

NAME OF OWNER	VILLAGE	S.NO	H.NO	AREA IN 7/12
M/S ANJANEYA LAND & PROPERTY DEVELOPERS	DWARLI	36	7A	12000.00 SQM
		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	3	7330.00 SQM		
TOTAL AREA			44040.00 SQM	



AMENITY	FLATS	REQUIRED	PROPOSED		
			BLDG NO 1	BLDG NO 2	TOTAL
SOCIETY OFFICE	FOR EVERY 300	40 SQ.M	29.07 SQ.M	28.40 SQ.M	57.47 SQ.M
ENTRANCE LOBBY	MORE THAN 6 FLATS	9 SQ.M	54.04 SQ.M	54.04 SQ.M	108.08 SQ.M
FITNESS CENTER	FOR EVERY 300	40 SQ.M	52.69 SQ.M		103.90 SQ.M
CERCHIE	FOR EVERY 300	40 SQ.M	51.21 SQ.M		57.47 SQ.M
DRIVER'S ROOM	FOR EVERY 300	22 SQ.M	15.44 SQ.M	15.48 SQ.M	30.92 SQ.M
SANITARY BLOCK	FOR EVERY 200	6 SQ.M	4.50 SQ.M	5.76 SQ.M	10.26 SQ.M

PARKING	REQUIRED PARKING	PROPOSED PARKING
CAR PARKING	150	150
TWO WHEELER PARKING	300	300

TENEMENT STATEMENT			
BLDG. NO	FLOORS	NOS	TENEMENT
BLDG - 1	(ST+2PD. & MHADA+1ST FL (AMENITY (PT)+RES. (PT)) TO 21ST FL RES. & 22ND FL MHADA (PT) & RES.(PT))	01	165
BLDG - 2	(ST+2PD & MHADA+ 1ST FL (AMENITY (PT)+RES.(PT)) TO 21ST FL RES. & 22ND FL MHADA)	01	163
TOTAL TENEMENTS		02	328

BLDG NO	FLOORS	TENE/BLDG
BLDG 1	1ST & 2ND PD & MHADA AND 22ND RES(P/T)& MHADA(P/T) FL	15
BLDG 2	1ST & 2ND PD & MHADA AND 22ND FL	14
TOTAL		29

PODIUM 1		PODIUM 2		TOTAL
	PODIUM		PODIUM	
CP1 - CP5	PODP25 - PODP32 PODP61 - PODP73	CP1 - CP4	PODP25 - PODP32 PODP61 - PODP73	76
TWP 51 - TWP 86	TWP 1 - TWP 20	TWP 46 - TWP 80	TWP 11 - TWP 25	15
CP1 - CP13	PODP14 - PODP25	CP1 - CP13	PODP14 - PODP25	19
TWP1 - TWP50	---	TWP1 - TWP45	TWP1 - TWP10	14

PARKING		STILT		PODIUM 1		PODIUM 2		TOTAL
		BELOW GROUND	ABOVE GROUND	PODIUM	PODIUM	PODIUM	PODIUM	
BUILDING 1	CAR	CP1 - CP22	ST22 - ST25	CP1 - CP5	PDQ25 - PDQ32	CP1 - CP4	PDQ55 - PDQ32	76
	TWO-WHEELER	TWP35 - TWP61	TWP 1 - TWP 19	TWP 51 - TWP 59	TWP 1 - TWP 20	TWP 46 - TWP 50	TWP 11 - TWP 25	115
BUILDING 2	CAR	CP1 - CP20	ST16 - ST21	CP1 - CP3	PDQ4 - PDQ25	CP1 - CP13	PDQ4 - PDQ25	76
	TWO WHEELER	TWP1 - TWP34	TWP 25 - TWP 34	TWP1 - TWP50	---	TWP1 - TWP45	TWP1 - TWP10	115

BLDG NO	FLOORS	BUA/BLDG.	NOS	TOTAL	BUA
BLDG - 1	1ST & 2ND PD & MHADA AND 22ND RES(P)& MHADA(P) FL	1334.41	01	1334.41	50.41
BLDG - 2	1ST & 2ND PD & MHADA AND 22ND FL	1185.48	01	1185.48	50.48
TOTAL		2519.89	02	2519.89	50.41

AMENITY AREA ADMEASURING 2166.86 SQM SHIFTED ON S NO 38/3 FOR OHT UNDER KDMC AMRUT YOJANA (AS SHOWN IN THE ABOVE LOCATION PLAN)

2166.86 SQ.M

RGY
4425.308Q M

NOT IN POSSESSION

1/13

OFFICE OF THE KALYAN DOMBIVLI
MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :-
KDMC/TPD/BP/27Village/2020-21/03/96 .
Date :- 29/08/2024 .

ASSISTANT DIRECTOR OF
TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

A. AREA STATEMENT		IN SQ.M
1. AREA OF PLOT		
a) AS PER OWNERSHIP DOCUMENT		4440.00
b) AS PER MEASUREMENT SHEET		4408.00
c) AS PER SITE		4337.25
2. DEDUCTIONS FOR		
a) 24.0 M W.O.P. ROAD		NIL
b) PROPOSED OF ROAD		NIL
TOTAL (a + b)		0.00
3. BALANCE AREA OF PLOT (1 MINUS 2)		4337.25
4. AMENITY SPACE @ 5 % OF 4337.25		
a) AMENITY REQUIRED		216.86
b) AMENITY PROVIDED		216.86
5. NET AREA OF PLOT (3 MINUS 4)		4170.38
6. RECREATIONAL OPEN SPACE		
a) REQUIRED @ 10% OF 4170.38 SQ.M		417.03
b) PROVIDED		418.00
7. INTERNAL ROAD AREA		NA
8. PLOTTABLE AREA		NA
9. BUILT UP AREA WITH REFERENCE TO BASIC FS AS PER ROAD WIDTH $Sr \text{ no } 5 \times 1.1 (4170.38 \times 1.1)$	45287.41	25,185
10. ADDITION OF FS ON PAYMENT OF PREMIUM		
MAXIMUM PERMISSIBLE FS – BASED ON ROAD WIDTH (0.5X 4337.25)		
b) PROPOSED FS ON PAYMENT OF PREMIUM		----
11. IN-SITU FS/TOR LOADING		
a) IN-SITU AREA AGAINST OF ROAD		----
b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER		----
C) TOTAL AREA (11X + 4440.00 - 5064.00)		00.00
12. IN-SITU FS/TOR LOADING PROPOSED $[(11a)+(b)+(c)]$		
13. ADDITIONAL FS AREA UNDER CHAPTER		
14. TOTAL ENTITLEMENT OF FS IN PROPOSAL		
a) $9+10+11 (d) +12$		25,185
b) ANCILLARY AREA PERMISSIBLE		----
c) TOTAL ENTITLEMENT (a+b)		25,185
14. Maximum utilization limit of FS 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 BLDG I, 2 ND STP+D + MHADA+ FS (AMENITY) + TOR AREA (PT) TO 21ST FL RES + 22ND RES (PT) + MHADA (PT) FL		25180.38
b) BLDG 2 (2 ND STP+D + MHADA+ 1ST FL (AMENITY (PT)+RES (PT) TO 21ST FL RES. & 22ND FL, MHADA) (Previously sanctioned area 23454.13 sqm)		----
16. FS CONSUMED (15/3)		
17. AREA OF INCLUSIVE HOUSING		
a) REQUIRED (20% OF 25,185)		5037.00
b) PROPOSED (1 ST - 1ST & 2ND PD & MHADA AND 22ND(P) MHADA FL)		2519.89
b) PROPOSED (2 ND - 1ST & 2ND PD & MHADA AND 22ND MHADA FL)		----
BALANCE AREA 25171.11 SQ.M SHOWN IN FUTURE EXPANSION BUILDING 3&12		2517.11

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.

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 43337.35 SQUARE METRES AND TALLIES WITH
THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF Shafiq 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.

OWNER'S NAME AND SIGNATURE _____

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

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 DWARLL

TAL: AMBERNATH
FOR: M/S ANJANEYA LAND & PROPERTY DEVELOPERS
P.O.A HOLDER: OYSTER SAKET INFRASTRUCTURE

		
OWNERS SIGN	ARCHITECTS SIGN	RCC CONSULTANTS SIGN/VA

 **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	BEENAL	SHARAJA	09/08/2024	KYN/BLD/1622	MUN/LAY/01	R-0

Modo D:\e\DWARL\2024\REVISED BUILDIN 1&2\FINAL MUNICIPAL\ BUILDING 1.dwg

Building 1 proportionate net plot area to be 2880 sq mtr

LAYOUT PLAN
Scale 1: 500

- TOTAL BUA TO BE GIVEN TO MHADA

20% OF BASIC FS1

20% OF 25,185 SQM = 5037.00 SQ.M.

- IN BUILDING '1' (1ST & 2ND PODIUM & MHADA & 22ND RES(PT)&MHADA(PT) FLOOR) = 1334.41 SQ.M.

- IN BUILDING '2' (1ST & 2ND PODIUM & MHADA & 22ND FLOOR) = 1185.48 SQ.M.

- BUA PROPOSED FOR MHADA = 2519.89 SQ.M.

BALANCE AREA 2517.11 SQM SHOWN IN FUTURE EXPANSION BUILDINGS 3&12

ABBREVIATION	
ABBREVIATION	MEANING
O.H.T	OVER HEAD TANK
ST	STILT
PD	PODIUM
(PT)	PART
PDP	PODIUM PARKING
RES	RESIDENTIAL
CP	CAR PARKING
TWP	TWO WHEELER PARKING
FL	FLOOR
O.T.S	OPEN TO SKY
BUD	BUILDING