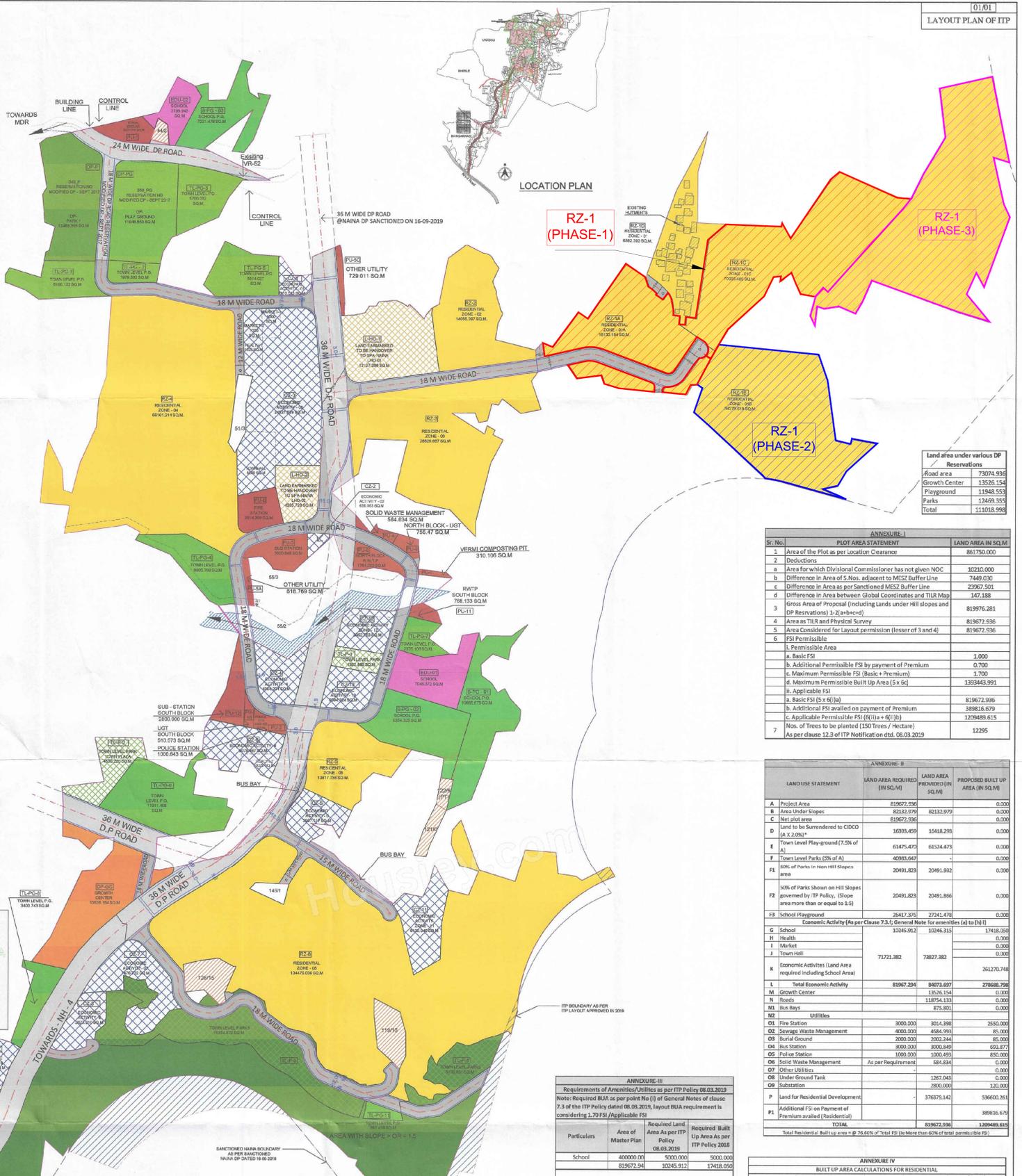


ANNEXURE VI PLOT AREA STATEMENT				
Plot Name	LAND USE	Plot Area	Required Built Up Area	Total Proposed Built Up Area
(A) EDUCATION				
EDU-01	School	2066.372	17418.050	13200.000
EDU-02	School	228.548	1949.265	621.000
TOTAL		2294.920	19367.315	13821.000
(B) ECONOMIC ACTIVITIES				
CE-1	Commercial - Economic Activity	2543.134	8031.000	3000.000
CE-2	Commercial - Economic Activity	635.953	1500.000	1500.000
CE-3	Commercial - Economic Activity	2457.529	10000.000	12000.000
CE-4	Commercial - Economic Activity	454.204	1049.265	1400.000
CE-5	Commercial - Economic Activity	3997.117	7500.000	7500.000
CE-6	Commercial - Economic Activity	4078.687	25000.000	25000.000
CE-7	Commercial - Economic Activity	743.773	15000.000	15000.000
CE-8	Commercial - Economic Activity	8031.000	80000.000	80000.000
CE-9	Commercial - Economic Activity	3728.356	15000.000	15000.000
CE-10	Commercial - Economic Activity	3994.404	15000.000	15000.000
CE-11	Commercial - Economic Activity	6389.200	15000.000	15000.000
CE-12	Commercial - Economic Activity	3952.763	15000.000	15000.000
CE-13	Commercial - Economic Activity	3958.124	15773.362	15773.362
TOTAL		73827.382	279688.798	279688.798
(C) RESIDENTIAL				
RZ-1A	Residential	15330.184		
RZ-1B	Residential	14079.174	125000.000	125000.000
RZ-1C	Residential	7005.489		
RZ-1D	Residential	6883.392	0.000	
RZ-2	Residential	14055.397	50000.000	50000.000
RZ-3	Residential	28205.657		
RZ-4	Residential	66361.254	150000.000	150000.000
RZ-5	Residential	10817.736	100000.000	100000.000
RZ-6	Residential	3996.944	15000.000	15000.000
RZ-7	Residential	1770.075	29028.130	162018.796
RZ-8	Residential	104476.006	258077.111	51302.889
RZ-9	Residential	3998.473	5000.000	35000.000
TOTAL		176763.142	636668.261	908616.624
(D) PUBLIC UTILITIES				
PU-1	Burial Ground	2002.314	85.000	85.000
PU-2	Police Station	3000.493	850.000	850.000
PU-3	Bus Station	3000.493	850.000	850.000
PU-4	Solid Waste Management	584.634	0.000	0.000
PU-5A	Other Utility	624.676	0.000	0.000
PU-5B	Other Utility	397.043	0.000	0.000
PU-5C	Other Utility	729.013	0.000	0.000
PU-6	North Block RWTP	1764.023	65.000	65.000
PU-7	Vermi-Composting Pit (Part of SWM)	310.106	0.000	0.000
PU-8	Fire Station	3004.398	2500.000	2500.000
PU-9	North Block LCT	796.473	0.000	0.000
PU-10	South Block LCT	518.173	0.000	0.000
PU-11	South Block RWTP	748.113	30.000	30.000
PU-12	South Block Substation	280.814	30.000	121.000
TOTAL		18244.844	4883.877	4883.877
(E) TOWN LEVEL PLAYGROUND				
TL-PG-1		5366.112	0.000	0.000
TL-PG-2		1873.503	0.000	0.000
TL-PG-3		5700.612	0.000	0.000
TL-PG-4		6085.708	0.000	0.000
TL-PG-5		5663.027	0.000	0.000
TL-PG-6		11913.408	0.000	0.000
TL-PG-7		3275.106	0.000	0.000
TL-PG-8		3460.743	0.000	0.000
TL-PG-9		2854.028	0.000	0.000
TL-PG-10		1734.454	0.000	0.000
TL-PG-11		897.719	0.000	0.000
TOTAL		49574.929	0.000	0.000
(F) D.P. RESERVATION PG				
D.P-PG-1	D.P. PG RESERVATION	11944.953	0.000	0.000
TOTAL		11944.953	0.000	0.000
(G) TOWN LEVEL PARKS				
TL-P-1	Town Park as per Clause 7.3.1(a)	1873.503	0.000	0.000
TL-P-2	Town Park as per Clause 7.3.1(a)	4532.123	0.000	0.000
TL-P-3	Taken in Hill Slopes as governed by Clause 7.3(a)	23491.866	0.000	0.000
TL-P-4		1635.462	0.000	0.000
TOTAL		28833.454	0.000	0.000
(H) D.P. RESERVATION-PARKS				
D.P-P-1	D.P. RESERVATION	12488.155	0.000	0.000
TOTAL		12488.155	0.000	0.000
(I) SCHOOL PLAYGROUND				
S-PG-01		10655.678	0.000	0.000
S-PG-02		8554.124	0.000	0.000
S-PG-03		2724.476	0.000	0.000
TOTAL		21934.278	0.000	0.000
(J) D.P. ROAD				
D.P-R-1		7814.136	0.000	0.000
TOTAL		7814.136	0.000	0.000
(K) LAYOUT ROADS				
LR-1		46295.197	0.000	0.000
TOTAL		46295.197	0.000	0.000
(L) BUS BAYS				
BB-1		675.801	0.000	0.000
TOTAL		675.801	0.000	0.000
(M) D.P. GROWTH CENTER				
D.P-GC-1		18205.125	0.000	0.000
TOTAL		18205.125	0.000	0.000
(N) 2% LAND HAND OVER AS PER CLAUSE 7.5 - SURVEY OF PLANNING AUTHORITY				
LHO-1	2% OF GROSS PLOT AREA	11318.563	0.000	0.000
LHO-2	2% OF GROSS PLOT AREA	438.728	0.000	0.000
TOTAL		11757.291	0.000	0.000
(O) HILL SLOPES				
HS-1		81132.979	0.000	0.000
TOTAL HS TO D.P.		81132.979	0.000	0.000
TOTAL BUA		120988.615		



Sr. No.	LAND USE STATEMENT	LAND AREA REQUIRED (IN SQ.M)	LAND AREA PROVIDED (IN SQ.M)	PROPOSED BUILT UP AREA (IN SQ.M)
1	Area of the Plot as per Location Clearance		861790.000	
2	Deductions			
a	Area for which Divisional Commissioner has not given NOC		30220.000	
b	Difference in Area of 5.2% adjacent to MESS Buffer Line		7448.000	
c	Difference in Area as per Sanctioned MESS Buffer Line		23967.501	
d	Difference in Area between Global Coordinates and TLR Map		819976.281	
3	Gross Area of Proposal (Including Lands under Hill Slopes and DP Reservations) 2(a)+b+c+d		147.188	
4	Area as TLR and Physical Survey		819672.936	
5	Area Considered for Layout permission (lesser of 3 and 4)		819672.936	
6	FSI Permissible			
7	FSI Permissible			
a	Basic FSI		1.000	
b	Additional Permissible FSI by payment of Premium		0.700	
c	Maximum Permissible FSI (Basic + Premium)		1.700	
d	Maximum Permissible Built Up Area (5x Sc)		1393443.991	
8	Applicable FSI			
a	Basic FSI (5x + 6%)		819672.936	
b	Additional FSI availed on payment of Premium		38816.679	
c	Applicable Permissible FSI (5x + 6%)		1209886.615	
9	Nos. of Trees to be planted (150 Trees / Hectare) As per clause 12.3 of ITP Notification dtd. 06.03.2019		12295	

ANNEXURE II			
LAND USE STATEMENT	LAND AREA REQUIRED (IN SQ.M)	LAND AREA PROVIDED (IN SQ.M)	PROPOSED BUILT UP AREA (IN SQ.M)
A	Protect Area	819672.936	0.000
B	Area Under Slopes	82332.979	0.000
C	Net plot area	819672.936	0.000
D	Land to be Surrendered to CIDCO (As per Clause 7.3.1(a))	16393.459	15418.293
E	Town Level Playground (7.5% of A)	61475.475	61244.475
F	Town Level Parks (5% of A)	40985.647	0.000
G	Area of Parks in Hill Slopes	20491.823	20491.932
H	Area of Parks in Hill Slopes (Area more than or equal to 1:5)	20491.823	20491.856
I	School Playground	28417.276	27241.478
J	General Note for amenities (a) to (i)		
K	Economic Activity (As per Clause 7.3.1(a))	12045.912	10346.315
L	Health		0.000
M	Market		0.000
N	Town Hall	71721.362	78277.382
O	Economic Activities (Land Area required including School Area)	81967.294	84073.697
P	Total Economic Activity	139344.399	279688.798
Q	Growth Center	139344.399	0.000
R	Roads	11757.291	0.000
S	Bus Bays	675.801	0.000
T	Utilities		
U	Fire Station	3004.398	2500.000
V	Sewage Waste Management	4000.000	4584.993
W	Burial Ground	2000.000	2002.244
X	Bus Station	3000.000	3000.849
Y	Police Station	1000.000	3000.493
Z	Solid Waste Management	As per Requirement	584.634
AA	Other Utilities		0.000
AB	Under Ground Tank		1357.243
AC	Substation	2800.000	120.000
AD	Land for Residential Development	376375.142	536600.120
AE	Additional FSI on Payment of Premium availed (Residential)		38816.679
TOTAL		819672.936	1209886.615

ANNEXURE III			
Particulars	Area of Master Plan	Required Land Area As per ITP Policy 08.03.2019	Required Built Up Area As per ITP Policy 2018
School	4000.000	5000.000	5000.000
Health	40000.000	1000.000	1500.000
Mutton Market	For Layout	100.000	850.000
Fish Market	Upto 200 HA	100.000	850.000
Town Hall	For Layout: Upto 100 HA	5000.000	8500.000
Economic Activities	40000.000	40000.000	60000.000
Police Station	1000.000	1000.000	3000.849
Fire Station	3000	3004.398	
Sewage Waste Management	For Layout	4000	4584.993
Burial Ground	Upto 200 HA	2000	2002.244
Bus Station		3000	3000.849
Police Station		1000	3000.493

ANNEXURE IV			
Particulars	Area of Master Plan	Required Land Area As per ITP Policy 08.03.2019	Proposed Land Area
Fire Station	3000	3004.398	
Sewage Waste Management	For Layout	4000	4584.993
Burial Ground	Upto 200 HA	2000	2002.244
Bus Station		3000	3000.849
Police Station		1000	3000.493

ANNEXURE V			
Particulars	Area of Master Plan	Required Land Area As per ITP Policy 08.03.2019	Proposed Land Area
Fire Station	3000	3004.398	
Sewage Waste Management	For Layout	4000	4584.993
Burial Ground	Upto 200 HA	2000	2002.244
Bus Station		3000	3000.849
Police Station		1000	3000.493

ANNEXURE VI			
Particulars	Area of Master Plan	Required Land Area As per ITP Policy 08.03.2019	Proposed Land Area
Fire Station	3000	3004.398	
Sewage Waste Management	For Layout	4000	4584.993
Burial Ground	Upto 200 HA	2000	2002.244
Bus Station		3000	3000.849
Police Station		1000	3000.493

ANNEXURE VII			
Particulars	Area of Master Plan	Required Land Area As per ITP Policy 08.03.2019	Proposed Land Area
Fire Station	3000	3004.398	
Sewage Waste Management	For Layout	4000	4584.993
Burial Ground	Upto 200 HA	2000	2002.244
Bus Station		3000	3000.849
Police Station		1000	3000.493

ANNEXURE VIII			
Particulars	Area of Master Plan	Required Land Area As per ITP Policy 08.03.2019	Proposed Land Area
Fire Station	3000	3004.398	
Sewage Waste Management	For Layout	4000	4584.993
Burial Ground	Upto 200 HA	2000	2002.244
Bus Station		3000	3000.849
Police Station		1000	3000.493

ANNEXURE IX			
Particulars	Area of Master Plan	Required Land Area As per ITP Policy 08.03.2019	Proposed Land Area
Fire Station	3000	3004.398	
Sewage Waste Management	For Layout	4000	4584.993
Burial Ground	Upto 200 HA	2000	2002.244
Bus Station		3000	3000.849
Police Station		1000	3000.493

ANNEXURE X			
Particulars	Area of Master Plan	Required Land Area As per ITP Policy 08.03.2019	Proposed Land Area
Fire Station	3000	3004.398	
Sewage Waste Management	For Layout	4000	4584.993