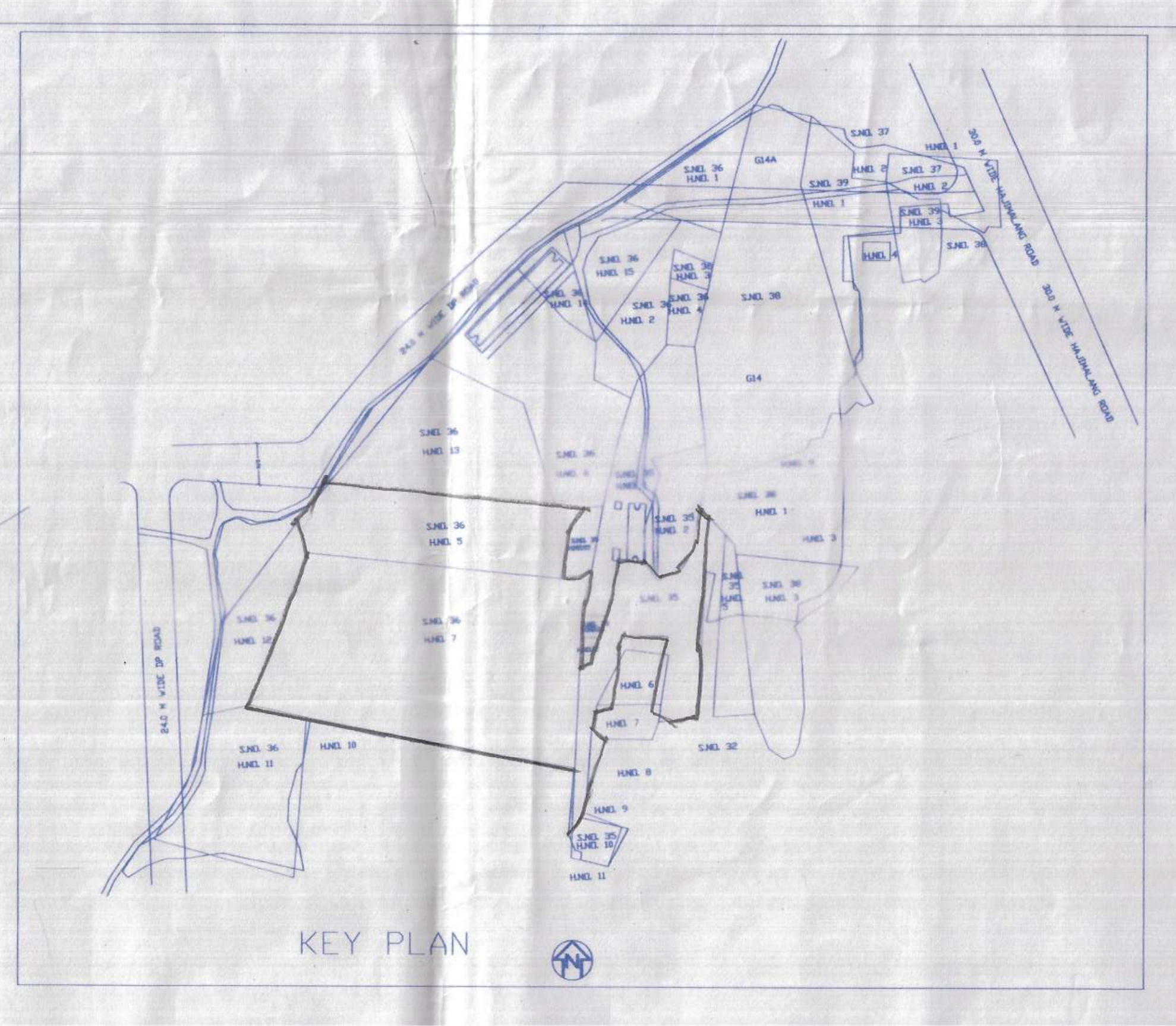
PLOT AREA STATEMENT

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



SANCTIONED 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.

PROPOSED BUILT UP AREA STATEMENT

TYPE	FLOORS	BUA/BLDG.	NOS	TOTAL BUA
BLDG - 1	ST+P0+1ST TO 22ND FLOORS	11730.46	01	11730.46 SQ.M.
BLDG - 2	ST+1P+1(P)A+21 FLOORS	11723.67	01	11723.67 SQ.M.
TOTAL BUILT UP AREA		23454.13	02	23454.13 SQ.M.

TENEMENT STATEMENT

TYPE	FLOORS	NOS	TENAMENTS
TYPE 1	(ST+1P+22FLR)	01	156 ~~187~~
TYPE 2	ST+1P+(RES+AMENITY+21 FL)	01	154 ~~185~~
TOTAL TENAMENTS		02	310 ~~372~~

TENEMENT STATEMENT FOR MHADA

TYPE	FLOORS	TENE/BLDG
BLDG 1	13TH,14TH FL	16
BLDG 2	13TH,14TH FL	16
TOTAL		32

BUILT UP AREA STATEMENT OF MHADA

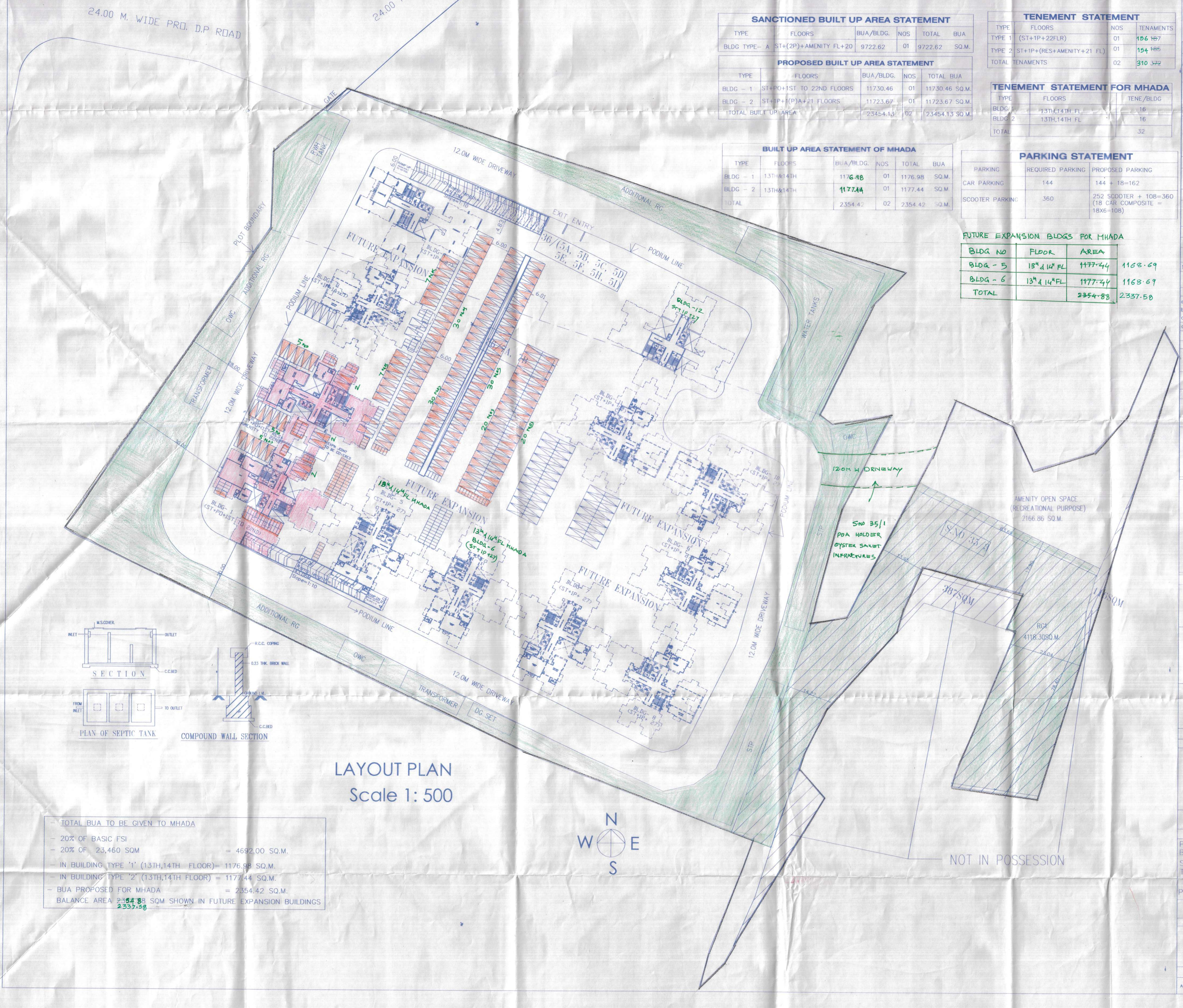
TYPE	FLOORS	BUA/BLDG.	NOS	TOTAL BUA	
BLDG - 1	13TH&14TH	1176.98	01	1176.98	SQ.M.
BLDG - 2	13TH&14TH	1177.44	01	1177.44	SQ.M.
TOTAL		2354.42	02	2354.42	SQ.M.

PARKING STATEMENT

PARKING	REQUIRED PARKING	PROPOSED PARKING
CAR PARKING	144	144 + 18=162
SCOOTER PARKING	360	252 SCOOTER + 108=360 (18 CAR COMPOSITE = 18X6=108)

FUTURE EXPANSION BLDGS FOR MHADA

BLDG NO	FLOOR	AREA	
BLDG - 5	13th & 14th FL	~~1177.44~~	1168.69
BLDG - 6	13th & 14th FL	~~1177.44~~	1168.69
TOTAL		~~2354.88~~	2337.58


24.00 M. WIDE PRO. D.P ROAD
24.00 M. WIDE PRO. D.P ROAD
24.00 M. WIDE PRO. D.P ROAD
GATE
RWH TANK
12.0M WIDE DRIVEWAY
ADDITIONAL RG
PLOT BOUNDARY
ADDITIONAL RG
OWC
TRANSFORMER
12.0M WIDE DRIVEWAY
Ramp length= 45.20M Slope=1:10
EXIT ENTRY
36/(5A, 5B, 5C, 5D 5E, 5F, 5H, 5I)
PODIUM LINE
PODIUM LINE
FUTURE EXPANSION
FUTURE EXPANSION
FUTURE EXPANSION
FUTURE EXPANSION
BLDG- 1 (ST+P0+1ST TO 22ND)
BLDG- 2 (ST+P0+(1ST RES+ AMENITY TO 22ND)
EXPN JOINT TO BE COVERED
Ramp length= 43.06M Slope=1:10
5 NOS
5 NOS
7 NOS
7 NOS
30 NOS
30 NOS
30 NOS
20 NOS
20 NOS
20 NOS
BLDG-12 (ST+1P+27)
13th & 14th FL MHADA BLDG- 5 (ST+1P+ 27)
13th & 14th FL MHADA BLDG-6 (ST+1P+27)
BLDG- 8 (ST+1P+ 27)
BLDG- 10 (ST+1P+ 27)
WATER TANKS
OWC
12.0M W DRIVEWAY
S.NO 35/1 POA HOLDER OYSTER SAKET INFRASTRUCTURES
STP
STP
12.0M WIDE DRIVEWAY
PODIUM LINE
ADDITIONAL RG
OWC
TRANSFORMER
DG SET
AMENITY OPEN SPACE (RECREATIONAL PURPOSE) 2166.86 SQ.M.
S.NO 35/3
387SQM
RG1 4118.30SQ.M.
NOT IN POSSESSION
SECTION
PLAN OF SEPTIC TANK
COMPOUND WALL SECTION
N
W
E
S

LAYOUT PLAN
Scale 1: 500

- TOTAL BUA TO BE GIVEN TO MHADA
- 20% OF BASIC FSI
- 20% OF 23,460 SQM = 4692.00 SQ.M.
- IN BUILDING TYPE '1' (13TH,14TH FLOOR)= 1176.98 SQ.M.
- IN BUILDING TYPE '2' (13TH,14TH FLOOR) = 1177.44 SQ.M.
- BUA PROPOSED FOR MHADA = 2354.42 SQ.M.

BALANCE AREA ~~2354.88~~ 2337.58 SQM SHOWN IN FUTURE EXPANSION BUILDINGS

LAYOUT PLAN
1/10

STAMP OF APPROVAL

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No. :- KDMC/TPD/BP/27Village/2020-21/03/179.
Date :- 10/08/2023.
SANCTIONED

for ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

PROFORMA - I

A. AREA STATEMENT	IN SQ.M.
1. AREA OF PLOT	
a) AS PER OWNERSHIP DOCUMENT	44040.00
b) AS PER MEASUREMENT SHEET	44080.00
c) AS PER SITE	43337.25
2. DEDUCTIONS FOR	
a) 24.0 M W D.P ROAD	NIL
b) PROPOSED DP ROAD	NIL
TOTAL (a + b)	0.00
3. BALANCE AREA OF PLOT (1 MINUS 2)	43337.25
4. AMENITY SPACE @ 5 % OF 43337.25	
a) AMENITY REQUIRED	2166.86
b) AMENITY PROPOSED	2166.86
5. NET AREA OF PLOT (3 MINUS 4)	41170.38
6. RECREATIONAL OPEN SPACE	
a) REQUIRED @ 10% OF 41170.38 SQM	4117.03
b) PROPOSED	4118.00
7. INTERNAL ROAD AREA	NA
8. PLOTABLE AREA	NA
9. BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER ROAD WIDTH Sr no 5 X 1.1 (41170.38 X 1.1) 45287.41	23460.00
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
a. MAXIMUM PERMISSIBLE FSI - BASED ON ROAD WIDTH (0.5X 43337.25)	----
b. PROPOSED FSI ON PAYMENT OF PREMIUM	----
11. IN-SITU FSI/TDR LOADING	
a)IN-SITU AREA AGAINST D.P. ROAD	---
b)IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	---
c)TDR AREA (1.15 X 44040.00)=50646.00	00.00
d) TOTAL IN-SITU/TDR LOADING PROPOSED [11(a)+(b)+(c)]	
12. ADDITIONAL FSI AREA UNDER CHAPTER	
13. TOTAL ENTITLEMENT OF FSI IN PROPOSAL	
a) 9+10+11(d) +12 (19440.00)	23,460.00
b) ANCILLARY AREA PERMISSIBLE	----
c) TOTAL ENTITLEMENT (a+b)	23,460.00
14. Maximum utilization limit of FSI permissible as per road width (as per regulation no 6.3 X 1.6)	4.4
15. TOTAL BUILT UP AREA IN PROPOSAL	
a. PROPOSED BUILT UP AREA (P-LINE) OF BUILDING 1 (ST+1P+22FL) & BUILDING 2 (ST+1P+22FL)	23,454.13
16. FSI CONSUMED (15/3)	
17. AREA OF INCLUSIVE HOUSING	
a. REQUIRED (20% OF 23,460)	4692.00
b. PROPOSED (1 & 2 - 13TH & 14TH FLOOR)	2354.42
BALANCE AREA 2337.58 SQM SHOWN IN FUTURE EXPANSION BUILDINGS 5 & 6	~~2354.88~~ 2337.58

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

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _________ AND 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 _____ SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED ARCHITECTS/ENGINEER/SUPERVISOR

OWNER'S DECLARATION-

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABID BY THE PLANS APPROVED BY AUTHORITY.I WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNERS NAME AND 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
	Shailaja	

DMD ARCHITECTS
'D' BLOCK, ZOJWALA SHOPPING CENTRE
SAHAJANAND CHOWK,AGRA ROAD, KALYAN (W)
PH: 9967373232
EMAIL : dmdarchitects@yahoo.com

SCALE	DRAWN	CHECKED	DATE	JOB. NO.	DRG. NO.	REV.
AS SHOWN	KIRAN	SHAILAJA	14/07/2023	KYN/BLD/1622	MUN/LAY/01	R-0

Mac5\D\e\DWARLI\2023\MUNICIPAL\22FLOORS\FINAL REVISED DWARLI\DWARLI.dwg