LAYOUT PLAN

PLOT AREA STATEMENT

NAME OF OWNER	VILLAGE	S.NO	H.NO	AREA IN 7/12
M/S ANJANEYA LAND DEVELOPERS POA HOLDER OYSTER SAKET INFRASTRUCTURES	DWARLI	36	7A	12000.00SQM
		36	7B	15000.00 SQM
		36	5A	750.00 SQM
			5B	750.00 SQM
			5C	2900.00 SQM
			5D	3050.00 SQM
			5E	380.00 SQM
			5F	750.00 SQM
			5H	750.00 SQM
			5I	380.00 SQM
		35	3P	7330.00 SQM
TOTAL AREA				44040.00 SQM

PARKING STATEMENT

BLDG TYPE	NOS	PARKING REQD		PARKING PROPOSED	
		CARS	SCOOTER	CARS	SCOOTER
BLDG A (ST+2P+1A+20)	01	116	232	116	232
TOTAL	01	116	232	116	232

BUILT UP AREA STATEMENT

TYPE	FLOORS	BUA/BLDG	NOS	TOTAL BUA
BLDG TYPE- A	ST+(2P)+AMENITY FL+20	9722.62	01	9722.62 SQ.M.

BUILT UP AREA STATEMENT OF MHADA

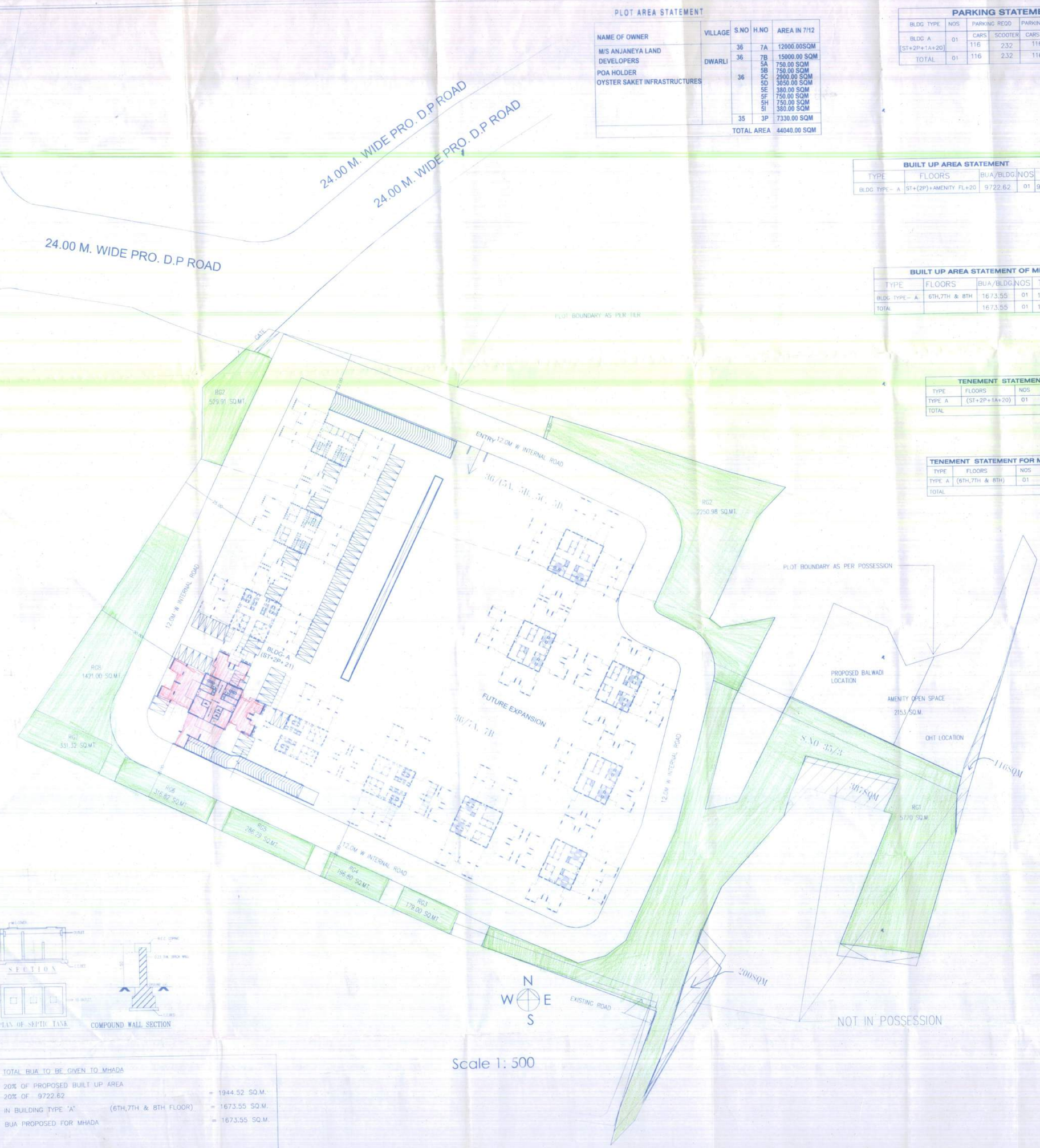
TYPE	FLOORS	BUA/BLDG	NOS	TOTAL BUA
BLDG TYPE- A	6TH,7TH & 8TH	1673.55	01	1673.55 SQ.M.
TOTAL		1673.55	01	1673.55 SQ.M.

TENEMENT STATEMENT

TYPE	FLOORS	NOS.	TENE/BLDG
TYPE A	(ST+2P+1A+20)	01	132
TOTAL			132

TENEMENT STATEMENT FOR MHADA

TYPE	FLOORS	NOS	TENE/BLDG
TYPE A	(6TH,7TH & 8TH)	01	24
TOTAL			24



Scale 1: 500

- TOTAL BUA TO BE GIVEN TO MHADA
- 20% OF PROPOSED BUILT UP AREA
  20% OF 9722.62 = 1944.52 SQ.M.
- IN BUILDING TYPE 'A' (6TH,7TH & 8TH FLOOR) = 1673.55 SQ.M.
- BUA PROPOSED FOR MHADA = 1673.55 SQ.M.

बांधकाम नकाशे मंजूरी

संदर्भ दुकलती दावीलेप्याप्रमाणे व बांधकाम प्रारंभ प्रमाणपत्र क.कडोंमपा/नरवि/बांप्र/[illegible]/2020-29/02 दिनांक 30/06/2020 रोजी 2 वर्षांकरिता दिलेल्या अटिप्रमाणे.

सहाय्यक संचालक नगररचना करिता
कल्याण डोंबिवली महानगरपालिका.

PROFORMA - I

(Sr no. 3,10,11 & 19 IN ANNEXURE "I")

A. AREA STATEMENT		IN SQM
1.	AREA OF PLOT (AS PER 7/12)	44040.00
2.	DEDUCTIONS FOR	
	a) PROPOSED 24.M.W DP ROAD	NIL
	b) ENCROACHMENT	702.75
	c) EXISTING ROAD	259.50
	TOTAL (a + b + c)	962.25
3.	BALANCE AREA OF PLOT (1 MINUS 2)	43077.75
4.	DEDUCTION (IF DEDUCTIBLE)	
a)	FOR RECREATIONAL GROUND (25 %)TO SHOW PHYSICALLY	10769.43
b)	AMENITY OPEN SPACE (5 %)	2153.88
5.	NET AREA OF PLOT (3 MINUS 4b)	40923.87
6.	FLOOR SPACE INDEX PERMISSIBLE	0.95
7.	PERMISSIBLE BUILT UP AREA (0.95 X 40923.87)	38877.67
8.	ADDITIONS FOR FLOOR SPACE INDEX	
	A) ADDITION FOR AMENITY OPEN SPACE	2153.88
	B) EXISTING ROAD	259.50
9.	TOTAL BUILT UP AREA PERMISSIBLE (7 PLUS 8)	41291.05
10.	PROPOSED BUILT UP AREA	9722.62
11.	EXCESS BALCONY AREA	
12.	TOTAL BUILT-UP AREA PROPOSED	9722.62
13.	FLOOR SPACE INDEX CONSUMED (10/5)	0.45
B. BALCONY AREA STATEMENT		
i).	PERMISSIBLE BALCONY AREA PER FLOOR - 10 %	REFER STATEMENT
ii).	PROPOSED BALCONY AREA PER FLOOR	
iii).	EXCESS BALCONY AREA PER FLOOR	
iv).	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	
C. TENEMENT STATEMENT		
i).	PROPOSED AREA (ITEM A-12 ABOVE)	9722.62
ii).	LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOPS ETC.)	NIL
iii).	AREA AVAILABLE FOR TENEMENTS (1 MINUS 2)	9722.62
iv).	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	900
v).	TENEMENTS PROPOSED	156
vi).	TENEMENTS EXISTING	NIL
vii).	TOTAL TENEMENTS ON THE PLOT	156

CERTIFICATE OF AREA

CERTIFICATE THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDES/ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 43077.00 SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED ARCHITECTS.

APPENDIX - C

THE PLANS PREPARED BY ME ARE IN ACCORDANCE WITH THE NORMS AS SPECIFIED BY THE INDIAN STANDARD INSTITUTE AND I WILL BE HELD RESPONSIBLE FOR ANY HARM CAUSED IN EARTHQUAKE DUE TO NEGLIGENCE OF THE STANDARDS.

ENGINEERS SIGNATURE

LEGENDS

1) PLOT LINES	— THICK BLACK	
2) RECREATION GROUND	— GREEN WASH	
6) WORK PORPOSED TO BE DEMOLISHED	— YELLOW HATCHED	
7) PROPOSED WORK	— PINK	
8) DRAINAGE & SEWERAGE WORK	— RED DOTTED	
9) WATER SUPPLY WORK	— BLUE DOTTED THIN	

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL DEVELOPMENT ON PLOT BEARING S.NO 36/5A,5B,5C,5D,5E,5F,5H,5I ,S.NO 35/3 S.NO 36/7A AND 36/7B VILLAGE DWARLI, TAL: AMBERNATH FOR : M/S ANJANEYA LAND DEVELOPERS

P.O.A HOLDER : OYSTER SAKET INFRASTRUCTURES

OWNERS SIGN	ARCHITECTS SIGN	RCC CONSULTANTS SIGN

DMD ARCHITECTS
F1 BLOCK, JOJWALA SHOPPING CENTRE,
SAHAJANAND CHOWK, ACHA ROAD, KALYAN (W)
PH: (0251)3732321
EMAIL : dmdarchitects@yahoo.com

SCALE	DRAWN	CHECKED	DATE	JOB NO.	DRG. NO.	REV.
AS SHOWN	PRIYANKA	SHAILAJA	25/08/2020	KYN/COMP/1808	MUN/LAY/01	R-0