PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LAND AREA UNDER SECTOR C, VILLAGE KHONI.		
S. No.	Survey No/ Hissa No.	Area Under Sector C Sq.M.
1	30/1A	1650.00
2	37/1A	1322.00
3	37/1B	1833.00
4	37/2A	1327.00
5	37/2B	1720.00
6	37/3	6600.00
7	37/4	5778.00
8	37/5A	4244.00
9	37/9	1695.00
10	37/10	780.00
11	38/2A/1	5060.00
12	38/2A/2	1050.00
13	38/9	1500.00
14	42/1	5420.00
15	42/2	710.00
16	42/3	200.00
17	42/4	1390.00
18	42/5	700.00
19	42/6	2730.00
20	42/7	230.00
21	42/8	1970.00
22	43/1	1543.00
23	43/2	566.00
24	44/1	100.00
25	44/2	780.00
26	44/3/A1	2280.00
27	44/3/A2	1520.00
28	44/3B	250.00
29	44/5	10.00
30	45/2	105.00
31	141/1	984.00
32	142	5588.00
33	143/3	1310.00
34	144/6B	800.00
35	144/7	3539.00
36	144/8	1998.00
37	TOTAL	69183.00

LAND AREA UNDER SECTOR C, VILLAGE ANTERLI.		
S. No.	Survey No/ Hissa No.	Area Under Sector C Sq.M.
1	23/1/1	2300.00
2	23/3C	5060.00
3	23/3B	5360.00
4	24/3	2500.00
5	24/8B	6850.00
6	24/8C	3030.00
7	28/1	8351.00
8	28/2A	625.00
9	29/2A	2600.00
10	29/3	1337.00
11	TOTAL	38043.00
GRAND TOTAL		107226.00

AREA AS PER TRIANGULATION = 106847.70 SQ.M

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 REQD. CAR	NOS. OF PARKING REQD. SCOOTER	NOS. OF PARKING PROVIDED CAR	NOS. OF PARKING PROVIDED SCOOTER	FREE OF FSI AREA (LIFT, STAIRCASE, PASSAGE, CUPBOARD & METER RM)	REFUGE AREA	PROPOSED OPEN BALCONY	PROPOSED ENCLOSED BALCONY	TOTAL PROPOSED BALCONY	10% PERMISSIBLE BALCONY	EXCESS BALCONY	STILT AREA
1	3.01		A	E3	(G+17)	52.65	6539.03	106	107	212	107	212	1177.30	87.20	296.39	321.07	617.46	606.44	11.02	0.00
			B	E3	(G+17)	52.65	6539.03	106	107	212	107	212	1177.30	87.20	296.39	321.07	617.46	606.44	11.02	0.00
		TOTAL	2				13078.06	212	214	424	214	424	2354.60	174.40	592.78	642.14	1234.92	1212.88	22.04	0.00
3	3.02		C	F1	(G+17)	52.65	4945.28	106	106	212	106	212	1288.29	90.76	173.55	348.65	522.20	449.55	72.65	0.00
			D	F2	(G+17)	52.65	4241.96	70	70	140	70	140	1061.60	136.18	0	389.44	389.44	387.44	1.97	0.00
			E	F1	(G+17)	52.65	4986.53	106	105	210	105	210	1288.29	90.76	173.55	348.65	522.20	449.55	72.65	58.75
			F	F1	(G+17)	52.65	4986.53	106	105	210	105	210	1288.29	90.76	173.55	348.65	522.20	449.55	72.65	58.75
			G	F2	(G+17)	52.65	4241.96	70	70	140	70	140	1061.60	136.18	0	389.44	389.44	387.44	1.97	0.00
			H	F1	(G+17)	52.65	4945.28	106	106	212	106	212	1288.29	90.76	173.55	348.65	522.20	449.55	72.65	0.00
			SHOP-14		GROUND	4.95	481.44	0	5	10	5	10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			SHOP-C		GROUND	4.95	221.65	0	3	6	3	6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			SHOP-D		GROUND	4.95	254.65	0	3	6	3	6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			SHOP-E		GROUND	4.95	221.65	0	3	6	3	6	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		TOTAL	10				29327.00	562	576	1152	576	1152	7276.34	639.40	694.20	2173.48	2867.68	2573.08	294.54	117.50
4	3.03		A	A4	(G+17)	52.65	4986.53	106	105	210	105	210	1288.29	90.76	173.55	348.65	522.20	449.55	72.65	58.75
			B	A5	(G+17)	52.65	4074.10	70	70	140	70	140	1061.60	136.18	0.00	389.44	389.44	387.44	1.97	0.00
			C	A4	(G+17)	52.65	4959.70	106	106	212	106	212	1156.66	67.55	361.61	153.61	515.22	454.62	60.60	0.00
			D	A5	(G+17)	52.65	4074.10	70	70	140	70	140	1061.60	136.18	0.00	389.44	389.44	387.44	1.97	0.00
			E	A4	(G+17)	52.65	4959.70	106	106	212	106	212	1156.66	67.55	361.61	153.61	515.22	454.62	60.60	0.00
			F	A4	(G+17)	52.65	4960.13	106	106	212	106	212	1158.23	67.55	361.61	153.61	515.22	454.62	60.60	0.00
			G	A5	(G+17)	52.65	4074.10	70	70	140	70	140	1061.60	136.18	0.00	389.44	389.44	387.44	1.97	0.00
			H	A4	(G+17)	52.65	4959.70	106	106	212	106	212	1156.66	67.55	361.61	153.61	515.22	454.62	60.60	0.00
			I	A5	(G+17)	52.65	4074.10	70	70	140	70	140	1061.60	136.18	0.00	389.44	389.44	387.44	1.97	0.00
			J	A4	(G+17)	52.65	4906.70	105	105	210	105	210	1157.72	67.55	361.61	153.61	515.22	454.62	60.60	51.93
			SHOP-11		GROUND	4.95	606.67	0	7	14	7	14								0.00
		TOTAL	11				46535.53	914	914	1828	914	1828	8089.30	775.62	1619.99	2131.41	3751.40	3430.35	320.96	58.75
5	3.04		A	A4	(G+17)	52.65	4960.13	106	106	212	106	212	1156.23	67.55	361.61	153.61	515.22	454.62	60.60	0.00
			B	A5	(G+17)	52.65	4074.10	70	71	140	71	140	1136.43	55.12	178.86	219.20	398.06	376.55	25.74	0.00
			C	A4	(G+17)	52.65	4959.70	106	106	212	106	212	1156.66	67.55	361.61	153.61	515.22	454.62	60.60	0.00
			D	A5	(G+17)	52.65	4074.10	70	71	140	71	140	1136.43	55.12	178.86	219.20	398.06	376.55	25.74	0.00
			J	A4	(G+17)	52.65	4960.13	106	106	212	106	212	1156.23	67.55	361.61	153.61	515.22	454.62	60.60	0.00
			K	A5	(G+17)	52.65	4074.10	70	71	140	71	140	1136.43	55.12	178.86	219.20	398.06	376.55	25.74	0.00
			L	A4	(G+17)	52.65	4959.70	106	106	212	106	212	1156.66	67.55	361.61	153.61	515.22	454.62	60.60	0.00
			M	A5	(G+17)	52.65	4074.10	70	71	140	71	140	1136.43	55.12	178.86	219.20	398.06	376.55	25.74	0.00
			N	A4	(G+17)	52.65	4959.70	106	106	212	106	212	1156.66	67.55	361.61	153.61	515.22	454.62	60.60	0.00
			O	A5	(G+17)	52.65	4074.10	70	71	140	71	140	1136.43	55.12	178.86	219.20	398.06	376.55	25.74	0.00
		TOTAL	10				46169.86	880	885	1760	885	1760	11464.59	613.50	2702.35	1964.05	4666.40	4155.86	431.70	0.00
6	3.05		A	F3	(G+17)	52.65	13523.46	354	70	494	70	494	3586.99	208.18	0	1501.78	1501.78	1230.90	270.88	0
			B	F3	(G+17)	52.65	13523.46	354	70	494	70	494	3586.99	208.18	0	1501.78	1501.78	1230.90	270.88	0
			C	F3	(G+17)	52.65	13523.46	354	70	494	70	494	3586.99	208.18	0	1501.78	1501.78	1230.90	270.88	0
			D	F3	(G+17)	52.65	13523.46	354	70	494	70	494	3586.99	208.18	0	1501.78	1501.78	1230.90	270.88	0
		TOTAL	4				54093.84	1416	280	1976	280	1976	14347.96	832.72	0.00	6007.12	6007.12	4923.60	1083.52	0.00
7	TOTAL RESIDENTIAL		32				186418.16	3964	2848	7098	2848	7098	44542.81	3035.64	5609.32	12818.2	18427.52	16295.76	2152.76	176.25
8	TOTAL COMMERCIAL		5				1786.13	-	21	42	21	42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	GRAND TOTAL.		37				188204.29	3964	2869	7140	2869	7140	44542.81	3035.64	5609.32	12818.20	18427.52	16295.76	2152.76	176.25

TOWNSHIP DETAILS

		LAND USE PATTERN							
S.No.	DESCRIPTION	SECTOR - A Area in Sq.mtrs.	SECTOR - B Area in Sq.mtrs.	SECTOR-C Area in Sq.mtrs.	SECTOR-D Area in Sq.mtrs.	SECTOR-E Area in Sq.mtrs.	SECTOR-F Area in Sq.mtrs.	SECTOR-G Area in Sq.mtrs.	SUB TOTAL Area in Sq.mtrs.	PERCENTAGE
1	PLOT AREA	275009.59	378330.41	107226.00	246855.34	107463.27	100759.33	206729.02	1,422,172.96	100.00%
2	TRANSPORT AND COMMUNICATION	41,701.81	38,026.53	20,067.27	36,215.54	18,019.00	8,879.51	18,910.00	183,819.66	12.93%
3	EDUCATIONAL INCLUDING SCHOOL P.G	-	44,484.00	-	41,003.00	-	14,250.00	22,646.00	122,883.00	8.63%
4	HEALTH FACILITIES	1,470.00	-	-	-	4,951.00	-	12,476.00	18,897.00	1.33%
5	AMENITY SPACES REQUIRED 5% ON GROSS	13,750.48	18,916.52	5,361.30	12,332.77	5,373.16	5,037.97	10,336.45	71,108.65	5.00%
6	AMENITY SPACES PROPOSE	11,297.41	61,253.36	2,627.05	-	-	-	2,569.55	77,747.37	5.47%
7	PUBLIC UTILITIES	1,552.79	12,475.13	-	866.03	2,000.00	-	10,500.00	27,213.95	1.91%
8	TOTAL (3+4+5+7)	14,320.20	118,212.49	2,627.05	41,869.03	8,951.00	14,250.00	48,491.55	248,541.32	17.34%
9	PARK, GARDENS AND PLAY GROUNDS AREA REQUIRED 10% OF GROSS PLOT AREA	27,501	37,833	10,723	24,686	10,746	10,076	20,673	142,217.30	10.00%
10	PARK, GARDENS AND PLAY GROUNDS AREA PROPOSED	56369.00	17614.00	19949.60	29905.00	0.00	11066.00	9033.13	142,936.73	10.02%
11	NET PLOT AREA (1-2-8-10)	160,618.58	204,477.39	64,682.08	140,145.77	82,493.27	66,531.82	130,294.34	849,243.25	59.71%
12	RECREATIONAL OPEN SPACE REQUIRED (25% Of Net Plot Area)	40,154.65	51,119.35	16,170.52	35,036.44	20,623.32	16,632.96	32,573.59	212,310.81	25.00%
13	RECREATIONAL OPEN SPACE PROPOSED	20,145.00	38,179.02	14,921.81	38,291.71	43,292.45	27,074.00	33,411.34	215,315.33	25.35%
14	COMMERCIAL BLDGS PLOT				30,476.06			7,410.00	37,886.06	2.66%
15	RESIDENTIAL PLOT AREA (11 -13-14)	140,473.58	166,298.37	49,760.27	71,374.98	39,200.82	39,457.82	89,473.00	596,038.84	41.91%
16	TOTAL PLOT AREA (2+8+10+13+14+15)	275,009.59	378,330.41	107,226.00	246,855.34	107,463.27	100,759.33	206,729.02	1,422,172.96	100%
17	ECONOMIC ACTIVITIES PLOT	11,297.41	61,253.36	2,627.05	30,476.06	-	-	9,976.55	115,630.45	8.13%

S.No.	DESCRIPTION	SECTOR - C FSI AS IN AMENDED LAYOUT Area in Sq.mtrs.	SECTOR - C FSI AS PER AMENDMENT. Area in Sq.mtrs.
1	TOTAL	188,204.29	188,204.29
2	COMMERCIAL BLDGS.	-	-
3	EDUCATIONAL BLDGS.	-	-
4	AMENITY BLDGS.	1,786.13	1,786.13
5	HEALTH BLDGS	-	-
6	PUBLIC UTILITY BUILDINGS.	-	-
7	RESIDENTIAL EWS.	-	-
8	RESIDENTIAL .	186,418.16	186,418.16
9	TOTAL AREA (2 TO 8)	188,204.29	188,204.29
10	ECONOMIC ACTIVITIES (2+4)	1,786.13	1,786.13
11	FSI CONSUMED PER SECTOR TOTAL BUA/PLOT AREA	1.76	1.76

SECTORWISE AMENITY AND R.G AREA STATEMENT

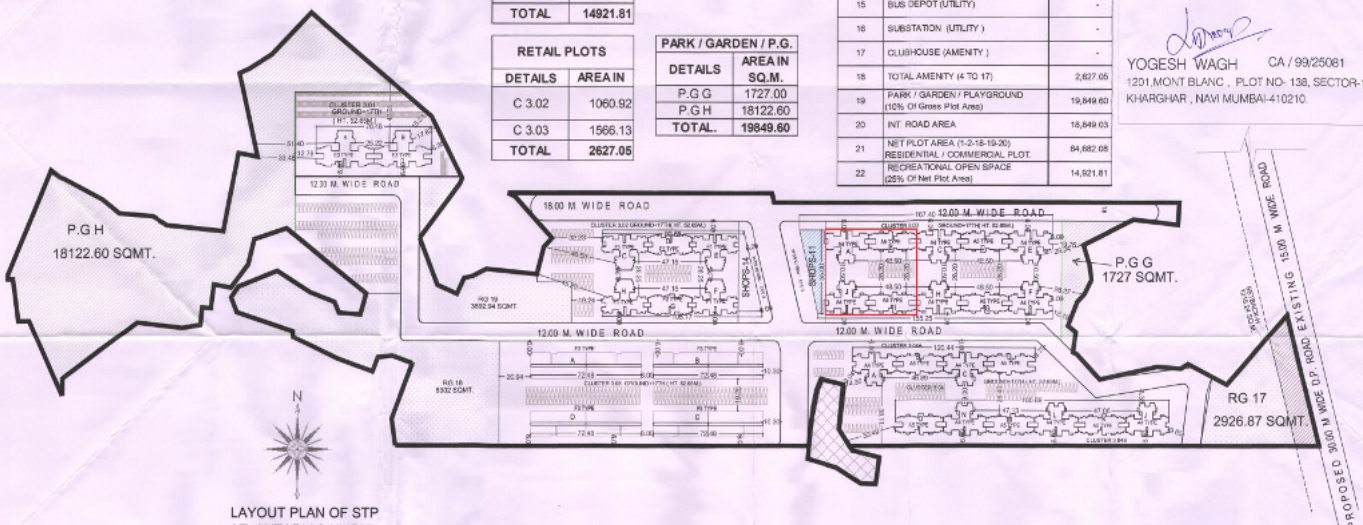
S.No.	ITEMS	SECTOR-C Area in
1	PLOT AREA	107,226.00
2	30.M WIDE ROAD SET BACK AREA	1,218.24
3	AMENITIES ANS UTILITIES	-
4	PRIMARY AND SECONDARY SCHOOL WITH PLAY GROUND	-
5	HEALTH / MEDICAL FACILITY	-
6	COMMERCIAL MARKET / RETAIL (AMENITY)	2,627.05
7	LIBRARY (AMENITY)	-
8	MEUSEM / PERM ARTS (AMENITY)	-
9	CIVIC AMENITIES (UTILITY)	-
10	POLICE CHOWKY (UTILITY)	-
11	FIRE STATION (UTILITY)	-
12	SWM (UTILITY)	-
13	STP (UTILITY)	-
14	CEMETRY (UTILITY)	-
15	BUS DEPOT (UTILITY)	-
16	SUBSTATION (UTILITY)	-
17	CLUBHOUSE (AMENITY)	-
18	TOTAL AMENITY (4 TO 17)	2,627.05
19	PARK / GARDEN / PLAYGROUND (10% Of Gross Plot Area)	19,849.60
20	INT. ROAD AREA	18,849.03
21	NET PLOT AREA (1-2-18-19-20) RESIDENTIAL / COMMERCIAL PLOT.	84,682.08
22	RECREATIONAL OPEN SPACE (25% Of Net Plot Area)	14,921.81

LAYOUT R.G.	
DETAILS	AREA IN SQ.M.
R.G 17	2926.87
R.G 18	8302.00
R.G 19	3692.94
TOTAL	14921.81

DETAILS OF AMENITY	
DETAILS	AREA IN SQ.M.
RETAIL	2627.05
TOTAL	2627.05

RETAIL PLOTS	
DETAILS	AREA IN
C 3.02	1060.92
C 3.03	1566.13
TOTAL	2627.05

PARK / GARDEN / P.G.	
DETAILS	AREA IN SQ.M.
P.G G	1727.00
P.G H	18122.60
TOTAL.	19849.60



LAYOUT PLAN OF STP AT ANTARLI & KHONI

SCALE 1 : 1500

RESIDENTIAL & COMMERCIAL BUILDINGS PARKING CALCULATION

	REQUIRED		PROPOSED PARKING				
S.NO.	4-WHEELER	2-WHEELER	DETAILS	SMALL	BIG	TOTAL 4-WHEELER	TOTAL 2-WHEELER
SECTOR C	2877	7156	OPEN CARPARKS.	0	442	442	7250
			TOTAL PROVIDED	0	442	442	5000

PROFROMA - B

DRG. NO.- 4

PROPOSED SPECIAL TOWNSHIP PROJECT

SECTOR-C

DETAILED LAYOUT PLAN

ALL DIMENSION ARE IN METER

APPROVING AUTHORITY

THIS RECOMMENDATION SUPERSEDES EARLIER RECOMMENDATION VIDE LETTER NO. ——— DATED ———

RECOMMENDED FOR APPROVAL AS PER THE CONDITION MENTIONED IN LETTER NO. 5774 DATE 09.06.2016

Joint Director of Town Planning Konkan Division, Navi Mumbai

A AREA STATEMENT

		SECTOR	C
1		AREA OF PLOT	107226.00
2		DEDUCTIONS FOR	
	A	AREA UNDER PROPOSED ROAD	20067.27
	B	AREA UNDER AMENITY	2627.05
	C	AREA UNDER PLAY GROUND	19849.60
		TOTAL (A + B + C)	42543.92
3		NET PLOT AREA (1 - 2)	64682.08
4		ADDITION FOR F.A.R. (TOTAL BUILT UP AREA) PROPOSED	---
	A	AREA UNDER PROPOSED ROAD	20067.27
	B	AREA UNDER AMENITY	2627.05
	C	AREA UNDER PLAY GROUND	19849.60
		TOTAL ADDITIONS (A + B + C)	42543.92
5		TOTAL AREA (3 + 4)	107226.00
		F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP - AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX.NO. OF STOREYS	GLOBAL 1.60
6		PERMISSIBLE TOTAL FLOOR AREA (GLOBAL)	
7		PROPOSED AREA	188204.29
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	3809 NOS 5 NOS. SHOPS
C		PARKING STATEMENT	
	a	4 WHEELER PARKING REQ. BY REGULATION	2877 NOS
	b	4 WHEELER PARKING PROVIDED.	2877 NOS
	c	2 WHEELER PARKING REQ. BY REGULATION	7156 NOS
	d	2 WHEELER PARKING PROVIDED.	7156 NOS

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 WORKED OUT IS 107226.00 SQ.MT. AND TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP

SIGNATURE

DESCRIPTION OF PROPOSAL AND PROPERTY

SPECIAL TOWNSHIP PROJECT AT VILLAGE KHONI & ANTERLI TALUKA KALYAN, DIST THANE.

NAME OF OWNER

(OWNER / P.O.A. HOLDER)
LODHA DWELLERS PVT.LTD.
ADD - OFFICE AT 216. SHAH AND NAHAR INDUSTRIAL ESTATE DR. E. MOSES, WORLI MUMBAI - 18

ARCHITECTS NAME AND ADDRESS

YOGESH WAGH CA / 99/25081
1201,MONT BLANC , PLOT NO- 138, SECTOR-13, KHARGHAR , NAVI MUMBAI-410210.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT