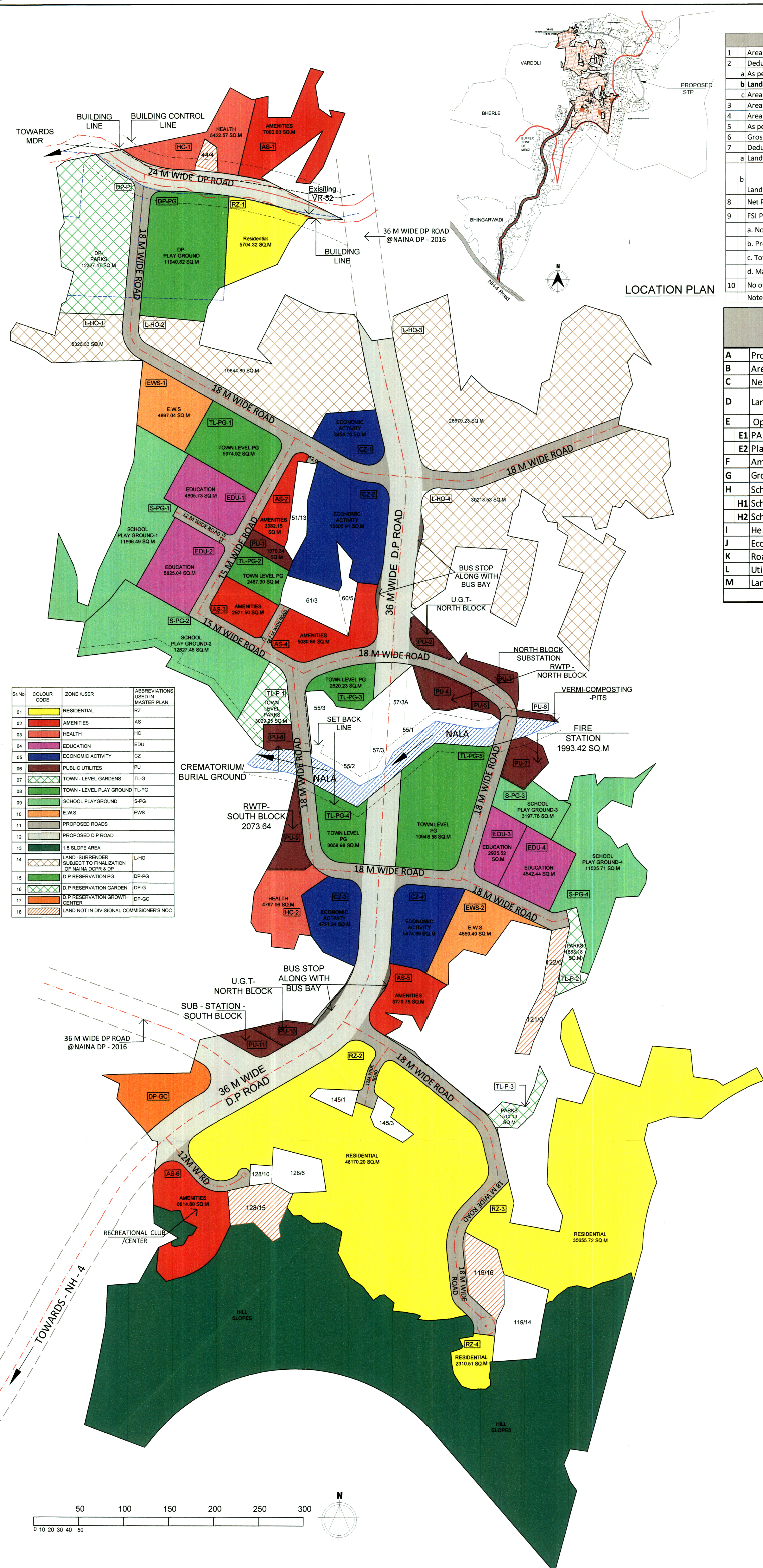




LOCATION PLAN

PLOT AREA STATEMENT		AREA IN SQ.M
1	Area of the Plot as per Location Clearance	574504.00
2	Deductions	
a	As per Divisional Commissioners NOC	13560.00
b	Land excluded as per Forest NOC	1570
c	Area under existing road	1302
3	Area considered for the Layout permission	558072.00
4	Area as TILR	557400.88
5	As per as per Physical Survey	557400.88
6	Gross area of the Project	557400.88
7	Deductions	
a	Land under Hill Slopes	91778.60
b	Land under DP reservations	As per Draft DP Deduction Not Required
8	Net Plot Area	465622.28
9	FSI Permissible	
a.	Normal FSI	1.00
b.	Premium FSI	0.00
c.	Total Permissible FSI	1.00
d.	Maximum Permissible Built Up Area	465622.28
10	No of Trees to be planted	
Note : Trees to be planted @ 150 nos. per Hectare		

LAND USE STATEMENT		LAND AREA REQUIRED (IN SQ.M)	LAND AREA PROVIDED (IN SQ.M)
A	Project Area	557400.88	
B	Area Under Slopes	91778.60	91778.60
C	Net plot area	465622.28	
D	Land to be Surrendered to CIDCO (A X 15%)	83610.13	83869.00
E	Open Space (10% OF A)	55740.09	56360.91
E1	PARKS (1/3 x E)	18580.03	18750.05
E2	Playground (2/3 x E)	37160.06	37610.86
F	Amenities (5% OF A)	27870.04	27932.00
G	Growth Center	-	4555.08
H	Schools with PG	-	57146.18
H1	Schools	-	18098.75
H2	School Playground	38250.00	39047.43
I	Health	10000.00	10190.54
J	Economic Activities	-	24186.57
K	Roads	-	86634.84
L	Utilities	-	13449.84
M	Land for Residential Development +Ews	-	101297.32
TOTAL			557400.88

STAMP OF APPROVAL

01/01

LAYOUT PLAN OF STP

LAYOUT SANCTIONED
Subject to the conditions mentioned in this office's letter No.:
CIDCO/NAINA/Panvel/Vardoli/STP/13P-236/Layout/0017/589
Dated 12 DEC 2017
Associate Planner (NAINA)

Annexure v Plot Area Statement			
Plot Name	USE	Plot Area	Permissible Built Up Area
(A) AMENITY SPACES			
AS1	Town - Hall / Library	7003.04	5836.98
AS2	Open to Sky Amenity Space	2382.16	1985.51
AS3	Amenity Space	2921.50	2435.05
AS4	Market	5030.66	4193.02
AS5	Market	3779.75	3150.40
AS6	Recreational Center	6814.89	5680.16
Total		27932.00	23281.11
(B) EDUCATION			
EDU-1	Primary + Secondary School (Education)	4805.74	11050.00
EDU-2		5825.04	13400.00
EDU-3		2925.33	7050.00
EDU-4		4542.44	11050.00
Total		18098.75	42550.00
(C) HEALTH			
HC-1	Health Care Facilities	5422.58	5321.18
HC-2		4767.97	4678.82
Total		10190.54	10000.00
(D) ECONOMIC ACTIVITIES			
CZ-1	Commercial	3454.70	13250.76
CZ-2		10505.92	40326.58
CZ-3		4751.35	18238.65
CZ-4		5474.39	21013.26
Total		24186.57	92839.24
(E) RESIDENTIAL			
RZ-1	Residential (No of Tenement - 378)	5704.33	18300.98
	Commercial		285.22
	EWS (No of Tenement - 95)		3660.20
RZ-2	Residential (No of Tenement - 3194)	48170.21	154542.63
	EWS (No of Tenement - 804)		30908.53
RZ-3	Residential (No of Tenement - 2364)	35655.73	114392.90
	EWS (No of Tenement - 595)		22878.58
RZ-4	Residential (No of Tenement - 153)	2310.51	7412.72
	EWS (No of Tenement - 39)		1482.54
Total	No of Tenements - 8513	91840.78	353864.30
(F) EWS			
Plot Name	USE	Plot Area	Permissible Built Up Area
EWS-1	Social Housing	4897.05	17707.59
EWS-2	Social Housing	4559.50	16487.02
Total		9456.55	34194.61
(G) PUBLIC UTILITIES			
PU-1	Police Station	1070.35	500.00
PU-2	North Block UGT	1021.75	0.00
PU-3	North Block Substation	1238.57	300.00
PU-4	North Block RWTP	2043.58	325.74
PU-5	Solid Waste Management	557.56	0.00
PU-6	Vermi-composting Pits	310.11	0.00
PU-7	Fire Station	1993.43	500.00
PU-8	Crematorium	903.41	150.00
PU-9	South Block RWTP	2073.65	325.74
PU-10	South Block UG	1065.57	0.00
PU-11	South Block Substation	1171.87	100.00
Total		13449.84	2001.46
(H) TOWN LEVEL PLAYGROUND			
TL-PG-1		5974.92	0
TL-PG-2		2467.30	0
TL-PG-3		2620.24	0
TL-PG-4		3658.98	0
TL-PG-5		10948.58	0
Total		25670.03	0.00
(I) D.P. RESERVATION PG			
D.P-PG		11940.82834	0
Total		11940.83	0.00
(J) TOWN LEVEL PARKS			
Plot Name	Use	Plot Area	Permissible Built Up Area
TL-P-1		3029.26	0
TL-P-2		1883.18	0
TL-P-3		1510.13	0
Total		6422.57	0.00
(K) D.P. RESERVATION - PARKS			
D.P-P		12327.47498	0
Total		12327.47	0.00
(L) SCHOOL PLAYGROUND			
S-PG-1		11696.50	0
S-PG-2		12627.45	0
S-PG-3		3197.77	0
S-PG-4		11525.72	0
Total		39047.43	0.00
(M) D.P. ROAD			
		39429.87	0
Total		39429.87	0.00
(O) LAYOUT ROADS			
		46463.66	0.00
Total		46463.66	0.00
(P) BUS BAYS			
		741.31	16
Total		741.31	16.00
(Q) D.P. GROWTH CENTER			
		4555.08	0.00
Total		4555.08	0.00
(S) HILL SLOPES			
L-HO-1		5216.33	0
L-HO-2		19644.50	0
L-HO-3		28679.24	0
L-HO-4		30218.53	0
Total		83869.00	0.00
TOTAL (A TO S)			
		557400.88	558746.74
TOTAL BUILT UP AREA EXCLUDING SOCIAL HOUSING			465622.28

Note:-
The BUA mentioned above are tentative and may change as per actual calculations while processing proposals of Commencement Certificate of particular building.

CERTIFICATE OF AREA
Certified that, the plot under reference was surveyed by me on 04.05.2016 and the dimensions of sides etc. are as measured on site and the area so worked out comes to 557400.88 Sq.m

Signature of Architect

CONTENTS OF THE SHEET

LOCATION PLAN
LAYOUT PLAN
LAND USE AREA STATEMENT
POPULATION PROJECTION

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED DEVELOPMENT OF SPECIAL TOWNSHIP PROJECT AT SURVEY NOS. 40 AND OTHERS, AT VILLAGE VARDOLI, TALUKA - PANVEL, DISTRICT - RAIGAD.

NAME & SIGNATURE OF OWNER

WADHWA CONSTRUCTION & INFRASTRUCTURE PRIVATE LIMITED, AS PER AGREEMENT FOR JOINT DEVELOPMENT NO. PANVEL-3/1009/2014 DATED 18-02-2014

NAME & SIGNATURE OF PLANNER

Mr. Gurudatta Deshmukh (17M: 97-35)

NAME & SIGNATURE OF ARCHITECT

Ar. HITEN SETHI (CA/93/16484)

HSA

ARCHITECTS / PLANNERS / INTERIOR ARCHITECTS / PROJECT MANAGEMENT
HEAD OFFICE: Ground Floor, Yashwantrao Chavan Marg, Sector - 58 A, Palm Beach Road, Gurgaon - 122 002, Haryana, India
T: +91-122-2752 5000 | F: +91-122-2752 2188
E: info@hsworld.com | www.hsworld.com

NORTH

SCALE

DWG NO

DATE

CHK BY

DRN BY

AS SHOWN

PANVEL-3/1009/2014

12/12/2017

TEJASWINI P.

SONIA M.