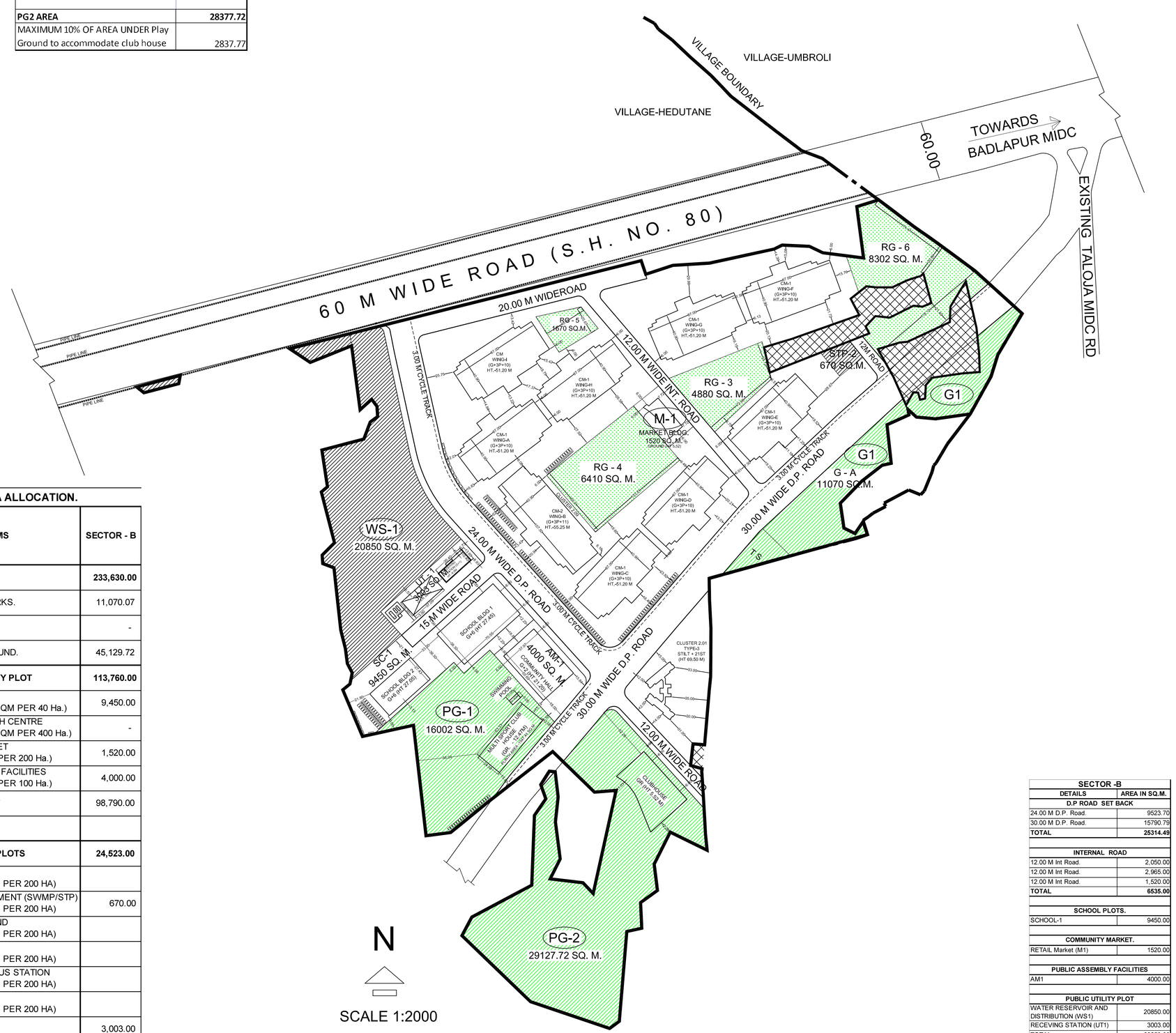
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

VILLAGE HEDUTANE.		
S. No.	Survey No/ Hissa No.	Area Under Sector B Sq.M.
1	50/1	460.00
2	59/5	6960.00
3	60/1	1350.00
4	60/2	2600.00
5	61/2	1160.00
6	61/3	1920.00
7	61/5	2680.00
8	63/1	3390.00
9	63/2	4120.00
10	64/1	2150.00
11	64/3	2680.00
12	64/4	2780.00
13	64/5	1390.00
14	65/1	830.00
15	65/2	840.00
16	66/1	780.00
17	66/2	760.00
18	67/1	150.00
19	67/2	360.00
20	68/1	80.00
21	68/2	50.00
22	69/1	100.00
23	69/2	80.00
24	70/1	450.00
25	71/1	380.00
26	71/2	380.00
27	72/1	3150.00
28	73/1	2880.00
29	73/2	2910.00
30	74/1	2180.00
31	74/2	2140.00
32	75	1290.00
33	77	2280.00
34	78	1820.00
35	79	13660.00
39	242/5	2300.00
40	242/6A	2650.00
41	242/6B	8000.00
42	242/6C	7100.00
43	242/6D	5270.00
44	242/7A	14700.00
45	242/8D2	11710.00
46	242/8C	30900.00
47	242/8D/1	20000.00
48	242/8E	49150.00
49	244/1A	100.00
50	244/1B	400.00
51	244/2	400.00
52	244/3A	1050.00
53	244/3B	1050.00
54	266/1A	3300.00
55	266/1B	3000.00
56	266/2	1360.00
58	Total.	233630.00

SECTOR -B
BUILT UP AREA STATEMENT OF RESIDENTIAL BUILDINGS

S.NO.	CLUSTER NO.	WING	TYPE	NOS OF FLOOR	HEIGHT IN MT	FSI AREA IN SQ.M.	NOS OF TENEMENTS	NOS. OF PARKING		PROPOSED OPEN BALCONY	PROPOSED ENCLOSED BALCONY	TOTAL PROPOSED BALCONY	10% PER. BALCONY	EXCESS BALCONY
								CAR	SCOOTER					
1	2.01	A	A	S+21	64.25	8928.66	81	122	162	737.01	608.49	1345.50	776.18	569.32
	TOTAL	1				8928.66	81	122	162	737.01	608.49	1345.50	776.18	569.32

STRUCTURES/USES PERMITTED IN PLAYGROUND CALCULATION	
PG1 AREA	**16002.00**
MAXIMUM 10% OF AREA UNDER Play Ground to accommodate club house	1600.20
PG2 AREA	**28377.72**
MAXIMUM 10% OF AREA UNDER Play Ground to accommodate club house	2837.77



PLOT AREA ALLOCATION.

S.No.		ITEMS	SECTOR - B
1		**TOTAL PLOT AREA.**	**233,630.00**
2		GARDENS AND PARKS.	11,070.07
3		PLAYGROUNDS.	-
4		SCHOOL PLAYGROUND.	45,129.72
5		**ECONOMIC ACTIVITY PLOT**	**113,760.00**
	a	SCHOOL (Min. Required-5000 SQM PER 40 Ha.)	9,450.00
	b	COMMUNITY HEALTH CENTRE (Min. Required-1000 SQM PER 400 Ha.)	-
	c	COMMUNITY MARKET (Required-2000 SQM PER 200 Ha.)	1,520.00
	d	PUBLIC ASSEMBLY FACILITIES (Required-5000 SQM PER 100 Ha.)	4,000.00
	e	COMMERCIAL PLOT	98,790.00
	f	INDUSTRIAL PLOT	
6		**PUBLIC UTILITIES PLOTS**	**24,523.00**
	a	FIRE STATION (Required-3000 SQ.M. PER 200 HA)	
	b	SEWAGE MANAGEMENT (SWMP/STP) (Required-4000 SQ.M. PER 200 HA)	670.00
	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 (Required-3000 SQ.M. PER 200 HA)	
	f	POLICE STATION (Required-1000 SQ.M. PER 200 HA)	
	g	RECEVING STATION	3,003.00
	h	WATER RESERVOIR	20,850.00
	i	PUBLIC OFFICE	
	j	PUBLIC PARKING	
	k	SLAUGHTER HOUSE.	
	l	SOLID WASTE MANAGEMENT.	-
7		**AREA UNDER ROADS. (TRANSPORT)**	**31,849.49**
	a	D.P ROAD AREA (18.00 M, 24.00 M, 30.00 M & 100.00 M)	25,314.49
	b	INTERNAL ROADS	6,535.00
8		**TOTAL (SUM OF 2 TO 7)**	**226,332.28**
9		**NET PLOT AREA FOR RESIDENTIAL DEVELOPMENT (1 - 8)**	**7,297.72**

SECTOR B BUILT UP AREA STATEMENT OF COMMERCIAL BUILDINGS

S.NO.	WING	TYPE	NOS OF FLOOR	HEIGHT IN MT	FSI AREA IN SQ.M.	NOS OF OFFICES	NOS. OF PARKINGS	
							CAR	SCOOTER
1	A	CM1	(G+3 POD +10 FL.)	51.20	24947.78	18	249	499
2	B	CM2	(G+3 POD +11 FL.)	55.25	34000.44	20	340	680
3	C	CM1	(G+3 POD +10 FL.)	51.20	24947.78	18	249	499
4	D	CM1	(G+3 POD +10 FL.)	51.20	24947.78	18	249	499
5	E	CM1	(G+3 POD +10 FL.)	51.20	24947.78	18	249	499
6	F	CM1	(G+3 POD +10 FL.)	51.20	24947.78	18	249	499
7	G	CM1	(G+3 POD +10 FL.)	51.20	24947.78	18	249	499
8	H	CM1	(G+3 POD +10 FL.)	51.20	24947.78	18	249	499
9	I	CM1	(G+3 POD +10 FL.)	51.20	24947.78	18	249	499
10	**TOTAL**	**9**			**233582.68**	**164**	**2332**	**4672**

SECTOR - B BUILT UP AREA STATEMENT NON-RESIDENTIAL BUILDING

S.NO.	DESCRIPTION	NOS OF FLOOR	HEIGHT IN MT	FSI AREA IN SQ.M.	NOS. OF PARKING	
					CARS	SCOOTER
1	SCHOOL 1	G+6	27.45	9,884.90	18	36
2	SCHOOL 2	G+3	16.05	9,604.88	10	21
3	MARKET BLDG (M1)	G+1	5.52	401.86	5	5
4	COMMUNITY HALL (AM1) -PUBLIC ASSEMBLY	G+2	21.20	5,974.94	60	299
5	RECEVING STATION (UT1)	G+1	9.50	634.86	6	13
6	**SUB TOTAL (1 TO 5)**			**26,501.44**	**99**	**374**
7	CLUB HOUSE (10% FREE OF FSI AREA IN P.G.)	G	5.52	3,139.99	31	157
8	MULTI SPORT CLUB HOUSE (10% FREE OF FSI AREA IN P.G.)	G	12.47	2,321.16	23	115
9	UNDER PASS					
10	**GRAND TOTAL**			**31,962.59**	**153**	**646**

BUILT UP AREA ALLOCATION.

S.No.		ITEMS	SECTOR - B
1		**TOTAL BUA CONSUMED.**	**274,473.93**
2		GARDENS AND PARKS.	
3		PLAYGROUNDS.	2,321.16
4		SCHOOL PLAYGROUND.	3,139.99
5		**ECONOMIC ACTIVITY PLOT**	**259,449.26**
	a	SCHOOL (Min. Required-5000 SQM PER 40 Ha.)	19,489.78
	b	COMMUNITY HEALTH CENTRE (Min. Required-1000 SQM PER 40 Ha.)	-
	c	COMMUNITY MARKET (Required-2000 SQM PER 40 Ha.)	401.86
	d	PUBLIC ASSEMBLY FACILITIES (Required-5000 SQM PER 40 Ha.)	5,974.94
	e	COMMERCIAL PLOT	233,582.68
6		**PUBLIC UTILITIES PLOTS**	**634.86**
	a	FIRE STATION.	
	b	SEWAGE MANAGEMENT (STP)	
	c	CREMATION GROUND	
	d	BURIAL GROUND	
	e	TRANSPORT HUB	
	f	POLICE STATION	
	g	RECEVING STATION (UT1)	634.86
	h	WATER RESERVOIR	
	i	PUBLIC OFFICE	
	j	PUBLIC PARKING	
	k	SLAUGHTER HOUSE.	
	l	SOLID WASTE MANAGEMENT.	-
7		**AREA UNDER ROADS. (TRANSPORT)**	**-**
	a	D.P ROAD AREA (18.00 M, 24.00 M & 30.00 M)	-
	b	INTERNAL ROADS	-
8		**TOTAL (SUM OF 2 TO 7)**	**265,545.27**
9		**BUA FOR RESIDENTIAL DEVELOPMENT**	**8,928.66**
10		**EWS HOUSING.**	**-**

SECTOR -B

DETAILS	AREA IN SQ.M.
D.P ROAD SET BACK	
24.00 M D.P. Road.	9523.70
30.00 M D.P. Road.	15790.79
TOTAL	**25314.49**
INTERNAL ROAD	
12.00 M Int Road.	2,050.00
12.00 M Int Road.	2,965.00
12.00 M Int Road.	1,520.00
TOTAL	**6535.00**
SCHOOL PLOTS.	
SCHOOL-1	9450.00
COMMUNITY MARKET.	
RETAIL Market (M1)	1520.00
PUBLIC ASSEMBLY FACILITIES	
AM1	4000.00
PUBLIC UTILITY PLOT	
WATER RESERVOIR AND DISTRIBUTION (WS1)	20850.00
RECEVING STATION (UT1)	3003.00
TOTAL	**23853.00**
GARDENS AND PARKS.	
GARDEN-B (G1)	11070.07
SCHOOL PLAY GROUNDS	
P.G 1	16002.00
P.G 2	29127.72
TOTAL.	**45129.72**
COMMERICAL ACTIVITIES	
C1	58450.00
C2	22445.00
C3	17895.00
TOTAL.	**98790.00**
STP	
STP2	670.00
LAYOUT R.G.	
R.G 3	4880.00
R.G 4	6410.00
R.G 5	1670.00
R.G 6	8302.00
TOTAL	**21262.00**

LEGEND

PG/GARDEN	
R.G.	
NOT IN POSSESSION	
VILLAGE BOUNDARY	
STP BOUNDARY	

PROFORMA - B

DRG.NO. : 2

PROPOSED INTEGRATED TOWNSHIP PROJECT SECTOR- B

DETAILED LAYOUT PLAN

APPROVING AUTHORITY

PROFORMA - A

A	AREA STATEMENT	SEC 'B' AS PER D.P ROAD 100.00 M WIDE
	DESCRIPTION	**AREA IN SQ.M.**
1	**AREA OF PLOT**	**233630.00**
2	**DEDUCTIONS FOR**	
A	**AREA UNDER PROPOSED D.P & INTERNAL ROADS**	**31849.49**
B	**AREA UNDER AMENITY , PUBLIC UTILITIES EDUCATION & MEDICAL**	**138283.00**
C	**AREA UNDER PARKS, GARDENS AND PLAY GROUNDS**	**56199.79**
D	**TOTAL (A + B + C)**	**226332.28**
3	**NET PLOT AREA (1 - 2D)**	**7297.72**
4	**ADDITION FOR F.A.R. (TOTAL B / UP AREA) PURPOSE.**	
A	**AREA UNDER PROPOSED D.P & INTERNAL ROADS**	**31849.49**
B	**AREA UNDER AMENITY & UTILITIES EDUCATION & MEDICAL**	**138283.00**
C	**AREA UNDER PARKS, GARDENS AND PLAY GROUNDS**	**56199.79**
D	**TOTAL (A + B + C)**	**226332.28**
5	**TOTAL AREA (3 + 4D)**	**233630.00**
	F.A.R. PERMISSIBLE	**1.60**
6	**PERMISSIBLE TOTAL FLOOR AREA**	
7	**PROPOSED AREA**	**274473.93**
8	**TOTAL BUILT-UP AREA CONSUMED**	
B	**TENEMENT STATEMENT**	
a	**TOTAL PROPOSED RESIDENTIAL AREA**	
b	**LESS DEDUCTION OF NON-RESI. AREA .**	
	AREA OF TENEMENTS (a-b)	
a	**TENEMENTS**	
b	**TENEMENTS PROPOSED**	**81**
C	**PARKING STATEMENT**	
a	**4 WHEELER PARKING REQ. BY REGULATION**	**2607**
b	**4 WHEELER PARKING PROV.**	**2607**
c	**2 WHEELER PARKING REQ. BY REGULATION**	**5480**
d	**2 WHEELER PARKING PROV.**	**5480**

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOTS UNDER REFERENCE WERE SURVEYED BY ME AND THE DIMENSIONS OF THE SIDES ETC OF THE PLOTS AS MEASURED ON SITES AND THE AREA SO STATED IN THE DOCUMENTS OF OWNERSHIP WORKED OUT IS 179893.33 & 233630.00 SQ.MT. AND TALLIES WITH THE AREA

DESCRIPTION OF PROPOSAL AND PROPERTY

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

NAME & SIGNATURE OF OWNER

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

ARCHITECTS NAME AND ADDRESS

ANIL NARKHEDE
Licence No. - ADTP / Engineer/113
A&Z
LAND DEVELOPMENT SOLUTIONS
C-4, SHANTI-NIKETAN CHS
OPP. THANE STATION, NEAR ANAND CINEMA
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