Survey Number:-60/7 Parts at Village: -
Mangaon, Tal: - Kalyan
Land area: -1965.00 sqm

PROFORMA -B

N/06

DESCRIPTION OF SHEET

LAYOUT PLAN OF SECTOR O OF INTEGRATED TOWNSHIP PROJECT

STAMP AND DATE OF APPROVAL OF PLAN

सहायक संचालक नगर रचना, ठाणे.

AREA STATEMENT OF RESIDENTIAL BUILDINGS & SHOPS

SR. NO.	CLUSTER NO.	WING	TYPE	NOS OF FLOOR	HEIGHT	GARDEN PROVIDED AREA (10+20+5)	NOW REQUIRED AS PER FSI AREA	NOS. OF TENEMENTS	NOS OF PARKING REQUIRED	NOS. OF PARKING PROPOSED	FREE OF FSI AREA	REQUIRED PARKING AREA	PROPOSED PARKING AREA	STILT AREA NOS. PARKING
						30.00	30.31 to 36.00		1CAR	1SCOOTER	1CAR	1SCOOTER	1CAR	1SCOOTER
1	15-16	A	F.SQ.1	G+15	49.90	9932.71	9962.70	146	52	147	52	147	264.87	47.70	265.50	6.348
		B	F.SQ.1	G+15	49.90	9932.71	9962.70	146	52	147	52	147	264.87	47.70	265.50	6.348
		C	F.SQ.1	G+15	49.90	9932.71	9962.70	146	52	147	52	147	264.87	47.70	265.50	6.348
		D	F.SQ.1	G+15	49.90	9901.41	9917.17	138	52	145	50	145	263.98	47.70	265.50	6.348
		E	F.SQ.1	G+15	49.90	9901.41	10042.67	141	52	172	50	172	263.98	47.70	265.50	6.348
		F	F.SQ.1	G+15	49.90	10077.71	13960.07	194	52	173	69	173	180.96	62.80	195.19	9.00
		G	F.SQ.1	G+15	49.90	10077.71	13960.07	194	52	173	69	173	180.96	62.80	195.19	9.00
		H	F.SQ.1	G+15	49.90	10077.71	13960.07	194	52	173	69	173	180.96	62.80	195.19	9.00
		I	F.SQ.1	G+15	49.90	10077.71	13960.07	194	52	173	69	173	180.96	62.80	195.19	9.00
	SUB-TOTAL	9				89081.11	124007.81	1377	468	1561	496	1561	2377.29	564.00	2392.87	0.00
2	15-02	A	F.SQ.1	G+15	49.90	14016.20	13564.30	184	66	172	63	172	371.48	119.90	393.95	0.00
		B	F.SQ.1	G+15	49.90	14016.20	13564.30	184	66	172	63	172	371.48	119.90	393.95	0.00
		C	F.SQ.1	G+15	49.90	14016.20	13564.30	184	66	172	63	172	371.48	119.90	393.95	0.00
		D	F.SQ.1	G+15	49.90	9932.71	9845.42	138	66	170	60	170	370.49	119.90	393.95	0.00
		E	F.SQ.1	G+15	49.90	9932.71	9845.42	138	66	170	60	170	370.49	119.90	393.95	0.00
		F	F.SQ.1	G+15	49.90	9932.71	9845.42	138	52	147	52	147	318.47	87.30	287.52	0.00
		G	F.SQ.1	G+15	49.90	9932.71	9845.42	138	52	147	52	147	318.47	87.30	287.52	0.00
	SUB-TOTAL	9				95081.16	94307.91	1327	506	1401	396	1401	2721.35	964.00	3942.80	0.00
3	15-01	A	F.SQ.1	G+15	49.90	10076.71	10042.67	141	52	172	50	172	371.48	119.90	393.95	0.00
		B	F.SQ.1	G+15	49.90	10076.71	10042.67	141	52	172	50	172	371.48	119.90	393.95	0.00
		C	F.SQ.1	G+15	49.90	9932.71	9962.70	146	52	147	52	147	264.87	47.70	265.50	0.00
		D	F.SQ.1	G+15	49.90	9932.71	9962.70	146	52	147	52	147	264.87	47.70	265.50	0.00
	SUB-TOTAL	4				40018.84	40007.80	561	208	638	204	638	1272.70	335.20	1318.90	0.00
4	15-04	A	F.SQ.1	G+15	49.90	9932.71	9962.70	146	52	147	52	147	264.87	47.70	265.50	0.00
		B	F.SQ.1	G+15	49.90	9932.71	9962.70	146	52	147	52	147	264.87	47.70	265.50	0.00
		C	F.SQ.1	G+15	49.90	9939.07	9939.42	141	52	168	50	168	263.98	47.70	265.50	0.00
		D	F.SQ.1	G+15	49.90	9939.07	9939.42	141	52	168	50	168	263.98	47.70	265.50	0.00
		E	F.SQ.1	G+15	49.90	9901.41	9845.42	138	52	147	52	147	264.87	47.70	265.50	0.00
		F	F.SQ.1	G+15	49.90	9901.41	9845.42	138	52	147	52	147	264.87	47.70	265.50	0.00
		G	F.SQ.1	G+15	49.90	9901.41	9845.42	138	52	147	52	147	264.87	47.70	265.50	0.00
	SUB-TOTAL	7				69603.12	69457.76	1014	364	1052	360	1052	1852.31	334.20	1859.00	0.00
5	15-03	A	F.SQ.1	G+15	49.90	10076.71	10042.67	141	52	172	50	172	371.48	119.90	393.95	0.00
		B	F.SQ.1	G+15	49.90	10076.71	10042.67	141	52	172	50	172	371.48	119.90	393.95	0.00
		SHOP	L.FSQ.	GROUND	6.40	703.81	703.81	0	19	42	19	42	0.00	0.00	0.00	0.00
		SHOP	L.FSQ.	GROUND	6.40	861.30	861.30	0	23	52	23	52	0.00	0.00	0.00	0.00
						2921.26										
						3057.56										
	SUB-TOTAL	4				26796.54	20790.15	282	94	238	92	238	742.96	239.80	787.90	0.00
	G.04	A.S.F.1	GFL	G+15	45.00	7394.91	10042.68	141	0	365	0	365	0.00	90.90	334.83	0.00
		SHOP	L.GFL	GROUND	6.40	914.26	732.30	0	19	0	0	0	0.00	0.00	0.00	0.00
	SUB-TOTAL	2				8309.17	10774.98	141	19	365	0	365	0.00	90.90	334.83	0.00
	15-07	A.S.F.1	SBF1	G+14	45.00	9345.20	9345.20	207	0	435	0	435	0.00	0.00	0.00	0.00
		G.S.F.1	SBF1	G+14	45.00	9345.20	9345.20	207	0	435	0	435	517.72	76.50	78.77	0.00
		G.S.F.1	SBF1	G+14	45.00	9345.20	9345.20	207	0	435	0	435	517.72	76.50	78.77	0.00
	SUB-TOTAL	3				28035.60	28035.60	621	0	1305	0	1305	1035.44	153.00	157.54	0.00
	15-08	A	GFL	G+15	45.00	7394.91	10042.68	141	0	365	0	365	0.00	90.90	334.83	0.00
		SHOP	L.GFL	GROUND	6.40	914.26	732.30	0	19	0	0	0	0.00	0.00	0.00	0.00
	SUB-TOTAL	2				8309.17	10774.98	141	19	365	0	365	0.00	90.90	334.83	0.00
	15-09	A.S.F.1	GFL	G+15	45.00	7394.91	10042.68	141	0	365	0	365	0.00	90.90	334.83	0.00
		SHOP	L.GFL	GROUND	6.40	914.26	732.30	0	19	0	0	0	0.00	0.00	0.00	0.00
	SUB-TOTAL	2				8309.17	10774.98	141	19	365	0	365	0.00	90.90	334.83	0.00
	15-10	A	F.SQ.1	G+15	49.90	10076.71	10042.67	141	52	172	50	172	371.48	119.90	393.95	0.00
		B	F.SQ.1	G+15	49.90	10076.71	10042.67	141	52	172	50	172	371.48	119.90	393.95	0.00
		C	F.SQ.1	G+15	49.90	9932.71	9962.70	146	52	147	52	147	264.87	47.70	265.50	0.00
		D	F.SQ.1	G+15	49.90	9932.71	9962.70	146	52	147	52	147	264.87	47.70	265.50	0.00
	SUB-TOTAL	4				40018.84	40007.80	561	208	638	204	638	1272.70	335.20	1318.90	0.00
	15-11	A.S.F.1	GFL	G+15	45.00	7394.91	10042.68	141	0	365	0	365	0.00	90.90	334.83	0.00
		SHOP	L.GFL	GROUND	6.40	914.26	732.30	0	19	0	0	0	0.00	0.00	0.00	0.00
	SUB-TOTAL	2				8309.17	10774.98	141	19	365	0	365	0.00	90.90	334.83	0.00
	15-12	A	F.SQ.1	G+15	49.90	10076.71	10042.67	141	52	172	50	172	371.48	119.90	393.95	0.00
		B	F.SQ.1	G+15	49.90	10076.71	10042.67	141	52	172	50	172	371.48	119.90	393.95	0.00
		C	F.SQ.1	G+15	49.90	9932.71	9962.70	146	52	147	52	147	264.87	47.70	265.50	0.00
		D	F.SQ.1	G+15	49.90	9932.71	9962.70	146	52	147	52	147	264.87	47.70	265.50	0.00
	SUB-TOTAL	4				40018.84	40007.80	561	208	638	204	638	1272.70	335.20	1318.90	0.00
	15-13	A.S.F.1	GFL	G+15	45.00	7394.91	10042.68	141	0	365	0	365	0.00	90.90	334.83	0.00
		SHOP	L.GFL	GROUND	6.40	914.26	732.30	0	19	0	0	0	0.00	0.00	0.00	0.00
	SUB-TOTAL	2				8309.17	10774.98	141	19	365	0	365	0.00	90.90	334.83	0.00
	TOTAL RESIDENTIAL					653676.91	734742.29	8551	3048	10230	2948	10230	16096.91	4634.70	17036.84	0.00
	TOTAL COMMERCIAL	3				2307.26	2307.26	0	46	94	46	94	0.00	0.00	0.00	0.00
	GROSS TOTAL (DEVELOPMENT AREA)	98				674983.42	577050.55	8551	3048	10230	2948	10230	16096.91	4634.70	17036.84	0.00

Note:- Tower 15-07 Wing F&G was earlier approved as Cluster 15-04 wing H&I.

AREA STATEMENT OF NON-RESIDENTIAL BUILDINGS

SR. NO.	DESCRIPTION	NOS.	PLOT AREA	NOS OF FLOOR	HEIGHT	GARDEN PROVIDED AREA (10+20+5)	NOW EFFECTIVE FSI AREA	FREE OF FSI AREA	NOS. OF PARKING REQUIRED		NOS. OF PARKING PROPOSED	
									1CAR	1SCOOTER	1CAR	1SCOOTER
1	SCHOOL -O	1	10296.0	G+2	15.00	3599.00	3599.00	0	60	0	60	0
2	SWCC-O					0.00	0.00	0	0	0	0	0
3	SWCC-OL-RAMP	2	0.0	G+0	15.00	1995.00	1995.00	0	0	0	0	0
4	SWCC-OL-1ST					0.00	1329.00	0	0	0	0	0
5	SWCC-OU					0.00	1329.00	0	0	0	0	0
6	SWCC-OU-OVERHEAD	2	0.0	G+2F	15.00	0.00	0.00	0	0	0	0	0
7	SWCC-OU-RAMP & OTHER					3599.00	3599.00	0	60	0	60	0
8	SWCC-OU-1ST					0.00	1329.00	0	0	0	0	0
9	SWCC-OU-2ND	2	0.0	G+2	15.00	0.00	1329.00	0	0	0	0	0
10	SWCC-OU-OTHER					3599.00	3599.00	0	60	0	60	0
11	TOTAL NON RESIDENTIAL		10296.0			3599.00	3599.00	0	60	0	60	0

PARKING SUMMARY

SR. NO.	DESCRIPTION	CARS			SCOOTER
		BIG	SMALL	TOTAL	
1	RESIDENTIAL BLDGS.		2922		13034
2	NON-RESIDENTIAL BLDGS.		112		700
3	TOTAL PARKING REQUIRED		2714		13318
4	MLCP - O1	0	3070	3070	0
5	MLCP - O2	0	1921	1921	665
6	OPEN PARKING	685	38	723	12857
7	TOTAL PARKING PROPOSED	685	5029	5714	13522
8	TOTAL EXCESS PARKING		3000		4

AREA REQUIREMENT FOR SCHOOL UNDER ECONOMIC ACTIVITIES		
1	TOTAL PLOT AREA (SCHOOL - O) DCR	11,274.26 SQ.M.
2	MINIMUM AREA FOR FUTURE SCHOOL	4,510.00 SQ.M.
3	PROPOSED P. K. FOR SCHOOL	4,955.09 SQ.M.
4	BALANCE PLOT AREA FOR SCHOOL	6,319.00 SQ.M.

SUMMARY OF PROVISION OF SOCIETY OFFICE, SERVANTS TOILET & STORE ROOM				
Cluster	Wing	SOCIETY OFFICE	SERVANTS TOILET	STORE ROOM
15-01	A	16.76	10.00	
	B	16.76	10.00	
	C	16.76	10.00	
	D	16.76	10.00	
15-02	A	16.76	10.00	
	B	16.76	10.00	
	C	16.76	10.00	
	D	16.76	10.00	
15-03	A	16.76	10.00	
	B	16.76	10.00	
15-04	A	16.76	10.00	
	B	16.76	10.00	
	C	16.76	10.00	
	D	16.76	10.00	
15-05	A	16.76	10.00	
	B	16.76	10.00	
15-06	A	16.76	10.00	
	B	16.76	10.00	
	C	16.76	10.00	
	D	16.76	10.00	
15-07	F	16.76	10.00	
	G	16.76	10.00	
15-08	A	16.76	10.00	
15-09	A	16.76	10.00	
15-10	A	16.76	10.00	
	B	16.76	10.00	
	C	16.76	10.00	
	D	16.76	10.00	
15-11	A	16.76	10.00	
15-12	A	16.76	10.00	
	B	16.76	10.00	
	C	16.76	10.00	
	D	16.76	10.00	
15-13	A	16.76	10.00	
	B	16.76	10.00	
SCHOOL-O		16.76	10.00	
SCHOOL-OU		16.76	10.00	
TOTAL		804.48	480.00	16.80

[Reg. 9.10(i)] CALCULATIONS FOR SOCIETY OFFICE	
TOTAL NO. OF TENEMENTS	8551/NOS.
MIN. REQUIRED 2/150 SQ. M. FOR 50B/FLATS	20.00 SQ. M.
MIN. REQUIRED 2/150 SQ. M. FOR EVERY	543.48 SQ. M.
TOTAL AREA REQUIRED	563.48 SQ. M.
TOTAL AREA PROVIDED	804.00 SQ. M.

[Reg. 9.10(ii)] CALCULATION FOR SANITARY BLOCK FOR SERVANTS	
TOTAL NO. OF TENEMENTS	8551/NOS.
MIN. REQUIRED 3 SQ. M. FOR 50B/FLATS	9.00 SQ. M.
MIN. REQUIRED 3 SQ. M. FOR EVERY	136.77 SQ. M.
TOTAL AREA REQUIRED	129.77 SQ. M.
TOTAL AREA PROVIDED	237.25 SQ. M.

[Reg. 9.10(iii)] CALCULATIONS FOR DRIVERS ROOM	
TOTAL NO. OF TENEMENTS	8551/NOS.
MIN. REQUIRED 2/150 SQ. M. FOR EVERY	12.00 SQ. M.
MIN. REQUIRED 2/150 SQ. M. FOR EVERY	255.70 SQ. M.
TOTAL AREA REQUIRED	255.70 SQ. M.
TOTAL AREA PROVIDED	19.75 SQ. M.

LAND AREA IN VILLAGE MANGAON

Sr. No.	Survey No/ Hissa No.	Area Sq. Mt
1	53/1	20450.00
2	53/2	17070.00
3	53/3	3450.00
4	54/3B	1470.00
5	54/3C	1570.00
6	54/4	680.00
7	54/5	1090.00
8	54/6	3990.00
9	54/7	2630.00
10	54/8	940.00
11	54/9	500.00
12	54/10	500.00
13	54/11	600.00
14	54/12	530.00
15	54/13	400.00
16	54/14	960.00
17	54/15	2860.00
18	54/16	400.00
19	54/17	910.00
20	54/18	960.00
21	60/7	2360.00
22	60/12	1010.00
23	62/2	610.00
24	62/3	800.00
25	63/1	480.00
26	63/2	560.00
27	64/2	940.00
28	65/3C	300.00
29	65/5B	200.00
30	65/5C	2100.00
31	65/5E	700.00
32	65/5F	1500.00
33	65/5F	1800.00
34	65/5G	900.00
35	65/5H	900.00
36	65/6C	600.00
37	65/6D	800.00
38	65/6E	1900.00
39	65/F	900.00
40	65/7	3100.00
41	65/8B	3800.00
42	65/9	2400.00
43	65/10	400.00
44	65/11	500.00
45	65/12	500.00
46	65/14	3100.00
47	65/15A	14640.00
48	65/15B	14650.00
49	65/22	1800.00
TOTAL (B)		127810.00

SECTOR O

LAND AREA IN VILLAGE HEDUTANE

Sr. No.	Survey No/ Hissa No.	Area Sq. Mt
1	14/2	3148.84
2	14/3B	29.96
3	17/1pt	4932.00
4	19/1	1880.00
5	19/2	91.39
6	19/3	1070.00
7	24/1A	5660.00
8	24/1B	3340.00
9	24/3	430.00
10	24/4	200.00
11	25/1	549.00
12	25/2A	12660.00
13	25/2B(pt)	2030.00
14	25/2B(pt)	1541.00
15	25/2B(pt)	9089.00
16	25/3	1670.00
17	25/4	2220.00
18	26/2A(pt)	1300.00
19	26/2A(pt)	3940.00
20	26/2B	2130.44
21	209/3	31.27
22	212/2	6000.00
23	212/3	937.00
24	212/4	400.00
25	212/5	2200.00
26	212/6	1700.00
27	212/7A	483.00
28	212/7B	469.00
29	212/7C	481.00
30	212/7D	480.00
31	212/7E	480.00
32	212/8	500.00
33	212/9A	10510.00
34	212/9B(pt)	4551.00
35	212/9B(pt)	6039.00
36	212/10	2500.00
37	212/11	2706.00
38	212/12B(pt)	2460.00
39	212/13B(pt)	3640.00
40	212/16	1300.00
41	253/1pt	305.00
42	253/3pt	305.00
43	259/12	568.00
44	259/14	481.00
45	259/15	570.00
46	260/1A	2100.00
47	260/1B	2100.00
48	260/2	6530.00
49	260/3	3600.00
50	260/4	2800.00
51	260/5	2300.00
52	260/6A	471.00
53	260/6B	896.00
54	260/6D	500.00
55	260/6E	538.00
56	260/6F	527.00
57	260/6J	509.00
58	260/7	435.00
59	260/8A	450.00
60	260/8B	450.00
61	261/2A	800.00
62	261/2B	800.00
63	262/1pt	3150.00
TOTAL (A)		136863.90

GRAND TOTAL (A+B+C)	264673.90

PROFORMA - A

SR. NO.	AREA STATEMENT	TOTAL AREA (IN SQ. M.)
1	AREA OF PLOT (SECTOR - O)	264,673.90
2	DEDUCTIONS FOR	
(a)	AREA UNDER PLAYGROUND, GARDENS & PARKS	21,077.65
(b)	AREA UNDER TOWN-LEVEL AMENITIES	26,611.07
(c)	AREA UNDER PUBLIC UTILITIES	-
(d)	AREA UNDER PROPOSED ROAD	82,203.23
(e)	2% LAND FOR PLANNING AUTHORITY	-
	TOTAL [Sr No. (2a) to (2f)]	129,891.95
3	NET PLOT AREA [Sr. No. 1 - 2(a) to 2(e)]	134,781.95
4	RECREATIONAL OPEN SPACES	
(a)	AREA UNDER ECONOMIC ACTIVITIES	11,276.22
(b)	AREA UNDER TOWN-LEVEL AMENITIES EXCLUDING ECONOMIC ACTIVITIES [Sr No. (2b) - (4a)]	15,334.85
(c)	PLOT AREA FOR RECREATIONAL OPEN SPACE (Sr. No. 1 - 2(a) - 2(b) - 2(d) - 2(e) - 4(b))	146,058.17
(d)	REQUIRED [10% of Sr. No. 4] [Note of14.1.1.7(ii)(a)]	14,605.82
(e)	PROPOSED	14,827.45
5	P. S. I. PERMISSIBLE (As per Reg. 14.1.1.7 (ii))	1.80 GLOBAL
6	PERMISSIBLE TOTAL BUILT-UP AREA (GLOBAL) (INCLUDING SOCIAL HOUSING) (MASTER ZONE LAYOUT DTD. 28-08-2022)	11,336,227.71
7	TOTAL APPROVED BUILT-UP AREA (SECTOR - O) (UNDER AKBSNA DCR)	-
(a)	RESIDENTIAL AREA	-
(b)	NON-RESIDENTIAL AREA	-
(c)	SOCIAL HOUSING AREA	-
8	TOTAL BUILT-UP AREA PROPOSED (SECTOR - O)	591,423.54
(a)	RESIDENTIAL AREA	574,756.29
(b)	NON-RESIDENTIAL AREA	16,667.25
(c)	SOCIAL HOUSING AREA	-
(d)	AREA ALLOCATED FOR DEVELOPMENT	-
9	FSI CONSUMED (SECTOR - O) [Sr. No. 8 / Sr. No. 1]	2.23
10	TOTAL BUILT-UP AREA PROPOSED (SECTOR - A TO P) (EXCLUDING SOCIAL HOUSING)	591,423.54

NOTE : ALL DIMENSIONS ARE IN METRE

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 **264,673.90 SQ. M.** AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP FOR SECTOR-O

DESCRIPTION OF PROPOSAL & PROPERTY

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

JOB NO.	REVISION NO.	DRAWN BY	CHECKED BY
PALAVA II	R2	OFFICE	9944
SHEET NO.	SHEET SIZE	DATE	SCALE
N/06	800 X 750 MM	13/03/2024	1:1500

NAME & ADDRESS OF OWNER — **SIGNATURE**

M/S. MACROTECH DEVELOPERS 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

BUILT UP AREA ALLOCATION SUMMARY

S. No.	ITEMS	SECTOR O
1	TOTAL BUILT-UP AREA PROPOSED (INCLUDING SOCIAL HOUSING)	591,423.54
2	TOTAL BUILT-UP CONSUMED IN GARDENS AND PLAYGROUNDS	-
a	GARDENS AND PARKS	-
b	PLAYGROUND (10% Area is to accommodate 6.0 tall units)	-
c	SCHOOL PLAYGROUND (10% Area is to accommodate 6.0 tall units)	-
3	ECONOMIC ACTIVITY PLOTS	10,827.25
a	SCHOOL (Min. Required 5000 SQ.M. per 60 No.) (Min. Required 5000 SQ.M. per 300 No.)	-
b	HOTEL (Min. Required 1000 SQ.M. per 100 No.) (Min. Required 5000 SQ.M. per 100 No.)	2,573.39
c	COMMERCIAL ACTIVITY CO-OPERATIVE (Min. Required 5000 SQ.M. per 100 No.) (Min. Required 40000 SQ.M. upto 80 No.)	13,994.86
d	PLOT ALLOCATED FOR DEVELOPMENT PLOT ALLOCATED FOR DEVELOPMENT	-
4	PUBLIC UTILITIES PLOTS	-
a	FIRE BRIGADE STATION	-
b	SWARAJ WASTE MANAGEMENT (SWM) SYSTEM	-
c	CREMATION GROUND	-
d	BURIAL GROUND	-
e	BUS STATION / TRANSPORT HUB	-
f	POLICE STATION	-
g	ELECTRIC SUB-STATION	-
h	OTHER PUBLIC UTILITIES (WATER RESERVOIR)	-
i	PUBLIC OFFICE	-
j	POST OFFICE	-
k	TELEPHONE EXCHANGE	-
l	PUBLIC PARKING FACILITIES	-
m	SLAUGHTER HOUSE	-
n	SOLID WASTE MANAGEMENT (SWM)	-
5	TOTAL BUILT-UP AREA PROPOSED (EXCLUDING SOCIAL HOUSING)	591,423.54
a	BUILT-UP AREA OF RESIDENTIAL ACCOMMODATION	574,756.29
b	BUILT-UP AREA OF NON-RESIDENTIAL ACCOMMODATION [Sr.No.(5) a - (1) d]	16,667.25
c	SOCIAL HOUSING COMPONENT PROPOSED (15% OF BASIC RESIDENTIAL FSI)	-

PLOT AREA ALLOCATION

S. No.	ITEMS	SECTOR O
1	TOTAL PLOT AREA	264,673.90
2	GARDENS AND PLAYGROUNDS	21,077.65
a	GARDENS AND PARKS	20,781.09
b	PLAYGROUNDS	818.09
c	SCHOOL PLAYGROUND	-
3	TOWN-LEVEL AMENITIES	26,611.07
a	SCHOOL (Min. Required 5000 SQ.M. per 60 No.) (Min. Required 5000 SQ.M. per 300 No.)	-
b	HOTEL (Min. Required 1000 SQ.M. per 100 No.) (Min. Required 5000 SQ.M. per 100 No.)	13,334.85
c	COMMERCIAL ACTIVITY CO-OPERATIVE (Min. Required 5000 SQ.M. per 100 No.) (Min. Required 40000 SQ.M. upto 80 No.)	13,276.21
d	PLOT ALLOCATED FOR DEVELOPMENT PLOT ALLOCATED FOR DEVELOPMENT	-
4	PUBLIC UTILITIES PLOTS	-
5	TOWN LEVEL AMENITIES	-
a	FIRE BRIGADE STATION (Required 1000 SQ.M. PER 200 No)	-
b	SWARAJ WASTE MANAGEMENT (SWM) SYSTEM (Required 5000 SQ.M. PER 200 No)	-
c	CREMATION GROUND (Required 5000 SQ.M. PER 200 No)	-
d	BURIAL GROUND (Min. Required 10000 SQ.M. per 40 No.) (Min. Required 40000 SQ.M. per 200 No.)	-
e	BUS STATION / TRANSPORT HUB (Required 5000 SQ.M. PER 200 No)	-
f	POLICE STATION (Required 1000 SQ.M. PER 100 No)	-
g	ELECTRIC SUB-STATION	-
h	OTHER PUBLIC UTILITIES (WATER RESERVOIR)	-
i	PUBLIC OFFICE	-
j	POST OFFICE	-
k	TELEPHONE EXCHANGE	-
l	PUBLIC PARKING FACILITIES	-
m	SLAUGHTER HOUSE	-
n	SOLID WASTE MANAGEMENT (SWM)	-
5	AREA UNDER ROADS (TRANSPORT)	82,203.23
a	UP ROAD AREA (18.00 Mt. 24.00 Mt. 30.00 Mt & 100.00 Mt	73,402.11
b	INTERNAL NODES	8,770.08
6	LAND FOR PLANNING AUTHORITY (2% OF PLOT AREA)	-
7	TOTAL (S