

ANNEXURE-III					
Requirements of Amenities/Utilities as per ITP Policy 2019					
Note: Required BUA as per point No (i) of General Notes of clause 7.3 of the ITP Policy dated 20.11.2018					
Sr. No.	Particulars	REGULATION NO. AS PER ITP POLICY DATED 08/03/2019	Area of Master Plan	Required Land Area As per ITP Policy 2019	Area Provided As Per Master Plan
<b>a) Spaces For Recreation</b>					
i)	Garden & Parks	7.3 (a) i	276154.01	13807.70	13837.11
ii)	Play Ground	7.3 (a) ii	276154.01	20711.55	20731.43
<b>b) Spaces for Combined Schools ( Primary School + Highschool )</b>					
	School	7.3 (b)	Minimum 5000 Sq. M. upto 40 Ha	5000.00	5027.400
<b>c) Economic Activities</b>					
i)	Economic Activities	7.3 (f)	Minimum 40000 Sq. M. upto 40 Ha	36466.000	27298.24
ii)	Community Health-Care Facilities	7.3 (c)	Minimum 1000 Sq. M. upto 40 Ha	1000.000	1512.660
iii)	General Market for Mutton & Fish	7.3 (d) i	1000 Sq.M. For layout upto 200 HA	1000.000	1316.32
iv)	Vegetable Market	7.3 (d) ii	1000 Sq.M. For layout upto 200 HA	1000.000	1316.32
v)	Town Hall	7.3 (e) i	5000 sq.m. For layout upto 100 HA	5000.000	5000.21
<b>Total Economic activity proposed</b>				<b>41506.15</b>	
<b>d) Public Utilities</b>					
i)	Fire Brigade Station	7.3 (g) i		3000.000	4073.37
vi)	Police Station	7.3 (g) vi		1000.000	NA
v)	Bus Station / Transport Hub	7.3 (g) v		3000.000	3002.63
ii)	Sewage Waste Management Project (SWPM)	7.3 (g) ii		4000.000	0.00
iii)	Cremation Ground	7.3 (g) iii	For Layout upto 200 Ha.	2000.000	NA
iv)	Burial Ground	7.3 (g) iv		2000.000	NA
vii)	Electric Substation	7.3 (g) vii		As Per Requirement	2534.700
viii)	Other Public Utilities (WATER SUPPLY)	7.3 (g) viii		As Per Requirement	0.000
ix)	Public Parking Facilities	7.3 (g) ix		As per Prevailing DCR	
x)	Solid Waste Management	7.3 (g) x		As Per Requirement	

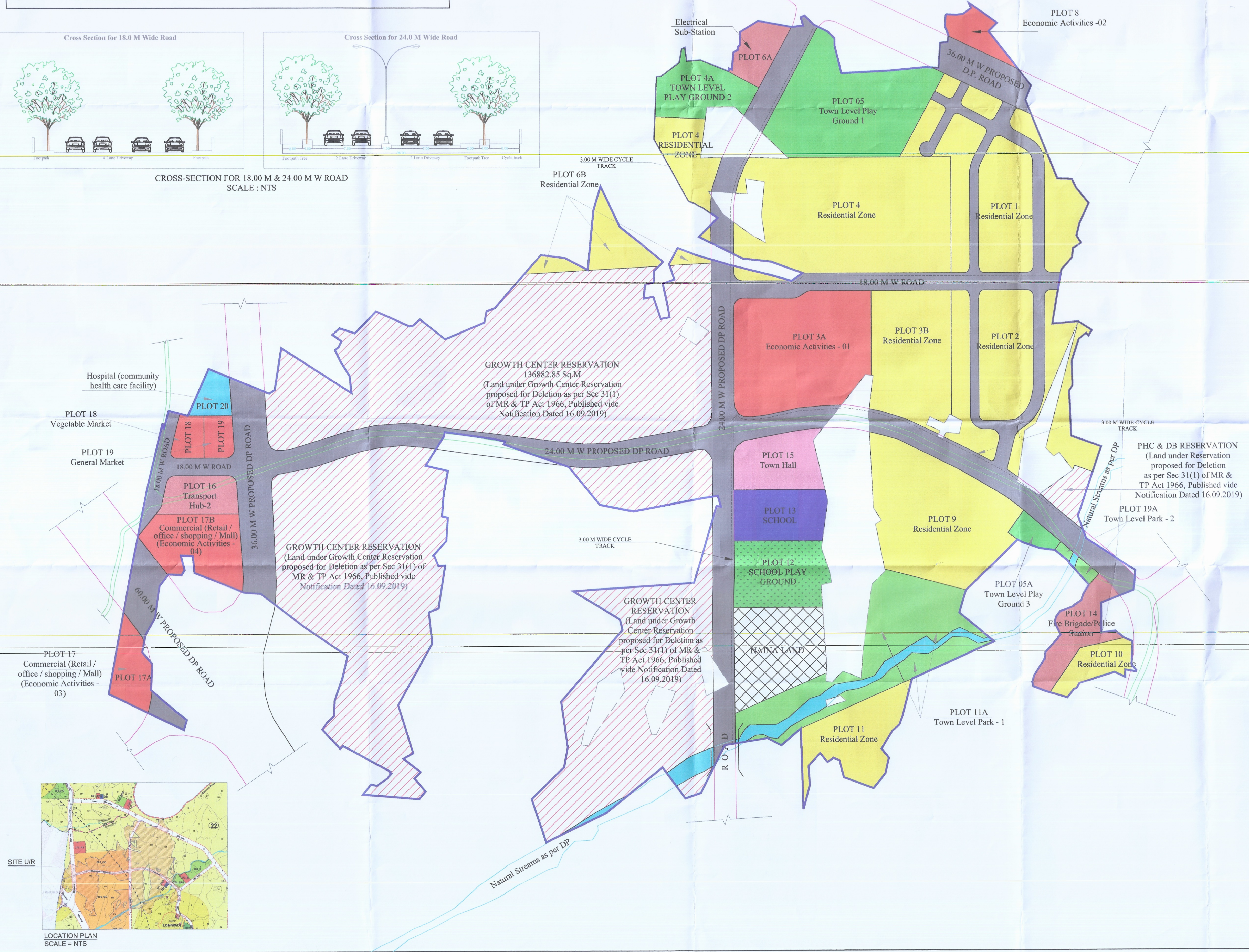
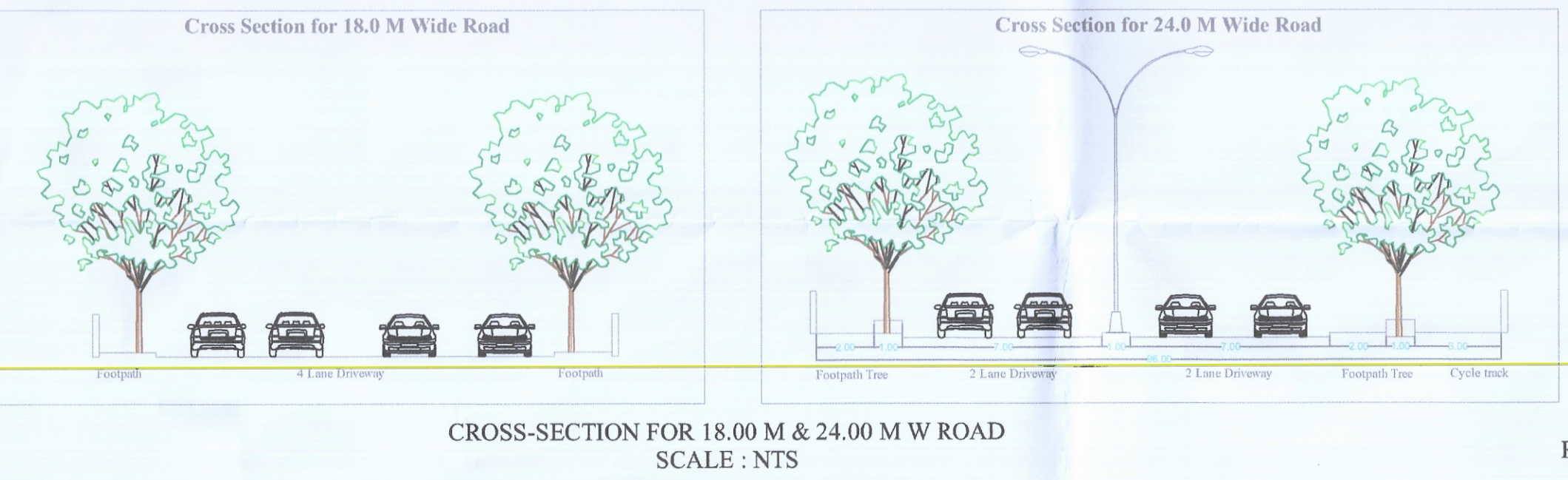
ANNEXURE IV			
BUILT UP AREA CALCULATIONS FOR RESIDENTIAL AND SOCIAL HOUSING (EWS/LIG)			
			(Sq.m.)
A	Permissible Basic BUA		414,660.00
B	Required Residential BUA - (Minimum 60% of A)		248,796.00
C	Proposed Basic Residential BUA		278,513.94
D	Balance BUA (A-C)		136,146.16
E	Required Other than Residential BUA (80,000 For 40HA)		82,932.00
F	Proposed Other than Residential BUA		136,146.16
G	Permissible Premium BUA (0.7 of A)		NA
H	Proposed Premium FSI Component as per clause 7.2.2		NA

School Playground Calculation			
Sr No	Particulars	Built Up Area (Sq.m)	No of Student
1	Built-up area proposed for school	4,250	
2	Primary school	2,805	5
3	Secondary school	1,445	4
4	Total		7
5	Area of Play ground per Student as per ITP Policy		6,456

\* As Per ITP Policy 2019 ( Regulation 7.3 (b) )

ANNEXURE - I		
SR. NO.	PETICULAR	AREA (IN SQ.M.)
1	AREA OF THE PLOT AS PER LETTER OF INTENT (LOI)	637250.00
2	AREA OF THE PLOT AS PER LOCATION CLEARANCE (LC)	637250.00
3	CONTIGUOUS AREA OF LAND	
A	AS PER 7-12 EXTRACT	414660.00
B	AS PER PHYSICAL SURVEY	416333.90
C	AS PER TILR SURVEY PLAN	416335.70
4	LEAST AREA CONSIDERED FOR LAYOUT APPROVAL	414660.00
5	DEDUCTIONS	
A	AREA UNDER 60.00 M W DP ROAD	3252.80
B	AREA UNDER 36.00 M W DP ROAD	11429.35
C	AREA UNDER 24.00 M W DP ROAD	35196.15
D	AREA UNDER WATER BODY (NALA)	4115.93
E	AREA UNDER GROWTH CENTER RESERVATION	136882.85
F	AREA UNDER PHC RESERVATION	1177.69
G	AREA UNDER DB RESERVATION	445.45
H	TOTAL AREA ( A+B+C+D+E+F+G )	192500.22
6	NET PLOT AREA	222159.78
5	PERMISSIBLE BASIC FSI	1.00
6	PERMISSIBLE BUILT UP AREA (4 X 5)	414660.00
7	NO. OF TREES TO BE PLANTED ( 150 TREES / HECTARE)	4143

ANNEXURE- II				
LAND USE STATEMENT	Requirement as per ITP policy	LAND AREA REQUIRED (IN SQ.M)	LAND AREA PROVIDED (IN SQ.M)	
A	Project Area	40 ha or more. TILR or Physical survey whichever is lesser	414660.00	
B	Area Under Slopes	May be included in the	0	0
C	Land to be Surrendered to CIDCO (A x 2.06)*	2% of the project area	8293.20	8307.77
C1	Area Under Reservation	-	138505.99	138505.99
C2	Area Under DP road	-	49878.30	49878.3
C3	Area Under Water Body/Nala	-	4115.93	4115.93
C4	Balance area for Master layout area (Net Plot Area)	-	276154.01	276154.01
D	Town Level Playground (7.5% of CA)	7.5% of the project area	20711.55	20731.43
E	Town Level Parks (5% of CA)	5% of the project area	13807.70	13837.11
F	School Playground	7 sq.m. per student	6455.75	6456.63
<b>Economic Activity (As per Clause 7.3.f; General Note for amenities (a) to (h) i)</b>				
G	School	5000 sq.m. for Master layout of 40 ha and to be increased proportionately	5000.00	5027.4
H	Health	1000 sq.m. for Master layout of 40 ha and to be increased proportionately		
I	Market	1000 sq.m. for Fish & Veg. market respectively for layout upto 200 ha.	36466.00	36478.75
J	Town Hall	5000 sq.m. upto 100 ha.		
K	Economic Activities	40000 sq.m. for Master layout of 40 ha and to be increased proportionately		
L	Total Economic Activity	-	41466.00	41506.15
M	Internal Roads	-	-	18736.79
N	Bus Bays	-	-	-
<b>Utilities</b>				
O1	Fire Station	3000 sqm	3000.00	4073.37
O2	Police Station	1000 sqm	1000.00	NA
O3	Sewage Waste Management	4000 sqm	4000.00	0
O4	Burial Ground	2000 sqm	2000.00	0
O5	Bus Station	3000 sqm	3000.00	3002.63
O6	Solid Waste Management	as per requirement	As per Requirement	0
O7	Other Utilities	as per requirement	-	0
O8	Under Ground Tank	as per requirement	-	0
O9	Substation	as per requirement	-	2534.70
P	Land for Residential Development	-	-	104569.80
<b>TOTAL</b>			<b>414666.00</b>	<b>41506.15</b>



ANNEXURE- VI		
PLOT AREA STATEMENT		
Plot Name	LAND USE	Plot Area
<b>(A) EDUCATION</b>		
PLOT 13	School	5027.400
<b>TOTAL</b>		<b>5027.400</b>
<b>(B) ECONOMIC ACTIVITIES</b>		
PLOT 3A	Economic Activities - 01	16371.29
PLOT 8	Economic Activities - 02	1942.80
PLOT 15	Public Assembly - Town Hall	5000.21
PLOT 17A	Economic Activities - 03	2926.93
PLOT 17B	Economic Activities - 04	6057.22
PLOT 18	Vegetable Market	1351.32
PLOT 19	General Market for Mutton & Fish	1316.32
PLOT 20	Community Health Care Facility	1512.66
<b>TOTAL</b>	<b>Total Economic Activity (A+B)</b>	<b>41506.15</b>
<b>(C)</b>		
PLOT 1	(a) Residential Plot 1	18115.199
PLOT 2	(a) Residential Plot 2	16326.93
PLOT 3B	(a) Residential Plot 3B	10964.32
PLOT 4	(a) Residential Plot 4	28793.83
PLOT 6B	(a) Residential Plot 6B	4376.92
PLOT 9	(a) Residential Plot 9	16542.56
PLOT 10	(a) Residential Plot 10	2599.12
PLOT 11	(a) Residential Plot 11	6850.92
<b>TOTAL</b>	<b>RESIDENTIAL FSI</b>	<b>104569.799</b>
<b>(D) PUBLIC UTILITIES</b>		
PLOT 14	Fire Brigade Station	4073.370
PLOT 16	Police Station	3002.630
PLOT 16	Bus Station / Transport Hub	3002.630
	Sewage Waste Management Project ( SWPM)	-
PLOT 6A	Electric Substation	2534.700
	Water Supply (GSR)	0.000
	Water Tank	0.000
<b>TOTAL</b>		<b>9610.700</b>
<b>(E) TOWN LEVEL PLAYGROUND</b>		
PLOT - 5	Town level play ground - 1	14920.37
PLOT - 4A	Town level play ground - 2	4685.74
PLOT - 5A	Town level play ground - 3	1125.32
<b>TOTAL</b>		<b>20731.43</b>
<b>(F) TOWN LEVEL PARKS</b>		
PLOT - 11A	Town Level Park - 1	13307.63
PLOT - 19A	Town Level Park - 2	520.48
<b>TOTAL</b>		<b>13827.11</b>
<b>(G) SCHOOL PLAYGROUND</b>		
PLOT 12	School Play Ground	6456.630
<b>TOTAL</b>		<b>6456.630</b>
<b>(H) DP ROAD</b>		
	AREA UNDER 60.00, 36.00, & 24.00 M W DP ROAD	49878.300
<b>TOTAL</b>		<b>49878.300</b>
<b>(I) LAYOUT ROADS</b>		
		18736.790
<b>TOTAL</b>	AREA UNDER INTERNAL LAYOUT ROAD	18736.790
<b>(J) LAND SURRENDER TO NAINA</b>		
L-1	AS PER ITP POLICY CLAUSE NO. 7.5	8307.770
<b>TOTAL</b>		<b>8307.770</b>

CONTENTS OF SHEET  
BLOCK PLAN, PERFORMA, ANNEXURE I, ANNEXURE II, ANNEXURE III, ANNEXURE IV

STAMP AND DATE OF APPROVAL OF PLAN  
Approved subject to the conditions mentioned in Commencement Certificate issued vide No : CIDCO/NAINA/Panvel/Loniwad/LT-00599/CC/2023/0326 Dtd. 10.02.2023

LAND-USE	
	Residential
	Economic Activity
	Public Utilities
	School / Institution ( Primary + High School)
	Hospital / Healthcare
	Public Assembly (Town Hall)
	Town Level Play Ground
	Town Level Park
	School Play Ground
	GC, PHC & DB Reservation

**CERTIFICATE OF AREA**  
CERTIFIED THAT I HAVE SURVEYED THE PLOT BEARING GUT NO. 151/2 & OTHERS AT VILLAGE- LONIWADI, TAL- PANVEL DATED 09.08.2021 AND THAT THE DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 416335.70 SQ.MT.

VALUABLE PROPERTIES PVT. LTD. AR.DEVYANI KHADILKAR  
NAME & SIGNATURE OF OWNER NAME & SIGNATURE OF ARCHITECT

**FORM OF CERTIFICATE**  
I, AR. DEVYANI KHADILKAR, FOR M/S SPACEAGE CONSULTANTS HAVE BEEN EMPLOYED BY THE APPLICANT AS HIS ARCHITECT. I HAVE EXAMINED THE BOUNDARY AND THE AREA OF THE PLOT AND I DO HEREBY CERTIFY THAT I HAVE PERSONALLY VERIFIED AND CHECKED ALL THE STATEMENTS MADE BY APPLICANT WHO IS THE OWNER IN POSSESSION OF THE PLOT AS IN THE ABOVE FORM AND FOUND THEM TO BE CORRECT.

VALUABLE PROPERTIES PVT. LTD. AR.DEVYANI KHADILKAR  
NAME & SIGNATURE OF OWNER NAME & SIGNATURE OF ARCHITECT

PROPOSED MASTER LAYOUT OF INTEGRATED TOWNSHIP PROJECT PERMISSION ON LAND BEARING S. NO. 151/2 & OTHERS AT VILLAGE- LONIWADI, TAL- PANVEL, DIST - RAIGAD

NORTH	JOB. NO.	DRG. NO.	DRAWN BY
		01 / 05	
	SCALE	DATE	CHECKED BY
	1:2000		

AR. VISHAL KULKARNI  
NAME OF THE OWNER

VALUABLE PROPERTIES PVT. LTD.  
NAME OF ARCHITECT: DEVYANI KHADILKAR  
LIC. NO: CA/90/13184  
ADDRESS: B-106, Netroj Building, Mulund Goregaon Link Road Mulund (w), Mumbai : 400 080