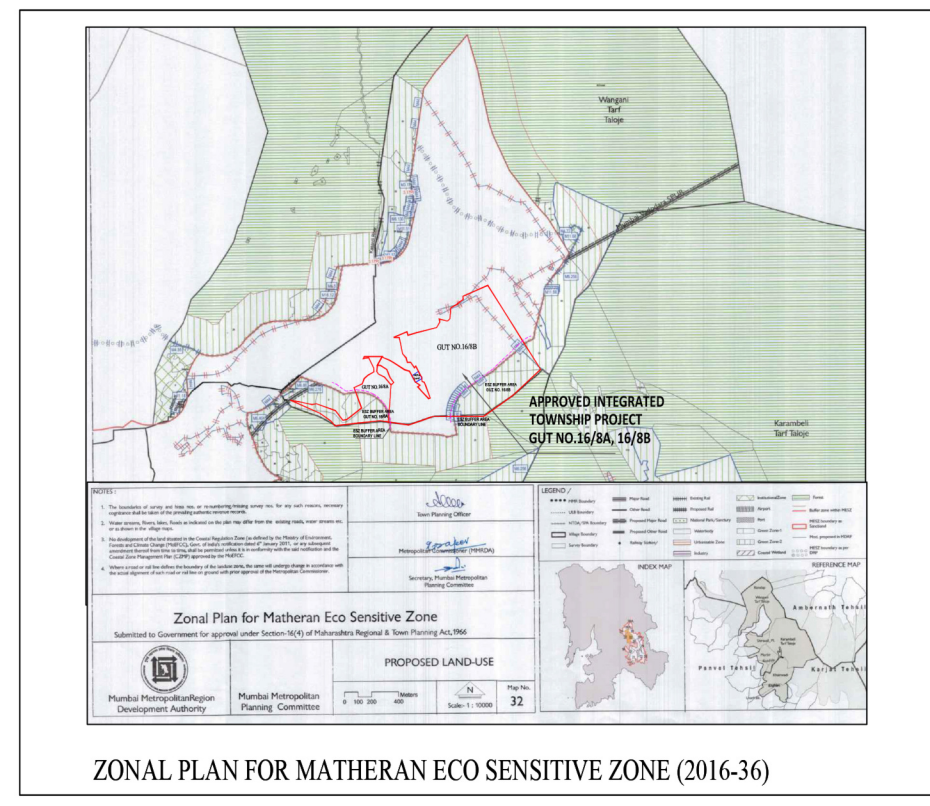
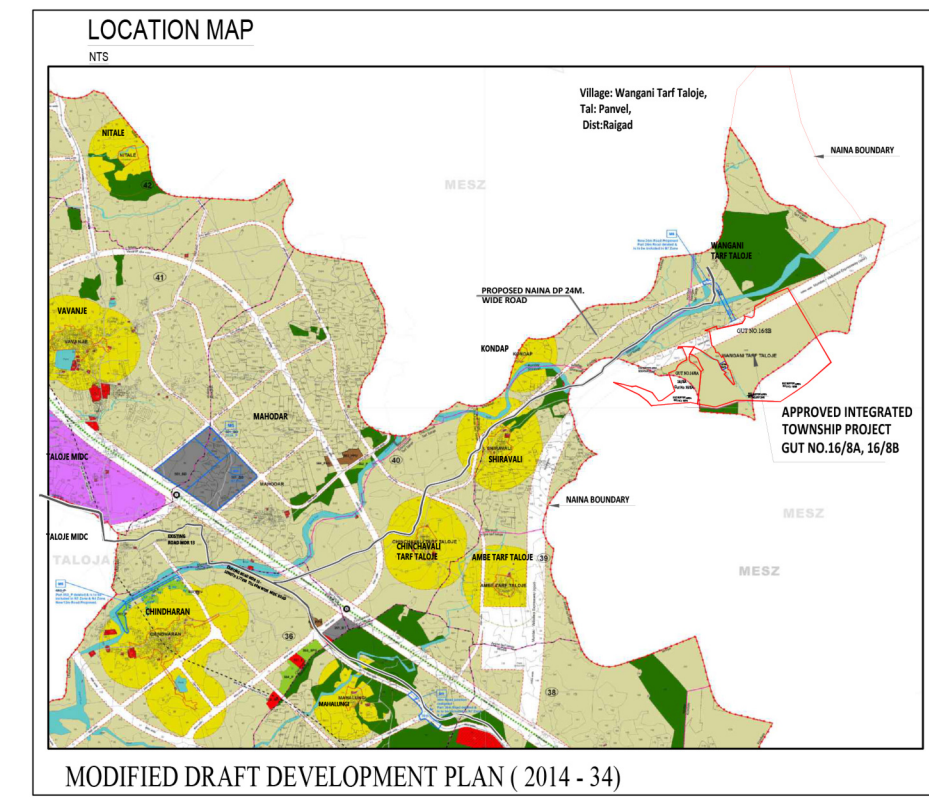


This Master Layout Plan for ITP is approved subject to the conditions mentioned in this office Letter / Certificate vide no. CIDCO/NAINA/Panvel/Wangani Tarf Taloje/LT-00553/CC/2022/0222 dated 15.07.2022

Digitally signed by RAJA BHAGUJI BHAGUJI WAGHMARE
Date: 2022.07.15 16:02:48 +05'30'

Sr. No.	Description	Area (In Sq. M.)	Proposed		
			LDZ	MESZ	Total
1	Gross plot area as per 7/12 extract (as per LC)	536210			
2	Gross plot area as per TILR Plan	544369			
3	Area Acquired by MoRTH, Govt as per 7/12 extract	58974			
4	Area Acquired by MoRTH, Govt TILR Plan	59223			
5	Balance gross plot area for ITP as per 7/12 extract (1 - 3)	477236			
6	Balance gross plot area for as per TILR (2 - 4)	485146			
7	Area within MESZ buffer as per LC	147100			
8	Area within MESZ buffer as per TILR superimposition	156112			
9	Permissible basic FSI as per regulation no. 7.2.1 of ITP	100			
10	Permissible built-up area (5 x 1)	477236			
11	Additional FSI on the payment of premium as per regulation no. 7.2.2 of ITP	0.70			
12	Additional built-up area on the payment of premium (5 x 13)	334065			
13	Maximum permissible built-up area (10 + 12)	811301			

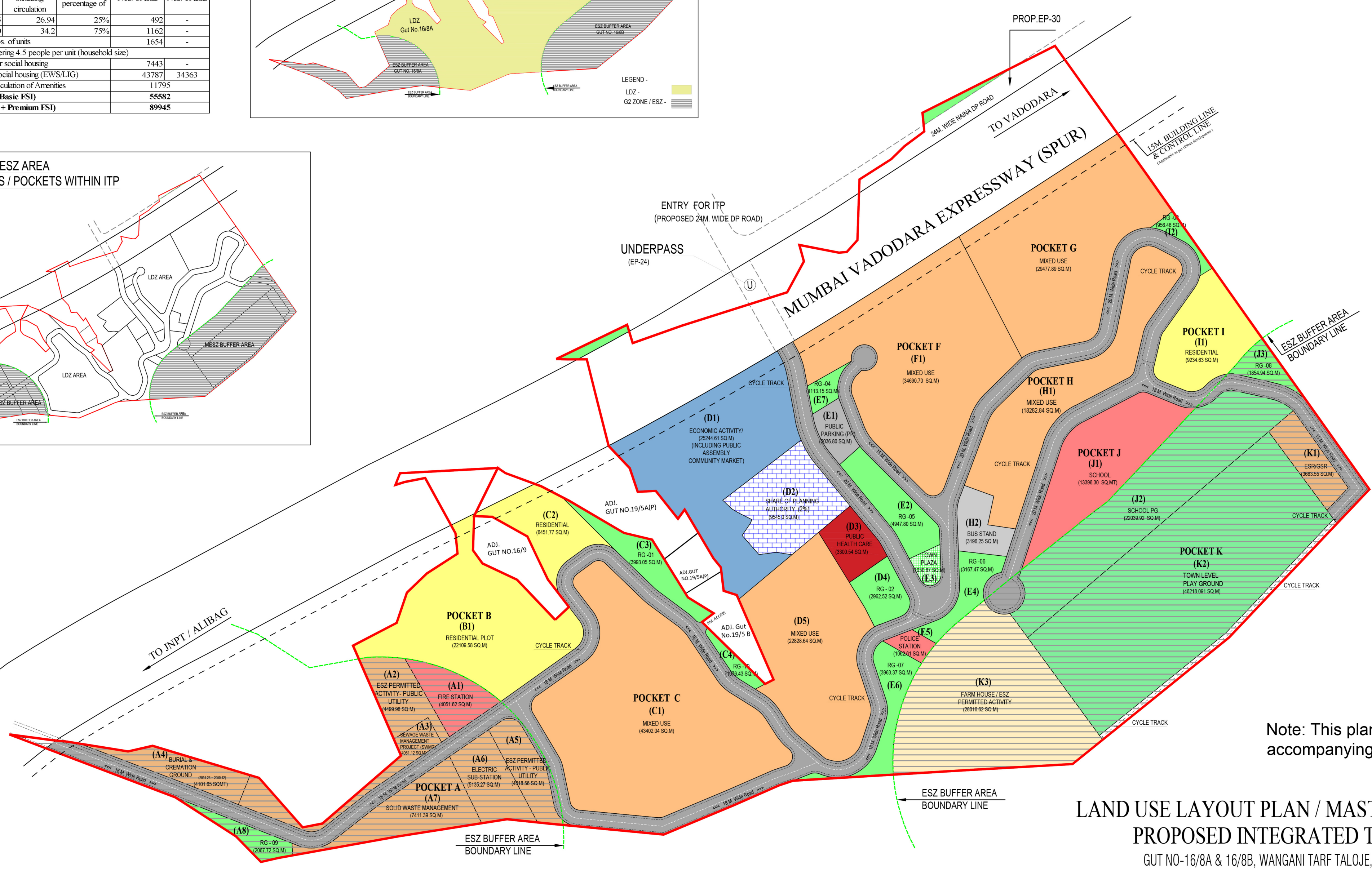
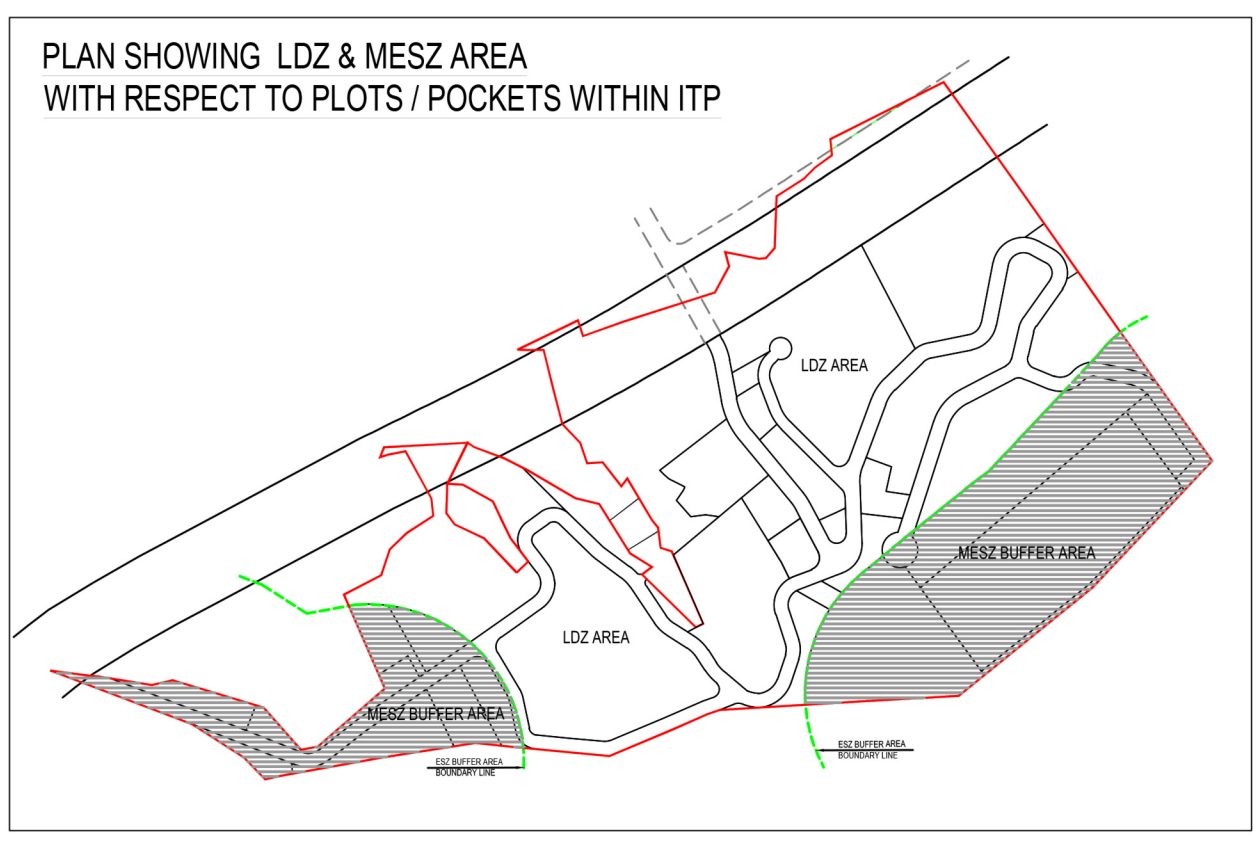
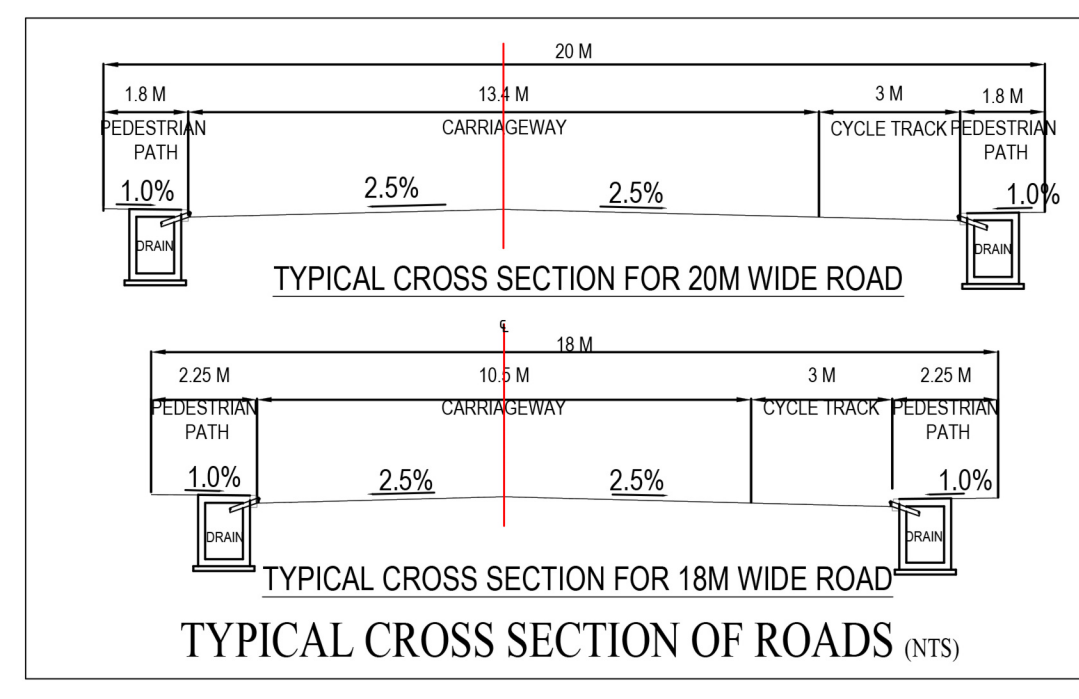
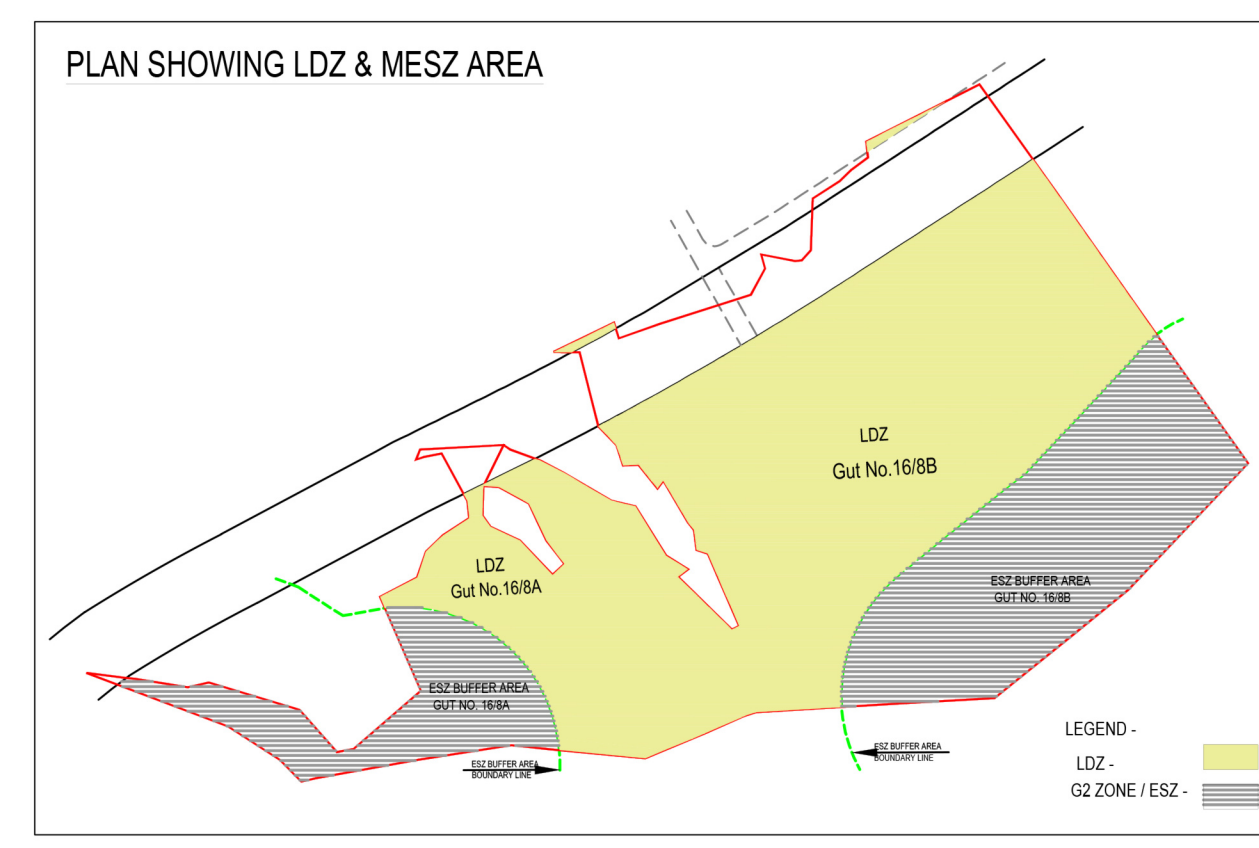
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*Note: The total required land area for economic activities component is 54723.6 Sq. M. (5.47 Ha.) and proposed land area is 25244.61 Sq. M. (2.52 Ha.) in master layout plan. It shall be ensured that the area under economic activities, mentioned in regulation 7.3.f. of ITP notification dated 08.03.2019 shall be fulfilled with respect to land area and built-up area within mixed used pockets mentioned above.

Built up area calculation for residential and social housing (EWS/LIG)				
A	Permissible basic built up area			477236
B	Required Residential built up area (minimum 60% of A)			286341.6
C	Proposed Residential built up area			353319.11
D	Permissible premium built up area (70% of A)			334065.20
E	Total residential built up area (C + D)			687384.31
F	Total social housing built up (15% of C)			52997.87
Total Built up area including 15% social housing of proposed residential area in ITP				
				530233.87

Population Projection (as per permissible basic FSI)				
Residential built up area				334065.20
Unit type	Built up area in Sq. M. of Individual	Built up area including circulation	Distribution percentage of	Nos. of units Basic FSI / Premium FSI
1 BHK	31.77	38.12	47%	4356 / 4119
1.5 BHK	36.04	43.25	22%	1797 / 1699
2 BHK	47.47	56.96	31%	1923 / 1818
Total nos. of units				8076 / 7636
Considering 4.5 people per unit (household size)				
Population for residential				36344 / 34363
Social housing built up area				52997.87
Unit type	Built up area in Sq. M. of Individual	Built up area including circulation	Distribution percentage of	Nos. of units
25% for EWS	13.11	16.05	25%	492 / -
and 75% for LIG	28.50	34.2	75%	1162 / -
Total nos. of units				1654 / -
Considering 4.5 people per unit (household size)				
Population for social housing				7443 / -
Total population (Residential + social housing (EWS/LIG))				43787 / 34363
Population considered for calculation of Amenities				11795
Total population (Basic FSI)				55582
Total population (Basic + Premium FSI)				89945



Sr.No	COLOUR CODE	ZONE / USES
01		BOUNDARY
i.		SITE BOUNDARY
ii.		ESZ BUFFER LINE
iii.		POCKET / PLOT BOUNDARY
02		PROPOSED TRANSPORTATION
i.	BT	BUS STATION / TERMINUS (BT)
ii.	U	DP / NHAJ UNDERPASS (U)
iii.		PROPOSED ITP ROAD
iv.		PROPOSED 24M. WIDE DP ROAD
v.		CYCLE TRACK
03		RESIDENTIAL / N1
04		MIXED USE / N3
05		SHARE OF PLANNING AUTHORITY
06		ECONOMIC ACTIVITY/MARKET/N3
07		ECO SENSITIVE BUFFER ZONE
08		PUBLIC SEMI-PUBLIC ZONE
A)		EDUCATIONAL
i.	S	SCHOOL (S)
ii.	SPG	SCHOOL PLAYGROUND (SPG)
B)		COMMUNITY SERVICES
i.	FS	FIRE STATION (FS)
ii.	BGIC	BURIAL/CREMATION GROUND (BGIC)
iii.	PS	POLICE STATION (PS)
C)		HEALTH / MEDICAL SERVICES
i.	GH	GENERAL HOSPITAL (GH)
09		PARKS AND PLAYGROUNDS
i.	RG	RG/PARK
ii.	PG	PLAY GROUND (PG)
iii.		TOWN - PLAZA
10		PUBLIC UTILITIES ZONE
i.	SWMP	SEWAGE WASTE MANAGEMENT(SWMP)
ii.	ESS	ELECTRIC SUBSTATION (ESS)
iii.	GSRIESR	OTHER PUBLIC UTILITIES (GSRIESR)
iv.	PP	PUBLIC PARKING FACILITIES
v.	SWM	SOLID WASTE MANAGEMENT (SWM)

NOTE - :
1) All dimensions are in Meters.
2) The BUA are tentative and may change as per actual calculation while processing proposals of Commencement Certificate of particular building

SHEET CONTENT :- Master Layout / Zone Plan as per ITP Notification

CERTIFICATE OF AREA

Certified that the plot under reference was surveyed by me and the dimensions of side etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of ownership/ Land Records Department /city survey record.

DESCRIPTION OF PROPOSAL & PROPERTY
INTEGRATED TOWNSHIP PROJECT
GUT NO.16/8A & 16/8B, WANGANI TARF TALOJE, TAL - PANVEL, DIST - RAIGAD
CIDCO - NAINA JURISDICTION

NAME OF THE OWNER & SIGNATURE

(Signature)
MR. PRAKASH BAVISKAR

NAME OF THE ARCHITECT & SIGNATURE

(Signature)
AR. PIYUSH TAK
COA No.: CA/28272/2001

NAME OF THE TOWN PLANNER & SIGNATURE

(Signature)
AR. BHAGYASHREE GAPAT-PATIL
ITPI No.: 2019-294

DATE	DRAWN BY	CHECK BY	SCALE	SHEET
22-06-2022	DNYANESH	BHAGYASHREE	1:3000	A1

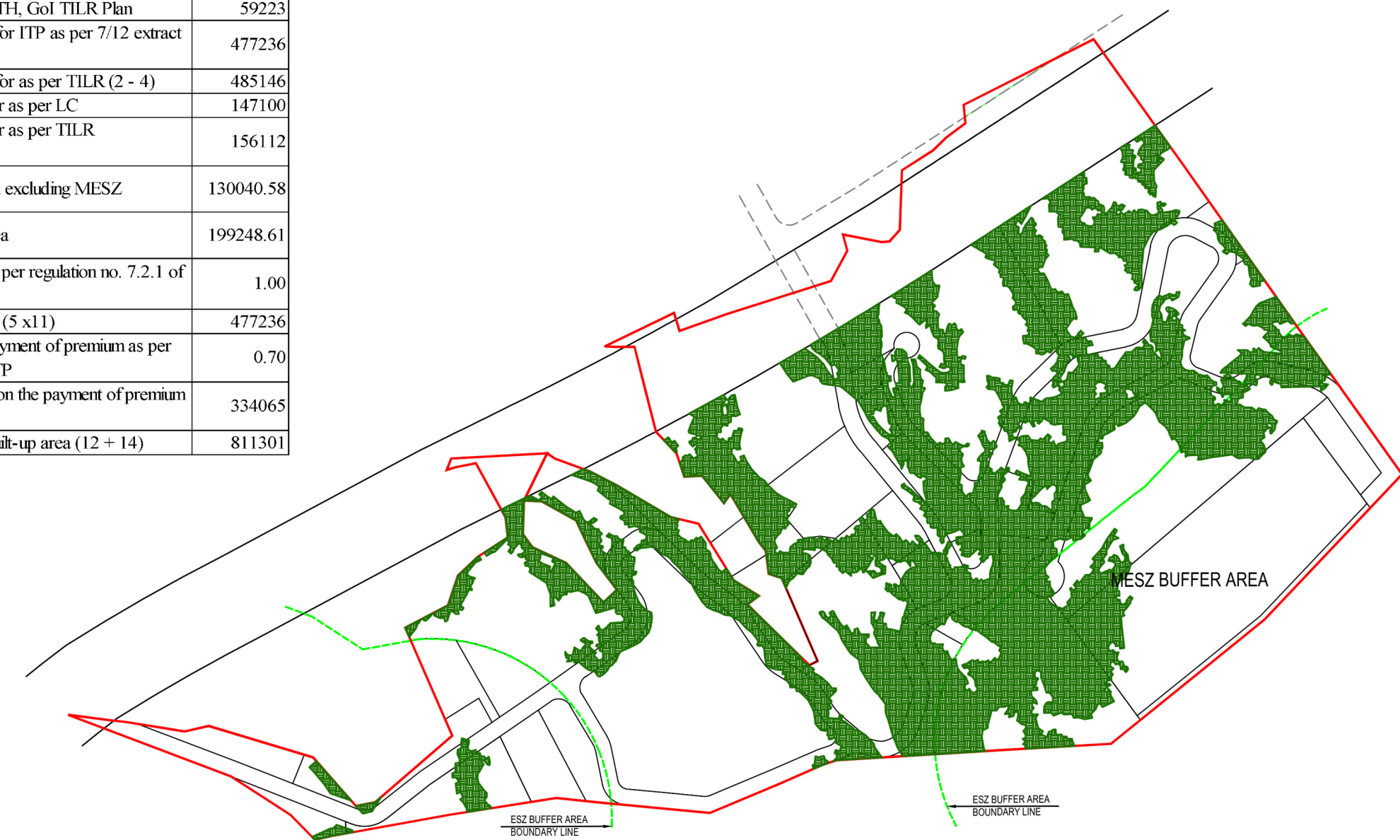
MR. PRAKASH BAVISKAR & OTHERS
(PROJECT PROPONENT)
Office no. 410/411, Hilton center , sec -11
CBD belapur , Navi Mumbai.
Contact No. 9167314455, 9167213907
Mail ID - contactus.baviskargroup@gmail.com
contactus@baviskargroup.com

Note: This plan shall be read along with the accompanying plan at Annexure 'A'

LAND USE LAYOUT PLAN / MASTER DEVELOPMENT PLAN
PROPOSED INTEGRATED TOWNSHIP PROJECT
GUT NO-16/8A & 16/8B, WANGANI TARF TALOJE, TALUKA - PANVEL, DISTRICT-RAIGAD

SR. NO.	REG. OF ITP NOTIFICATION DATED 08.03.2019	PROPOSED USE	POCKET / PLOT NAME	REQUIRED LAND AREA	AREA IN SQ. M.				TOTAL PLOT AREA	MIN. PROVIDED BUILT UP	
					SLOPE LESS THAN 1:5	SLOPE MORE THAN 1:5	MESZ	SLOPE MORE THAN 1:5			
1	RG 01		C3		850.62	3142.43	-	-	3993.05		
2	RG 02		D4		362.84	2590.68	-	-	2962.52		
3	RG 03		I2		579.68	376.78	-	-	956.46		
4	RG 04		I7		46.578	1066.57	-	-	1113.15		
5	RG 05		I2		836.88	4110.92	-	-	4947.80		
6	RG 06		F4		0	3167.47	-	-	3167.47		
7	RG 07		I3		607.04	3356.33	-	-	3963.37		
8	RG 08		I3		-	-	191.78	1663.16	1854.94		
9	RG 09		A8		-	-	1784.3	283.42	2067.72		
10	RG 10		C4		32.27	1044.16	-	-	1076.43		
11	RG 10		I3		456.20	574.67	-	-	1030.87	1000.00	
12	7.3 (a) ii	PLAY GROUND	K2	35793	-	-	42309.731	3908.36	46218.09	0.00	
13	7.3 (b) i	COMBINED SCHOOL (P + S)	J1	5965.45	7963.65	5432.65	-	-	13396.30	13396.30	
14	7.3 (b) i	SCHOOL PLAY GROUND	J2	17283	-	-	15147.425	6892.50	22039.92	0.00	
15	7.3 (c) i	COMMUNITY HEALTH CARE	D3	1193.09	1987.456	1313.08	-	-	3300.54	3300.54	
16	7.3 (d) i	GENERAL MARKET INCLUDING MUTTON & FISH MARKET	D1	1000	-	-	-	-	1000.00	1000.00	
16	7.3 (d) ii	VEGETABLE MARKET	D1	1000	13582.9	11661.71	-	-	25244.61	1000.00	
16	7.3 (d) iii	PUBLIC ASSEMBLY FACILITIES	D1	5000	-	-	-	-	5000.00	5000.00	
16	7.3 (d) iv	ECONOMIC ACTIVITY	D1	47723.6	-	-	-	-	36489.22	36489.22	
17	7.3 (g) i*	PROPOSED ECONOMIC ACTIVITY IN MIXED USE POCKETS	C1, D5, F1, G, H1	47723.6	-	-	-	-	29478.99	58957.98	
18	7.3 (g) ii	FIRE BRIGADE STATION	A1	3000	-	-	4051.62	0.00	4051.62	405.00	
19	7.3 (g) iii	SEWAGE WASTE MANAGEMENT PROJECT (SWMP)	A3	4000	-	-	3368.53	692.59	4061.12	300.00	
20	7.3 (g) iv	CREMATION GROUND	A4	2000	-	-	4101.65	0.00	4101.65	150.00	
21	7.3 (g) v	BURIAL GROUND	A4	2000	-	-	-	-	-	100.00	
22	7.3 (g) vi	BUS STATION / TRANSPORT HUB	H2	3000	944.05	2252.20	-	-	3196.25	500.00	
23	7.3 (g) vii	POLICE STATION	F5	1000	645.82	416.79	-	-	1062.61	500.00	
24	7.3 (g) viii	ELECTRIC SUB-STATION	A6	-	-	5135.27	0.00	5135.27	100.00	100.00	
25	7.3 (g) ix	OTHER PUBLIC UTILITIES (ESR/GSR)	K1	-	-	3663.55	0.00	3663.55	366.00	366.00	
26	7.3 (g) x	OTHER PUBLIC UTILITIES (ESZ PERMITTED - ACTIVITY)	A2	-	-	4499.98	0.00	4499.98	450.00	450.00	
27	7.3 (g) xi	OTHER PUBLIC UTILITIES (ESZ PERMITTED - ACTIVITY)	A5	-	-	4018.56	0.00	4018.56	401.86	401.86	
28	7.3 (g) xii	PUBLIC PARKING FACILITIES	F1	-	897.93	1138.87	-	-	2036.80	200.00	
29	7.3 (g) xiii	SOLID WASTE MANAGEMENT	A7	-	-	5722.93	1688.46	7411.39	300.00	300.00	
Total Area Excluding Residential Use Area within ITP					29793.914	41654.32	93995.326	15128.484	180572.04	123916.89	
30	7.4	FRAMHOUSE & ESZ PERMITTED ACTIVITY	K3	-	-	7664.51	20352.11	28016.62	2801.66	2801.66	
31	7.4	RESIDENTIAL USE	B1	-	16153.16	5956.42	-	-	22109.58		
32	7.4	RESIDENTIAL USE	C2	-	3511.93	2939.84	-	-	6451.77		
33	7.4	RESIDENTIAL USE	I1	-	6782.73	2451.90	-	-	9234.63		
34	7.4	MIXED USE	C1	-	41844.65	1557.39	-	-	43402.04		
35	7.4	MIXED USE	D5	-	14213.967	8614.67	-	-	22828.64	350517.44	
36	7.4	MIXED USE	F1	-	21495.20	13195.50	-	-	34690.70		
37	7.4	MIXED USE	G	-	16771.018	12706.87	-	-	29477.89		
38	7.4	MIXED USE	H1	-	7502.75	10780.09	-	-	18282.84		
Total Land Area					158069.319	99857.001	101659.836	35480.594	395066.75		
Total Proposed Builtup Area within ITP										530233.87	
39	7.5	2% AUTHORITY AREA	D2	9545	9545	-	-	-	9545.00	0.00	

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6	Balance gross plot area for as per TILR (2 - 4)	485146
7	Area within MESZ buffer as per LC	147100
8	Area within MESZ buffer as per TILR superimposition	156112
9	1:5 and more slope area excluding MESZ	130040.58
10	Net developable plot area	199248.61
11	Permissible basic FSI as per regulation no. 7.2.1 of ITP	1.00
12	Permissible built-up area (5 x 1)	477236
13	Additional FSI on the payment of premium as per regulation no. 7.2.2 of ITP	0.70
14	Additional built-up area on the payment of premium (5 x 13)	334065
15	Maximum permissible built-up area (12 + 14)	811301



Plan showing land having slope 1:5 and more within ITP
SCALE - NTS

*Note: The total required land area for economic activities component is 54723.6 Sq. M. (5.47 Ha.) and proposed land area is 25244.61 Sq. M. (2.52 Ha.) in master layout plan. It shall be ensured that the area under economic activities, mentioned in regulation 7.3.f. of ITP notification dated 08.03.2019 shall be fulfilled with respect to land area and built-up area within mixed used pockets mentioned above.

LEGEND		
Sr.No	COLOUR CODE	ZONE / USES
01	BOUNDARY	
i.	[Red Line]	SITE BOUNDARY
ii.	[Green Dashed Line]	ESZ BUFFER LINE
iii.	[Black Dashed Line]	POCKET / PLOT BOUNDARY
02	PROPOSED TRANSPORTATION	
i.	[Grey Box]	BUS STATION / TERMINUS (BT)
ii.	[Blue Circle]	DP / NHAI UNDERPASS (U)
iii.	[Grey Line]	PROPOSED ITP ROAD
iv.	[Grey Dashed Line]	PROPOSED 24M. WIDE DP ROAD
v.	[Grey Dotted Line]	CYCLE TRACK
03	[Yellow Box]	RESIDENTIAL / N1
04	[Orange Box]	MIXED USE / N3
05	[Blue Box]	SHARE OF PLANNING AUTHORITY (2%)
06	[Blue Box]	ECONOMIC ACTIVITY/MARKET/NS
07	[Green Box]	ECO SENSITIVE BUFFER ZONE
08	[Green Box]	RESTRICTION FOR DEVELOPMENT AS PER CLAUSE NO. 7.1.3 OF ITP POLICY
09	PUBLIC SEMI-PUBLIC ZONE	
A)	EDUCATIONAL	
i.	[Red Box]	SCHOOL (S)
ii.	[Green Box]	SCHOOL PLAYGROUND (SPG)
B)	COMMUNITY SERVICES	
i.	[Red Box]	FIRE STATION (FS)
ii.	[Orange Box]	BURIAL/CREMATION GROUND (BG/C)
iii.	[Red Box]	POLICE STATION (PS)
C)	HEALTH / MEDICAL SERVICES	
i.	[Red Box]	GENERAL HOSPITAL (GH)
10	PARKS AND PLAYGROUNDS	
i.	[Green Box]	RG/PARK
ii.	[Green Box]	PLAY GROUND (PG)
iii.	[Green Box]	TOWN - PLAZA
11	PUBLIC UTILITIES ZONE	
i.	[Orange Box]	SEWAGE WASTE MANAGEMENT (SWMP)
ii.	[Orange Box]	ELECTRIC SUBSTATION (ESS)
iii.	[Orange Box]	OTHER PUBLIC UTILITIES (GSR/ESR)
iv.	[Grey Box]	PUBLIC PARKING FACILITIES
v.	[Orange Box]	SOLID WASTE MANAGEMENT (SWM)

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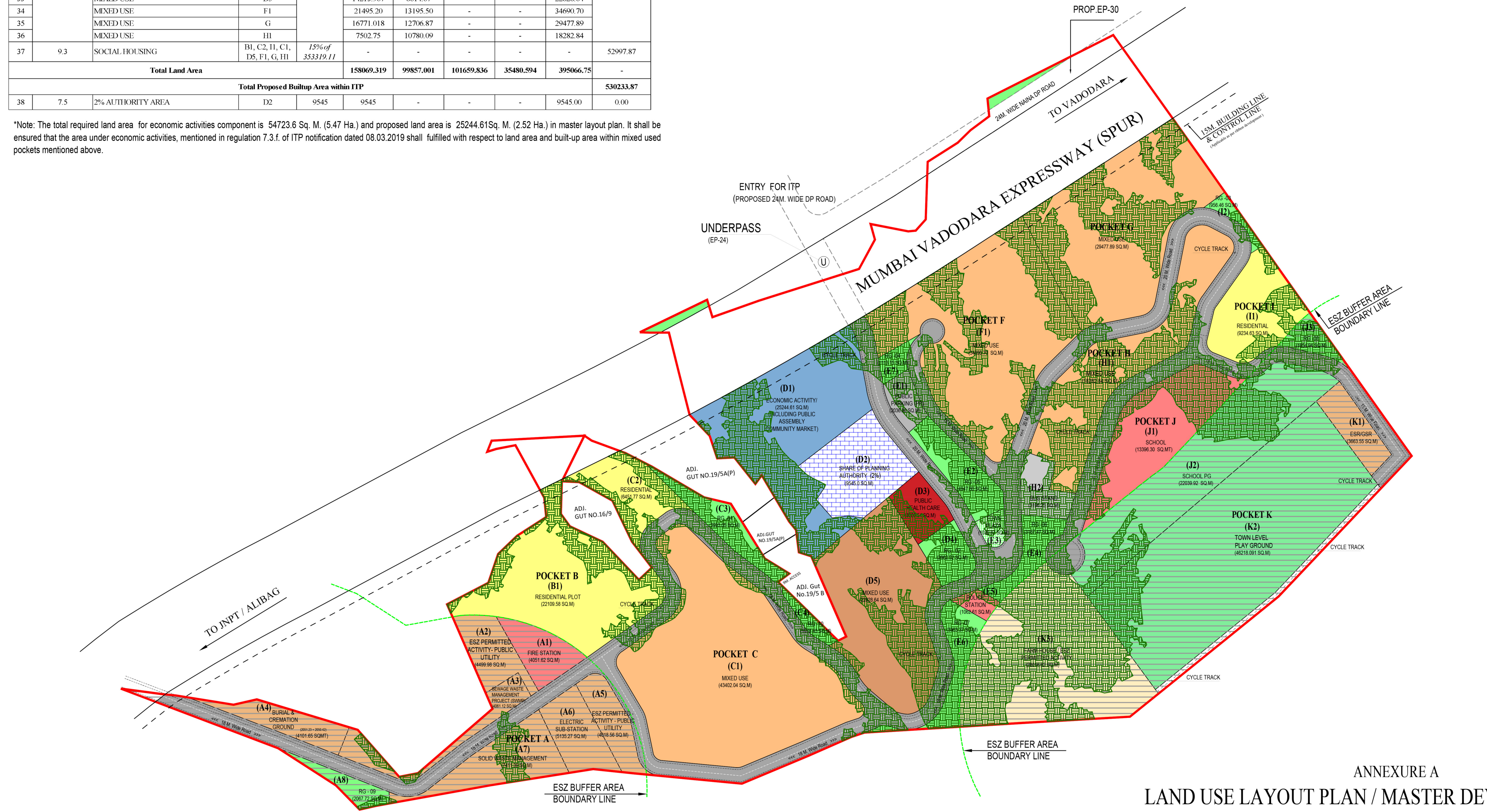
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22-06-2022	DNYANESH	BHAGYASHREE	1:3000	A1

MR. PRAKASH BAVISKAR & OTHERS
(PROJECT PROPONENT)
Office no. 410/411, Hilton center, sec -11
CBD belapur, Navi Mumbai.
Contact No. 9167314455, 9167213907
Mail ID - contactus.baviskargroup@gmail.com
contactus@baviskargroup.com



ANNEXURE A
LAND USE LAYOUT PLAN / MASTER DEVELOPMENT PLAN
PROPOSED INTEGRATED TOWNSHIP PROJECT
GUT NO-16/8A & 16/8B, WANGANI TARF TALOJE, TALUKA- PANVEL, DISTRICT-RAIGAD