLAYGROUND, GARDENS & PARKS AND SCHOOL PLAYGROUND	15,696.75
	D	TOTAL (A + B + C)	207,148.20
3		NET PLOT AREA (1 - 2)	213,029.14
4		F. S. I. PERMISSIBLE	1.80 GLOBAL
5		PERMISSIBLE TOTAL BUA (GLOBAL) (EXCLUDING SOCIAL HOUSING)	3,521,304.56
6		PROPOSED AREA (SECTOR - D)	601,862.53
7		FSI CONSUMED (SECTOR - D)	1.43
B		**TENEMENT STATEMENT**	
	a	TOTAL PROPOSED AREA	601,862.53
	b	LESS DEDUCTION OF NON-RESI. AREA	27,999.04
		AREA OF TENEMENTS (a-b)	573,863.49
	a	TENEMENTS PERMISSIBLE	
	b	TENEMENTS PROPOSED	9122 NOS.
C		**PARKING STATEMENT**	
	a	4 WHEELER PARKING REQUIRED	8642 NOS.
	b	4 WHEELER PARKING PROPOSED	8642 NOS.
	c	2 WHEELER PARKING REQUIRED	17410 NOS.
	d	2 WHEELER PARKING PROPOSED	17410 NOS.

SIGNATURE

CERTIFIED THAT THE PLOTS UNDER REFERENCE WERE SURVEYED BY ME AND THE DIMENSIONS OF THE SIDES ETC. OF THE PLOTS ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 420177.34 SQ. M. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP FOR SECTOR-D

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED INTEGRATED TOWNSHIP PROJECT AT VILLAGE ANTARLI, KHONI, HEDUTANE, KOLE, TALUKA KALYAN & VILLAGE UMBROLI, TALUKA AMBERNATH, DIST. THANE.

JOB NO.	REVISION NO.	DRAWN BY	CHECKED BY
PALAVA II	R0	--	--
SHEET NO.	**SHEET SIZE**	**DATE**	**SCALE**
G/1	900 X 1100	--	1:1500

SIGNATURE

PALAVA DWELLERS PVT.LTD.
412, 4TH FLOOR, 17G, VARDHAMAN CHAMBER,
CAWASJI PATEL ROAD, HORNIMON CIRCLE,
FORT, MUMBAI-400 001.

(AUTHORISED SIGNATORY)

NAME & ADDRESS OF ARCHITECT	**SIGNATURE**
PRADEEP KAMBLE & ASSOCIATES B-101,1st FL., JAKH BUTERA COMPLEX, PANDIT MALVIYA PATH, RAMNAGAR, DOMBIVALI (W) - 421 201, TEL - 2862642	PRADEEP KAMBLE CA/87/10471