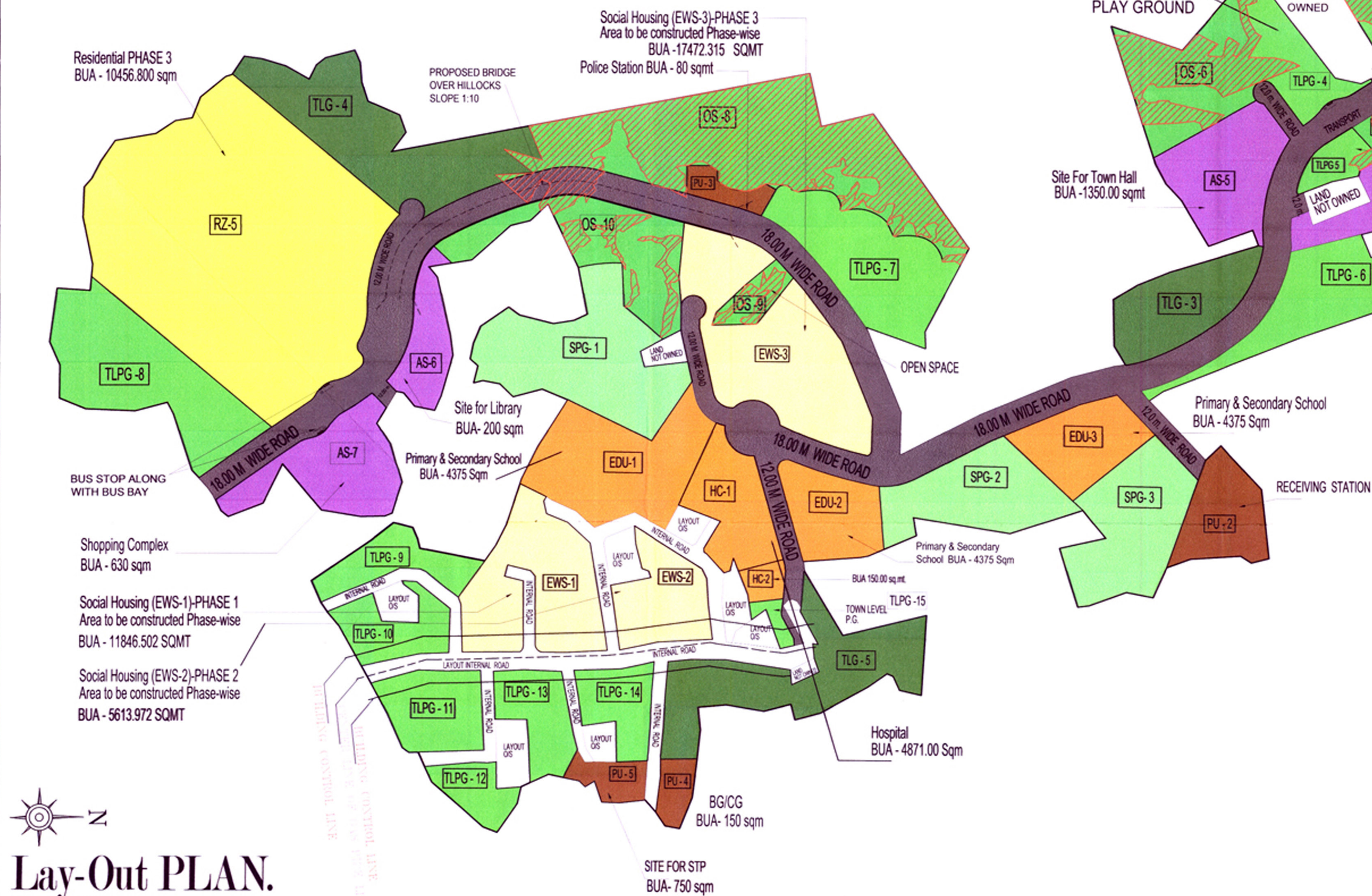


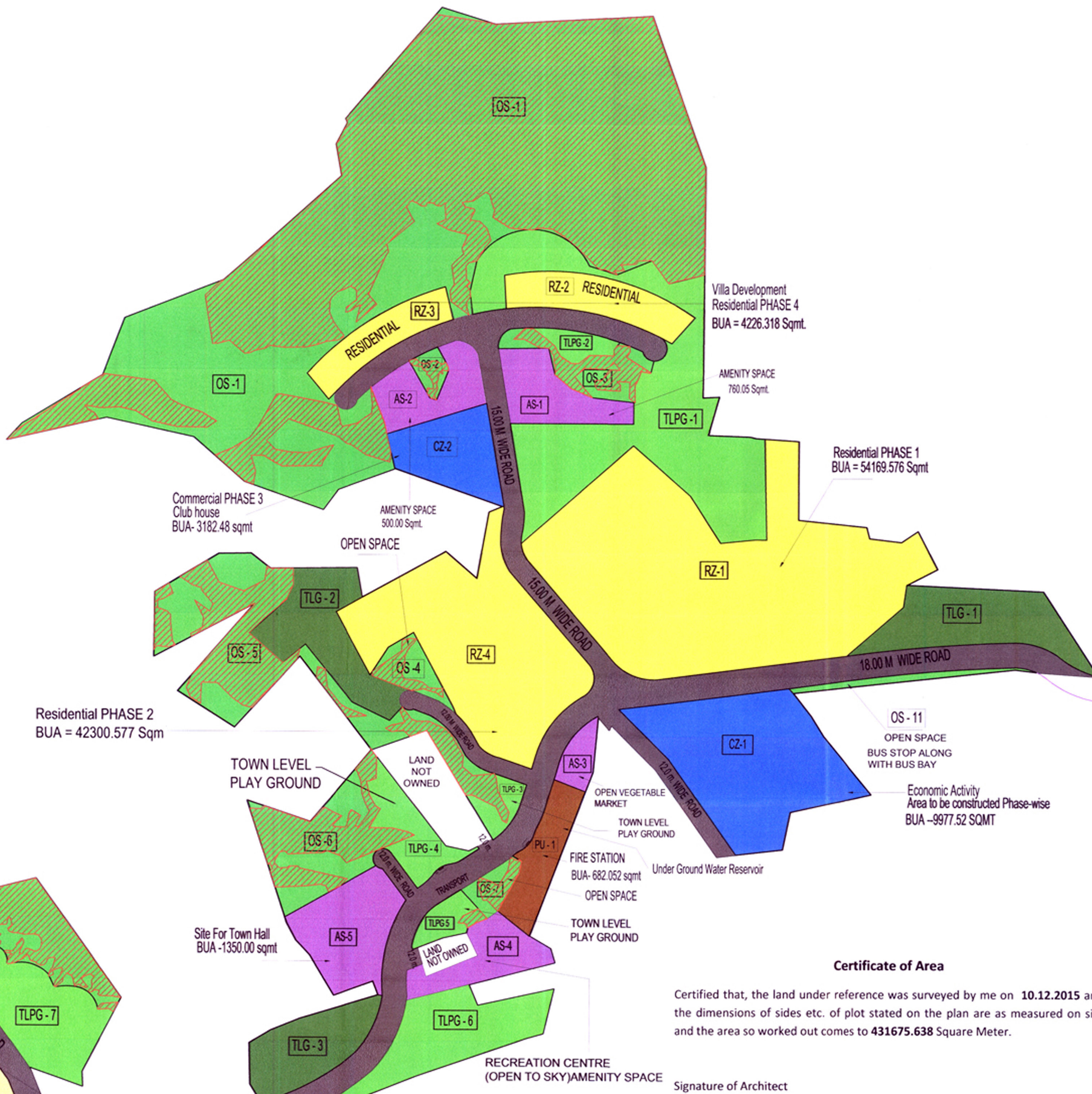
	Particulars	Zone/ Use	No of Resi. units	Built-up Area (Sq.M)	
A	RESIDENTIAL	Residential			Total EWS area 34932.789 Sq. M. Which is more than 20% of Total BUA (i.e. 20% of 174651.223) TO BE CONSTRUCTED PRO-RATA
	Social Housing (EWS)	Phase 1	282	11846.502	
		Phase 2	136	5613.972	
	Free Sale	Phase 3	415	17472.315	
		Phase 4	17	4226.318	
	TOTAL		2123	146086.060	
B	ECONOMIC ACTIVITIES				Total Economic Activity area 34940.800 Sq.M. Which is more than 20% of BUA (i.e. 20% of 174651.223) TO BE CONSTRUCTED PRO-RATA
	Commercial Building	Commercial		29977.52	
	Club House	Commercial		3182.48	
	Shopping Center	Amenities		940.78	
	Convenient shops in Ph-1	Residential		840.02	
C	EDUCATIONAL (PS+SS)	Educational		13125.000	Total Amenity Builtup area is 8735.10 sqmt.
	AMENITIES				
	Vegetable market and daily bazaar	Amenities		3925.050	
	Open Amenity Space	Amenities		760.050	
	Open Amenity Space	Amenities		500.000	
D	Recreation Center ( creche & yoga )	Amenities		2000.000	Total Amenity Builtup area is 8735.10 sqmt.
	Town Hall	Amenities		1350.000	
	Library	Amenities		200.000	
	PUBLIC UTILITY				
	Fire Station			682.052	
E	Electrical Receiving Station			0.000	
	Police Station			80.000	
	BG/CG			150.000	
	STP			750.000	
	BUS STOPS			14.000	
F	HEALTH				
	PHC	Health		150.000	
	Hospital			4871.000	
	TOTAL BUA			174651.223	
	Permissible BUA = 174701.278 Sq. M. ( 0.5 of gross area of 431675.638- 82271.608 slope area = 349404.03)				
	GROSS BUA with SOCIAL HSG			209642.012	Permissible BUA 209642.418 Sq. M.

#### Note:

- The BUA mentioned above are tentative and may change as per actual calculations while processing proposals of Commencement Certificate of particular building.
- The conditions mentioned in Environment clearance No SEAC-2013/CR 62/TC-1 dated 13/03/2014 as well as EC No SEIAC-EC-0000000169, Dated February 10, 2018 shall be binding on the applicant.
- The applicant shall scrupulously follow the guidelines mention in the Environment clearance and make compliance of environment friendly measures mentioned in the clearance
- The applicant shall make provision for disposal of solid waste/garbage at approved site of land filling at his own cost.



**Lay-Out PLAN.**  
SCALE - 1:1000



Certified that, the land under reference was surveyed by me on **10.12.2015** and the dimensions of sides etc. of plot stated on the plan are as measured on site and the area so worked out comes to **431675.638** Square Meter.

Signature of Architect

PLOT AREA STATEMENT	
	PROPOSED AREA IN (SQM.)
1) Open Space	115750.611
2) Play Ground ( Town Level )	56567.813
4) Garden ( Town Level )	29847.428
5) Play Ground ( School attached )	18878.870
<b>( A )</b>	<b>221044.722</b>
1) Residential	99306.841
2) Commercial	15584.353
3) Educational	13438.364
4) Health Facilities	4144.214
5) Amenity Space	21788.009
7) Transport	47590.524
8) Public Utility	8778.611
<b>( B )</b>	<b>210630.916</b>
<b>Total ( A ) + ( B )</b>	<b>431675.638</b>
Area as per 7 / 12 Extract	435286.000
Plot Area as per Drawing	431675.638
Area on Slopes greater than 22.5 deg	82271.608
Area Excluding the Slopes	349404.030
Total BUA permissible (including EWS housing) as per 0.6 i.e. (.5+0.1) FSI	209642.4178

PROPOSED AREA STATEMENT	
<b>OPEN SPACE</b>	
OS-1	72286.662
OS-2	427.072
OS-3	2401.277
OS-4	1430.102
OS-5	10667.837
OS-6	6527.994
OS-7	1000.011
OS-8	14009.887
OS-9	1053.434
OS-10	5521.587
OS-11	775.790
<b>Total</b>	<b>115750.611</b>
<b>Town Level Play Ground</b>	
TLPG-1	16795.422
TLPG-2	897.535
TLPG-3	344.761
TLPG-4	2514.347
TLPG-5	1015.280
TLPG-6	5457.181
TLPG-7	6267.517
TLPG-8	7449.784
TLPG-9	2488.714
TLPG-10	2319.652
TLPG-11	3196.088
TLPG-12	1537.131
TLPG-13	2527.434
TLPG-14	2219.729
TLPG-15	368.996
<b>Total</b>	<b>56567.813</b>
<b>Town Level Garden</b>	
TLG-1	5892.091
TLG-2	5036.396
TLG-3	4072.856
TLG-4	4091.570
TLG-5	6954.574
<b>Total</b>	<b>29847.428</b>
<b>School Play Ground</b>	
SPG-1	8545.143
SPG-2	2031.196
SPG-3	5802.532
<b>Total</b>	<b>18878.870</b>
<b>Residential</b>	
RZ-1	30715.171
RZ-2	3622.068
RZ-3	2944.431
RZ-4	12524.419
RZ-5	28228.456
<b>Total</b>	<b>80128.495</b>
<b>Economically Weaker Section</b>	
EWS-1	5555.103
EWS-2	3343.017
EWS-3	9280.027
<b>Total EWS</b>	<b>19178.148</b>
<b>Total RZ + EWS</b>	<b>99306.841</b>
<b>Economic Activity</b>	
CZ-1	11785.540
CZ-2	3196.088
<b>Total</b>	<b>15584.353</b>
<b>Amenity Space</b>	
AS-1	3230.482
AS-2	2983.108
AS-3	1300.962
AS-4	2821.581
AS-5	4837.748
AS-6	2334.854
AS-7	4370.875
<b>Total</b>	<b>21788.009</b>
<b>Education</b>	
EDU-1	6739.150
EDU-2	3250.330
EDU-3	3443.878
<b>Total</b>	<b>13438.364</b>
<b>Health</b>	
HC-1	3528.510
HC-2	415.700
<b>Total</b>	<b>4144.214</b>
<b>Public Utility</b>	
PU-1	2732.733
PU-2	3152.866
PU-3	817.201
PU-4	901.167
PU-5	1100.644
PU-6	14.000
<b>Total</b>	<b>8778.611</b>
<b>Transport</b>	
TR-1	47590.524
<b>Total</b>	<b>47590.524</b>
<b>Area under Hill Slopes</b>	
Area under hill slopes	82271.608
<b>Total (A to L)</b>	<b>431675.638</b>
(Eligible area for FSI computation (excluding area under hill slope land))	<b>349404.030</b>

#### LAYOUT PLAN

#### STAMP OF APPROVAL

AMENDED LAYOUT SANCTIONED  
Subject to the conditions mentioned in this office's letter No.:  
CIDCON/ANAY STP/BP-19/2018/1626  
Dated **09 MAY 2018**  
Banshu Associate Planner (NCAIA)

#### LEGEND :

SR.NO	COLOUR CODE	ZONE / USER	ABBREVIATIONS USED IN MASTERPLAN.
01.		OPEN SPACE	OS
02.		TOWN LEVEL P.G.	TLPG
03.		TOWN LEVEL GARDEN	TLG
04.		RESIDENTIAL ZONE	RZ
05.		COMMERCIAL ZONE	CZ
06.		AMENITY SPACE	AS
07.		HEALTH FACILITY	HC
08.		SCHOOL PLOT	EDU
09.		SCHOOL P.G.	SPG
10.		E.W.S HSG.	
11.		TRANSPORT (AREA UNDER ROAD)	
12.		PUBLIC UTILITY/ BURIAL GROUND	PU
13.		1.00M UTILITY CORRIDOR ALONG THE SPINE ROAD.	
14.		AREA HAVING SLOPE GREATER THAN 22.5 deg	
15.		PROPOSED BRIDGE OVER HILLOCKS	

PLOT AREA AS PER 7/12 435286.000 SQM  
PLOT AREA AS PER DWG. : 431675.638 SQM

#### PROPOSED AMMENDMENT IN LAY-OUT OF SPECIAL TOWNSHIP PROJECT, PANVEL

ON S.NO. 38,74,36/1,73,30/1,75,42/4,42/1,42/3,32/2,39,43,44/4,70/1,70/2,72,76/1,76/2,78,68,81/2A,81/2B,40,47/2,50/12,50/13,69,41/1,41/2,44/3,47/1,71,36/2,37/1,37/2 OF VILLAGE KHANAVLE, PANVEL & 6/1,6/5,7/1,6/6,7/2,7/3A,7/4,5/2A,5/2B,9/2,4/1,4/2,4/3,4/4,4/5,4/6,7/3B,7/1B,7/2,7/3,7/4,7/5,7/6,7/7,7/8,7/9,7/10,7/11,7/12,7/13,7/14,7/15,7/16,7/17,7/18,7/19,7/20,7/21,7/22,7/23,7/24,7/25,7/26,7/27,7/28,7/29,7/30,7/31,7/32,7/33,7/34,7/35,7/36,7/37,7/38,7/39,7/40,7/41,7/42,7/43,7/44,7/45,7/46,7/47,7/48,7/49,7/50,7/51,7/52,7/53,7/54,7/55,7/56,7/57,7/58,7/59,7/60,7/61,7/62,7/63,7/64,7/65,7/66,7/67,7/68,7/69,7/70,7/71,7/72,7/73,7/74,7/75,7/76,7/77,7/78,7/79,7/80,7/81,7/82,7/83,7/84,7/85,7/86,7/87,7/88,7/89,7/90,7/91,7/92,7/93,7/94,7/95,7/96,7/97,7/98,7/99,7/100,7/101,7/102,7/103,7/104,7/105,7/106,7/107,7/108,7/109,7/110,7/111,7/112,7/113,7/114,7/115,7/116,7/117,7/118,7/119,7/120,7/121,7/122,7/123,7/124,7/125,7/126,7/127,7/128,7/129,7/130,7/131,7/132,7/133,7/134,7/135,7/136,7/137,7/138,7/139,7/140,7/141,7/142,7/143,7/144,7/145,7/146,7/147,7/148,7/149,7/150,7/151,7/152,7/153,7/154,7/155,7/156,7/157,7/158,7/159,7/160,7/161,7/162,7/163,7/164,7/165,7/166,7/167,7/168,7/169,7/170,7/171,7/172,7/173,7/174,7/175,7/176,7/177,7/178,7/179,7/180,7/181,7/182,7/183,7/184,7/185,7/186,7/187,7/188,7/189,7/190,7/191,7/192,7/193,7/194,7/195,7/196,7/197,7/198,7/199,7/200,7/201,7/202,7/203,7/204,7/205,7/206,7/207,7/208,7/209,7/210,7/211,7/212,7/213,7/214,7/215,7/216,7/217,7/218,7/219,7/220,7/221,7/222,7/223,7/224,7/225,7/226,7/227,7/228,7/229,7/230,7/231,7/232,7/233,7/234,7/235,7/236,7/237,7/238,7/239,7/240,7/241,7/242,7/243,7/244,7/245,7/246,7/247,7/248,7/249,7/250,7/251,7/252,7/253,7/254,7/255,7/256,7/257,7/258,7/259,7/260,7/261,7/262,7/263,7/264,7/265,7/266,7/267,7/268,7/269,7/270,7/271,7/272,7/273,7/274,7/275,7/276,7/277,7/278,7/279,7/280,7/281,7/282,7/283,7/284,7/285,7/286,7/287,7/288,7/289,7/290,7/291,7/292,7/293,7/294,7/295,7/296,7/297,7/298,7/299,7/300,7/301,7/302,7/303,7/304,7/305,7/306,7/307,7/308,7/309,7/310,7/311,7/312,7/313,7/314,7/315,7/316,7/317,7/318,7/319,7/320,7/321,7/322,7/323,7/324,7/325,7/326,7/327,7/328,7/329,7/330,7/331,7/332,7/333,7/334,7/335,7/336,7/337,7/338,7/339,7/340,7/341,7/342,7/343,7/344,7/345,7/346,7/347,7/348,7/349,7/350,7/351,7/352,7/353,7/354,7/355,7/356,7/357,7/358,7/359,7/360,7/361,7/362,7/363,7/364,7/365,7/366,7/367,7/368,7/369,7/370,7/371,7/372,7/373,7/374,7/375,7/376,7/377,7/378,7/379,7/380,7/381,7/382,7/383,7/384,7/385,7/386,7/387,7/388,7/389,7/390,7/391,7/392,7/393,7/394,7/395,7/396,7/397,7/398,7/399,7/400,7/401,7/402,7/403,7/404,7/405,7/406,7/407,7/408,7/409,7/410,7/411,7/412,7/413,7/414,7/415,7/416,7/417,7/418,7/419,7/420,7/421,7/422,7/423,7/424,7/425,7/426,7/427,7/428,7/429,7/430,7/431,7/432,7/433,7/434,7/435,7/436,7/437,7/438,7/439,7/440,7/441,7/442,7/443,7/444,7/445,7/446,7/447,7/448,7/449,7/450,7/451,7/452,7/453,7/454,7/455,7/456,7/457,7/458,7/459,7/460,7/461,7/462,7/463,7/464,7/465,7/466,7/467,7/468,7/469,7/470,7/471,7/472,7/473,7/474,7/475,7/476,7/477,7/478,7/479,7/480,7/481,7/482,7/483,7/484,7/485,7/486,7/487,7/488,7/489,7/490,7/491,7/492,7/493,7/494,7/495,7/496,7/497,7/498,7/499,7/500,7/501,7/502,7/503,7/504,7/505,7/506,7/507,7/508,7/509,7/510,7/511,7/512,7/513,7/514,7/515,7/516,7/517,7/518,7/519,7/520,7/521,7/522,7/523,7/524,7/525,7/526,7/527,7/528,7/529,7/530,7/531,7/532,7/533,7/534,7/535,7/536,7/537,7/538,7/539,7/540,7/541,7/542,7/543,7/544,7/545,7/546,7/547,7/548,7/549,7/550,7/551,7/552,7/553,7/554,7/555,7/556,7/557,7/558,7/559,7/560,7/561,7/562,7/563,7/564,7/565,7/566,7/567,7/568,7/569,7/570,7/571,7/572,7/573,7/574,7/575,7/576,7/577,7/578,7/579,7/580,7/581,7/582,7/583,7/584,7/585,7/586,7/587,7/588,7/589,7/590,7/591,7/592,7/593,7/594,7/595,7/596,7/597,7/598,7/599,7/600,7/601,7/602,7/603,7/604,7/605,7/606,7/607,7/608,7/609,7/610,7/611,7/612,7/613,7/614,7/615,7/616,7/617,7/618,7/619,7/620,7/621,7/622,7/623,7/624,7/625,7/626,7/627,7/628,7/629,7/630,7/631,7/632,7/633,7/634,7/635,7/636,7/637,7/638,7/639,7/640,7/641,7/642,7/643,7/644,7/645,7/646,7/647,7/648,7/649,7/650,7/651,7/652,7/653,7/654,7/655,7/656,7/657,7/658,7/659,7/660,7/661,7/662,7/663,7/664,7/665,7/666,7/667,7/668,7/669,7/670,7/671,7/672,7/673,7/674,7/675,7/676,7/677,7/678,7/679,7/680,7/681,7/682,7/683,7/684,7/685,7/686,7/687,7/688,7/689,7/690,7/691,7/692,7/693,7/694,7/695,7/696,7/697,7/698,7/699,7/700,7/701,7/702,7/703,7/704,7/705,7/706,7/707,7/708,7/709,7/710,7/711,7/712,7/713,7/714,7/715,7/716,7/717,7/718,7/719,7/720,7/721,7/722,7/723,7/724,7/725,7/726,7/727,7/728,7/729,7/730,7/731,7