PROFORMA -B

O/07

DESCRIPTION OF SHEET

LAYOUT PLAN OF SECTOR O OF INTEGRATED TOWNSHIP PROJECT

STAMP AND DATE OF APPROVAL OF PLAN

या कार्यालयाचे पत्र क्र. एकात्मिकृत नगररचनाहत / मौजे अंतर्ली, खोणी, हेदूटणे, कोळे, धारिवली, कटई व माणगांव ता. कल्याण आणि मौजे उंबोली, ता. अंबरनाथ सस्तांगणे ८/६/२०२० दिनांक 20/12/२०२० मधील शर्तींना अधीन राहून हिरव्या रंगाने दुरूस्ती घुचविल्याप्रमाणे...रहिवास...क्षेत्रिय...वापरासाठी नकाशाला मंजूरी.

सहायक संचालक
नगर रचना, ठाणे.

AREA STATEMENT OF RESIDENTIAL BUILDINGS & SHOPS

SR. NO.	CLUSTER NO.	WING	TYPE	NOS OF FLOOR	HEIGHT	EARLIER APPROVED FSI AREA (15-09-24)	NOW APPROVED FSI AREA	NOS OF TENEMENTS	NOS. OF PARKING REQUIRED		NOS. OF PARKING PROPOSED		FREE OF FSI AREA	REQUIRED REFUGE AREA	PROPOSED REFUGE AREA
					IN MT.	IN SQ.M.	IN SQ.M.		CAR	SCOOTER	CAR	SCOOTER	IN SQ.M.	IN SQ.M.	IN SQ.M.
1	15.01	A	P.B2,3	G+23	69.90	9962.79	9962.79	140	52	147	52	147	216.87	87.30	182.52
		B	P.B2,3	G+23	69.90	9958.42	9958.42	140	52	147	52	147	217.38	87.30	182.52
		C	P.B2,1	G+23	69.90	9958.42	9958.42	140	52	147	52	147	217.38	87.30	182.52
		D	P.H	G+23	69.90	9947.17	10978.05	95	67	100	67	100	117.67	66.60	95.21
		E	P.E3,1	G+23	69.90	13662.67	13662.67	164	60	172	60	172	180.66	82.80	149.13
		F	P.E2,2	G+23	69.90	13662.67	13681.51	164	60	172	60	172	204.20	82.80	195.96
		G	P.E2,2	G+23	69.90	13662.67	13681.51	164	60	172	60	172	204.20	82.80	195.96
		H	P.F1	G+23	69.90	13034.24	13034.24	141	53	148	53	148	203.00	114.30	180.53
		I	P.E2	G+23	69.90	13660.13	13660.13	164	60	172	60	172	180.96	82.80	149.13
		J	P.F2	G+23	69.90	13022.44	13022.44	140	52	147	52	147	203.00	114.30	180.53
		K	P.F2	G+23	69.90	13022.44	13022.44	140	52	147	52	147	203.00	114.30	180.53
		L	P.F2	G+23	69.90	13022.44	13022.44	140	52	147	52	147	203.00	114.30	180.53
	SUB-TOTAL	12				146576.50	147648.34	1732	672	1818	672	1818	2351.82	1116.90	2055.99
2	15.02	A	P.C1	G+23	69.90	14064.28	14064.28	164	60	172	60	172	271.09	123.30	242.55
		B	P.C1	G+23	69.90	14064.28	14064.28	164	60	172	60	172	271.09	123.30	242.55
		C	P.C1	G+23	69.90	14064.28	14064.28	164	60	172	60	172	271.09	123.30	242.55
		D	P.C1	G+23	69.90	14064.28	14064.28	164	60	172	60	172	271.09	123.30	242.55
		E	P.C1	G+23	69.90	14064.28	14064.28	164	60	172	60	172	271.09	123.30	242.55
		F	P.B2,2	G+23	69.90	9948.42	9945.42	138	50	145	50	145	222.17	87.30	182.52
		G	P.B2,4	G+23	69.90	9961.49	9961.49	140	52	147	52	147	216.87	87.30	182.52
		H	P.B2,4	G+23	69.90	9961.49	9961.49	140	52	147	52	147	216.87	87.30	182.52
		I	P.B1	G+23	69.90	9840.11	9840.11	139	52	146	52	146	216.87	86.40	182.52
	SUB-TOTAL	9				126027.91	126027.91	1377	506	1445	506	1445	2377.23	964.80	1942.88
3	15.03	A	P.F1	G+23	69.90	13034.24	13034.24	141	53	148	53	148	203.00	114.30	180.53
		B	P.F3	G+23	69.90	13022.44	13022.44	140	52	147	52	147	203.00	114.30	180.53
		C	P.B2,3	G+23	69.90	9962.79	9962.79	140	52	147	52	147	203.00	114.30	180.53
		D	P.B2,1	G+23	69.90	9958.42	9958.42	140	52	147	52	147	217.38	87.30	182.52
	SUB-TOTAL	4				45977.89	45977.89	561	209	589	209	589	840.25	403.20	726.06
4	15.04	A	P.A1	G+23	69.90	9787.58	9787.58	161	60	169	60	169	174.17	85.50	151.98
		B	P.A2	G+23	69.90	9925.44	9925.44	159	59	167	59	167	186.05	86.40	163.47
		C	P.A3,2	G+23	69.90	10028.43	10028.43	161	60	169	60	169	197.09	87.30	174.51
		D	P.A3,2	G+23	69.90	10028.43	10028.43	161	60	169	60	169	197.09	87.30	174.51
		E	P.A3,2	G+23	69.90	10028.43	10028.43	161	60	169	60	169	197.09	87.30	174.51
		F	P.A3,2	G+23	69.90	10028.43	10028.43	161	60	169	60	169	197.09	87.30	174.51
		G	P.B2,6	G+23	69.90	10016.21	9957.17	139	52	146	52	146	217.33	87.30	182.52
		H	P.B2,7	G+23	69.90	9998.85	9957.17	140	52	147	52	147	217.33	87.30	182.52
		I	P.B2,7	G+23	69.90	10037.08	9957.17	140	52	147	52	147	217.33	87.30	182.52
		J	P.B2,7	G+23	69.90	10016.95	9957.17	140	52	147	52	147	217.33	87.30	182.52
		K	P.A3,2	G+23	69.90	10028.43	10028.43	161	60	169	60	169	197.09	87.30	174.51
	SUB-TOTAL	11				109907.71	109683.80	1684	627	1768	627	1768	2214.99	957.60	1917.69
5	15.05	A & B	CRL1	G+34	45.00	12767.18	12767.18	208	76	546	76	546	122.20	83.40	90.66
		C & D	CRL2	G+34	45.00	13226.04	13286.63	209	76	546	76	546	132.31	87.60	100.48
		SHOP	S_CRL1	GROUND	4.40	703.81	703.81	0	14	42	14	42	0.00	0.00	0.00
		SHOP	S_CRL2	GROUND	4.40	862.19	862.19	0	17	52	17	52	0.00	0.00	0.00
	SUB-TOTAL	2				27560.22	27619.81	416	183	1186	183	1186	254.51	171.00	191.12
6	15.06	A, B & C	OPL	G+34	45.00	18063.60	18063.60	431	0	905	0	905	140.07	90.90	96.82
		SHOP	S_OPL	GROUND	4.40	761.26	761.26	0	15	0	15	0	0.00	0.00	0.00
	SUB-TOTAL	1				18824.86	18824.86	431	15	905	15	905	140.07	90.90	96.82
7	15.07	D & E	RBY1	G+34	45.00	15339.04	15339.04	347	0	729	0	729	427.75	75.90	90.63
		F & G	RBY2	G+34	45.00	9095.28	8908.90	207	52	288	52	288	556.81	45.80	66.72
	SUB-TOTAL	3				24434.32	24247.94	554	52	1017	52	1017	984.56	121.70	157.35
						34070.50	35783.30	802	52	1538	52	1538	1798.50	199.80	330.40
8	15.08	A & B	Deleted	0	0.00	11817.77	0.00	0	0	0	0	0	0.00	0.00	0.00
	SUB-TOTAL	0				11817.77	0.00	0	0	0	0	0	0.00	0.00	0.00
9	15.09	A & B	QRZ1	G+14	45.00	14393.22	14353.78	230	85	604	85	604	185.87	93.00	95.80
		C & D	QRZ2	G+14	45.00	14358.06	14251.06	228	84	592	84	592	340.25	93.00	95.80
	SUB-TOTAL	2				28751.31	28604.84	458	169	1203	169	1203	466.12	186.00	191.60
10	15.10	A & B	EMR1	G+14	45.00	14216.83	14205.72	230	85	604	85	604	290.41	93.00	95.80
		C & D	EMR2	G+14	45.00	14359.22	14205.72	230	85	604	85	604	290.41	93.00	95.80
	SUB-TOTAL	2				28616.05	28411.44	460	170	1208	170	1208	580.86	186.00	191.60
11	15.11	A & B	0	0	0.00	0.00	0.00	0	0	0	0	0	0.00	0.00	0.00
		C & D	JAS2	G+14	45.00	14216.83	14353.25	230	85	604	85	604	123.87	93.00	95.80
	SUB-TOTAL	1				14216.83	14353.25	230	85	604	85	604	123.87	93.00	95.80
TOTAL RESIDENTIAL		44				574756.29	5646038.68	8151	2642	12170	2642	12170	10995.22	4369.20	7729.97
TOTAL COMMERCIAL		3				2327.26	2327.26	0	46	94	46	94	0.00	0.00	0.00
GROSS TOTAL DEVELOPMENT AREA		47				577083.55	566935.94	8151	2688	12264	2688	12264	10995.22	4369.20	7729.97

AREA STATEMENT OF NON-RESIDENTIAL BUILDINGS

SR. NO.	DESCRIPTION	NOS.	PLOT AREA	NOS OF FLOOR	HEIGHT	EARLIER APPROVED FSI AREA (15-03-24)	NOW APPROVED FSI AREA	FREE OF FSI AREA	NOS. OF PARKING REQUIRED		NOS. OF PARKING PROPOSED	
					IN MT.	IN SQ.M.	IN SQ.M.	IN SQ.M.	CAR	SCOOTER	CAR	SCOOTER
1	SCHOOL - O	1	11726.22	G+2	23.50	9108.60	10805.14	0.00	10	7	10	7
2	MLCP - O1	1	N.A.	G+13	37.40	0.00	0.00	17765.47	0	0	0	0
	MLCP - O1 Retail					1498.22	2627.00	0.00	43	69	43	69
	MLCP - O1 STP					0.00	0.00	1161.41	0	0	0	0
	MLCP - O2	1	N.A.	G+13	38.60	0.00	0.00	4947.83	0	0	0	0
	MLCP - O2 Clubhouse					586.00	551.22	0.00	9	14	9	14
	MLCP - O2 Retail & Office					3068.44	2886.34	0.00	50	81	50	81
	MLCP - O2 STP					0.00	0.00	724.61	0	0	0	0
3	CLUBHOUSE O1	1	N.A.	G+1	8.10	3565.34	3565.34	0.00	59	93	59	93
4	MEDITATION CENTER - O1	1	N.A.	GROUND	4.38	75.35	75.35	0.00	1	4	1	4
5	MEDITATION CENTER - O2	1	N.A.	GROUND	5.25	0.00	82.80	0.00	1	4	1	4
6	RETAIL BUILDING - O1	1	N.A.	GROUND	4.45	0.00	765.52	0.00	16	47	16	47
	TOTAL NON RESIDENTIAL					14039.94	21758.52	18947.52	72	245	72	245

PARKING SUMMARY

SR. NO.	DESCRIPTION	CARS			SCOOTER
		BIG	SMALL	TOTAL	
1	RESIDENTIAL BLDGS.		2642		12170
2	NON-RESIDENTIAL BLDGS.		118		330
3	TOTAL PARKING REQUIRED		2760		12500
4	MLCP - O1	0	3070	3070	0
5	MLCP - O2	0	1920	1920	0
6	OPEN PARKING	685	38	723	12514
7	TOTAL PARKING PROPOSED	685	5028	5713	12514
8	TOTAL EXCESS PARKING		2953		14

AREA REQUIREMENT FOR SCHOOL UNDER ECONOMIC ACTIVITIES

C	TOTAL PLOT AREA (SCHOOL - O) (SC9)	11,276.22	SQ.M.
1	MINIMUM 40% P.G FOR SCHOOL	4,510.49	SQ.M.
2	PROPOSED P. G. FOR SCHOOL	4,655.39	SQ.M.
3	BALANCE PLOT AREA FOR SCHOOL	6,620.83	SQ.M.

[Reg. 9.31(i)] CALCULATIONS FOR SOCIETY OFFICE, FITNESS CENTRE

TOTAL NO. OF TENEMENTS	8151	NOS.
MIN. REQUIRED 20 SQ. M. FOR 100 FLATS	20.00	SQ. M.
MIN. REQUIRED 20 SQ. M. FOR EVERY ADDITIONAL 300 FLATS	536.73	SQ. M.
TOTAL AREA REQUIRED	556.73	SQ. M.
TOTAL AREA PROVIDED	1323.47	SQ. M.

[Reg. 9.31(ii)] CALCULATION FOR SANITARY BLOCK FOR SERVANTS

TOTAL NO. OF TENEMENTS	8151	NOS.
MIN. REQUIRED 3 SQ. M. FOR 100 FLATS	3.00	SQ. M.
MIN. REQUIRED 3 SQ. M. FOR EVERY ADDITIONAL 200 FLATS	120.77	SQ. M.
TOTAL AREA REQUIRED	123.77	SQ. M.
TOTAL AREA PROVIDED	264.21	SQ. M.

[Reg. 9.31(iii)] CALCULATIONS FOR DRIVERS ROOM

TOTAL NO. OF TENEMENTS	8151	NOS.
MIN. REQUIRED 12 SQ. M. FOR 100 FLATS	12.00	SQ. M.
MIN. REQUIRED 10 SQ. M. FOR EVERY ADDITIONAL 300 FLATS	268.37	SQ. M.
TOTAL AREA REQUIRED	280.37	SQ. M.
TOTAL AREA PROVIDED	281.14	SQ. M.

SUMMARY OF PROVISION OF SOCIETY OFFICE, SERVANTS TOILET & DRIVERS ROOM

Cluster	Wing	Society Office	Servants Toilet	Drivers Room
15.01	A			4.33
	D	74.34	37.00	
	J	50.04	12.07	
	K	50.04	12.07	
	L	50.04	12.07	
	F	74.34	37.00	4.33
15.02	G			4.33
	H			4.33
	I	49.76		4.33
15.03	B	50.04	12.07	
	C			4.33
15.04	B	38.30	45.64	6.80
	G	45.71		
	H	43.90	26.50	7.48
	J	101.26		
15.05	A & B	35.66		
	C & D		8.04	
15.06	A, B & C	43.50	9.00	
15.07	A, B & C	93.50	6.27	
15.08	A & B	43.90	8.36	
15.09	A & B	23.71		
	C & D		7.64	93.00
15.10	A & B	23.71		
	C & D		7.64	
15.11	C & D			
MLCP-O1		166.87	26.46	41.90
MLCP-O2				106.98
TOTAL		1333.47	264.21	286.14

SECTOR O

DETAILS	AREA IN SQ.M.
PLOT AREA	272090.74
DP ROAD WIDENING	
24 M WIDE D P ROAD	28528.85
TOTAL	28528.85
INTERNAL ROADS	
18 M. INTERNAL ROAD	7834.18
9 M. INTERNAL ROAD	3751.89
TOTAL	11586.07
GARDENS & PARKS	
GARDEN (G 6)	6551.93
GARDEN (G 11)	6871.43
GARDEN (G 39)	7337.70
TOTAL	20761.06
PLAYGROUND	
PLAYGROUND (PG 26)	316.59
TOTAL	316.59
PUBLIC ASSEMBLY FACILITIES	
(CT 2)	15334.85
TOTAL	15334.85
ECONOMIC ACTIVITIES	
SCHOOL - O (SC 9)	10652.32
TOTAL	10652.32
LAYOUT R.G.	
R.G. O1	1728.93
R.G. O2	3747.83
R.G. O3	1135.63
R.G. O4	6243.53
R.G. O5	3679.08
R.G. O6	1367.12
R.G. O7	373.55
R.G. O8	315.67
R.G. O9	315.67
R.G. O10	693.12
TOTAL	19600.13

BUILT UP AREA ALLOCATION SUMMARY

S. No.	ITEMS	SECTOR O
1	TOTAL BUILT-UP AREA PROPOSED (INCLUDING SOCIAL HOUSING)	5,88,078.23
2	TOTAL BUILT-UP CONSUMED IN GARDENS AND PLAYGROUNDS	-
a	GARDENS AND PARKS	-
b	PLAYGROUND (10% Area may accommodate allied users)	-
c	SCHOOL PLAYGROUND (10% Area may accommodate allied users)	-
3	ECONOMIC ACTIVITY PLOTS	23,469.55
a	SCHOOL (Min. Required-5000 Sq.M. per 40 Ha.)	-
b	COMMUNITY HEALTH CARE FACILITIES (Min. Required-1500 Sq.M. per 400 Ha.)	551.22
c	COMMUNITY MARKET (As per Requirement)	3,412.55
d	PUBLIC ASSEMBLY FACILITIES (Min. Required-5000 Sq.M. per 100 Ha.)	3,490.01
e	ECONOMIC ACTIVITIES (COMMERCIAL) (Min.Required-80000 Sq.M. upto 40 Ha.)	16,015.77
f	PLOT ALLOCATED FOR DEVELOPMENT (COMMERCIAL ACTIVITIES)	-
4	PUBLIC UTILITIES PLOTS	-
a	FIRE BRIGADE STATION	-
b	SEWAGE WASTE MANAGEMENT (SWMP/STP)	-
c	CREMATION GROUND	-
d	BURIAL GROUND	-
e	BUS STATION / TRANSPORT HUB	-
f	POUCE 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)	5,88,078.23
a	BUILT-UP AREA OF RESIDENTIAL DEVELOPMENT	5,64,608.68
b	BUILT-UP AREA OF NON-RESIDENTIAL DEVELOPMENT [Sr.No.2 TO 4]	23,469.55
6	SOCIAL HOUSING COMPONENT PROPOSED (15% OF BASIC RESIDENTIAL FSI	-

PLOT AREA ALLOCATION

S. No.	ITEMS	SECTOR O
1	TOTAL PLOT AREA	2,72,090.74
2	RECREATION ACTIVITIES (P.G. & G.) PLOT	21,077.65
a	GARDENS AND PARKS	20,761.06
b	PLAYGROUNDS	316.59
c	SCHOOL PLAYGROUND	-
3	TOWN-LEVEL AMENITIES (Min.Required-40000 Sq.M. upto 40 Ha.)	25,987.17
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 (Min. Required-2000 Sq.M. per 400 Ha.)	-
d	PUBLIC ASSEMBLY FACILITIES (Min. Required-5000 Sq.M. per 100 Ha.)	15,334.85
e	ECONOMIC ACTIVITIES (COMMERCIAL) (Min.Required-40000 Sq.M. upto 40 Ha.)	10,652.32
f	PLOT ALLOCATED FOR DEVELOPMENT (COMMERCIAL ACTIVITIES)	-
4	PUBLIC UTILITIES PLOTS (TOWN-LEVEL AMENITIES)	-
a	FIRE STATION (Required-3000 SQ.M. PER 200 HA)	-
b	SEWAGE MANAGEMENT (SWMP/STP) (Required-4000 SQ.M. PER 200 HA)	-
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	ELECTRIC SUB-STATION (AS PER REQUIREMENT)	-
h	OTHER PUBLIC UTILITIES / RESERVATIONS (AS PER REQUIREMENT)	-
i	PUBLIC PARKING FACILITIES (AS PER REQUIREMENT)	-
j	SOLID WASTE MANAGEMENT (SWM) (AS PER REQUIREMENT)	-
5	AREA UNDER ROADS. (TRANSPORT)	40,114.92
a	D.P ROAD AREA (18.00 M, 24.00 M, 30.00 M & 100.00 M)	28,528.85
b	INTERNAL ROADS	11,586.07
6	LAND FOR PLANNING AUTHORITY (2% OF PLOT AREA)	-
7	TOTAL (SUM OF 2 TO 6)	87,179.74
8	NET PLOT AREA FOR RESIDENTIAL DEVELOPMENT (1 - 7)	1,84,911.00

LAND AREA IN VILLAGE MANGAON

Sr. No.	Survey No/ Hissa No.	Area Sq. M.
1	53/1	13485.00
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	3260.00
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	65/5EE	2500.00
33	65/5F	1800.00
34	65/5G	900.00
35	65/5H	1900.00
36	65/6C	600.00
37	65/6D	800.00
38	65/6EE	600.00
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	1225.00
47	65/15A	13247.00
48	65/15B	14650.00
49	65/22	1800.00
	TOTAL (B)	117577.00

GRAND TOTAL (A+B+C) 272090.74

SECTOR O

LAND AREA IN VILLAGE HEDUTANE

Sr. No.	Survey No/ Hissa No.	Area Sq. M.
1	14/2	3148.84
2	14/3B	29.96
3	17/(pt)	4308.00
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)	7805.00
16	25/3	1670.00
17	25/4	2220.00
18	26/1	938.39
19	26/2A(pt)	1300.00
20	26/2A(pt)	2959.00
21	26/2B	575.44
22	28(pt)	296.19
23	209/2	5351.05
24	209/3	0.00
25	212/2	6000.00
26	212/3	937.00
27	212/4	400.00
28	212/5	2200.00
29	212/6	1700.00
30	212/7A	483.00
31	212/7B	469.00
32	212/7C	481.00
33	212/7D	480.00
34	212/7E	480.00
35	212/8	500.00
36	212/9A	10510.00
37	212/9B(pt)	4551.00
38	212/9B(pt)	6039.00
39	212/10	2500.00
40	212/11	2706.00
41	212/12B(pt)	2460.00
42	212/12B(pt)	3640.00
43	212/13(pt)	1473.45
44	212/13(pt)	4800.00
45	212/14	9266.03
46	212/16	1300.00
47	253/(pt)	305.00
48	253/(pt)	305.00
49	259/12	568.00
50	259/14	481.00
51	259/15	570.00
52	260/1A	2300.00
53	260/1B	2200.00
54	260/2	6530.00
55	260/3	3600.00
56	260/4	2800.00
57	260/5	2300.00
58	260/6A	471.00
59	260/6B	496.00
60	260/6D	500.00
61	260/6E	538.00
62	260/6F	527.00
63	260/6J	509.00
64	260/7	435.00
65	260/8A	450.00
66	260/8B	450.00
67	261/2A	800.00
68	261/2B	800.00
69	262/(pt)	3150.00
	TOTAL (A)	154513.74

PROFORMA - A

SR. NO.	AREA STATEMENT	TOTAL AREA (IN SQ. M.)
1	AREA OF PLOT (SECTOR - I2)	2,72,090.74
2	DEDUCTIONS FOR	
(a)	AREA UNDER PLAYGROUND, GARDENS & PARKS	21,077.65
(b)	AREA UNDER TOWN-LEVEL AMENITIES	25,987.17
(c)	AREA UNDER PUBLIC UTILITIES	-
(d)	AREA UNDER PROPOSED ROAD	40,114.92
(e)	2% LAND FOR PLANNING AUTHORITY	-
	TOTAL [Sr.No. (2a) to (2f)]	87,179.74
3	NET PLOT AREA [Sr. No. 1 - 2(a) to 2(e)]	1,84,911.00
4	RECREATIONAL OPEN SPACES	
(a)	ECONOMIC ACTIVITIES & ALLOCATED PLOTS	10,652.32
(b)	AREA UNDER TOWN-LEVEL AMENITIES EXCLUDING ECONOMIC ACTIVITIES & ALLOCATED PLOTS [Sr.No. (2b) - (4a)]	15,334.85
(c)	PLOT AREA FOR RECREATIONAL OPEN SPACE [Sr. No. 1 - 2(a) - 2(c) - 2(d) - 2(e) - 4(b)]	1,95,563.32
(d)	REQUIRED [10% of Sr. No. 4] (Note of14.1.1.7(iii)(a))	19,556.33
(b)	PROPOSED	19,600.13
5	F. S. I. PERMISSIBLE [As per Reg. 14.1.1.7 (iii)]	1.80 GLOBAL
6	PERMISSIBLE TOTAL BUILT-UP AREA (GLOBAL) (INCLUDING SOCIAL HOUSING)	1,06,14,372.26
7	TOTAL APPROVED BUILT-UP AREA (SECTOR - O) (LAST CC DTD. 21-10-2021 - UNDER AKBSNA DCR)	-
(a)	RESIDENTIAL AREA	-
(b)	NON-RESIDENTIAL AREA	-
(c)	SOCIAL HOUSING AREA	-
8	TOTAL BUILT-UP AREA PROPOSED (SECTOR - O)	5,88,078.23
(a)	RESIDENTIAL AREA	5,64,608.68
(b)	NON-RESIDENTIAL AREA	23,469.55
(c)	SOCIAL HOUSING AREA	-
(d)	AREA ALLOCATED FOR DEVELOPMENT	-
10	FSI CONSUMED (SECTOR - O) [Sr. No. 8 / Sr. No. 1]	2.16
11	TOTAL BUILT-UP AREA PROPOSED (SECTOR - A TO P) (EXCLUDING SOCIAL HOUSING)	5,88,078.23

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 **2,64,673.90 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	11975	9944
SHEET NO.	SHEET SIZE	DATE	SCALE
O/07	800 X 750 MM	02/01/2025	1:1500

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