

PLOT AREA STATEMENT

NAME OF OWNER	VILLAGE	S.NO	H.NO	AREA IN 7/12
M/S ANJANEYA LAND & PROPERTY DEVELOPERS	DWARLI	36	7A	12000.00 SQM
POA HOLDER		36	7B	15000.00 SQM
OYSTER SAKET INFRASTRUCTURE		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

KEY PLAN
SCALE 1:2000

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
CERCHE	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 STATEMENT

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

TENEMENT STATEMENT

BLDG NO	FLOORS	NOS	TENEMENTS
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

TENEMENT STATEMENT FOR MHADA

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

BLDG NO	FLOORS	BUA/BLDG. NOS	TOTAL BUA
BLDG - 1	(ST+2PD & MHADA+1ST FL (AMENITY (PT)+RES. (PT)) TO 21ST FL RES. & 22ND FL MHADA (PT) & RES.(PT))	12661.54 01	12661.54 SQ.M
BLDG - 2	(ST+2PD & MHADA+ 1ST FL (AMENITY (PT)+RES.(PT)) TO 21ST FL RES. & 22ND FL MHADA)	12518.84 01	12518.84 SQ.M
TOTAL BUILT UP AREA		25180.38 02	25180.38 SQ.M

BLDG NO	FLOORS	BUA/BLDG. NOS	TOTAL BUA
BLDG - 3	1ST & 2ND PD & MHADA AND 22ND FL	1331.63 01	1331.63 SQ.M
BLDG - 12	1ST & 2ND PD & MHADA AND 22ND FL	1185.48 01	1185.48 SQ.M
TOTAL		2517.11 02	2517.11 SQ.M

PARKING

BUILDING	STILT	PODIUM 1	PODIUM 2	TOTAL
BUILDING 1	CAR CP1-CP22 ST22-ST25 TWP35-TWP61 TWP 24 TWP 80 TWP 81 TWP 82 TWP 83 TWP 84 TWP 85 TWP 86 TWP 87 TWP 88 TWP 89 TWP 90 TWP 91 TWP 92 TWP 93 TWP 94 TWP 95 TWP 96 TWP 97 TWP 98 TWP 99 TWP 100	CP1-CP5 PDP25-PDP32 PDP61-PDP73	CP1-CP4 PDP25-PDP32 PDP61-PDP74	76
BUILDING 2	CAR CP1-CP20 ST18-ST21 TWP1-TWP34 TWP 25 TWP 34 TWP1-TWP50 TWP1-TWP45 TWP1-TWP10	CP1-CP13 PDP14-PDP25	CP1-CP13 PDP14-PDP25	149

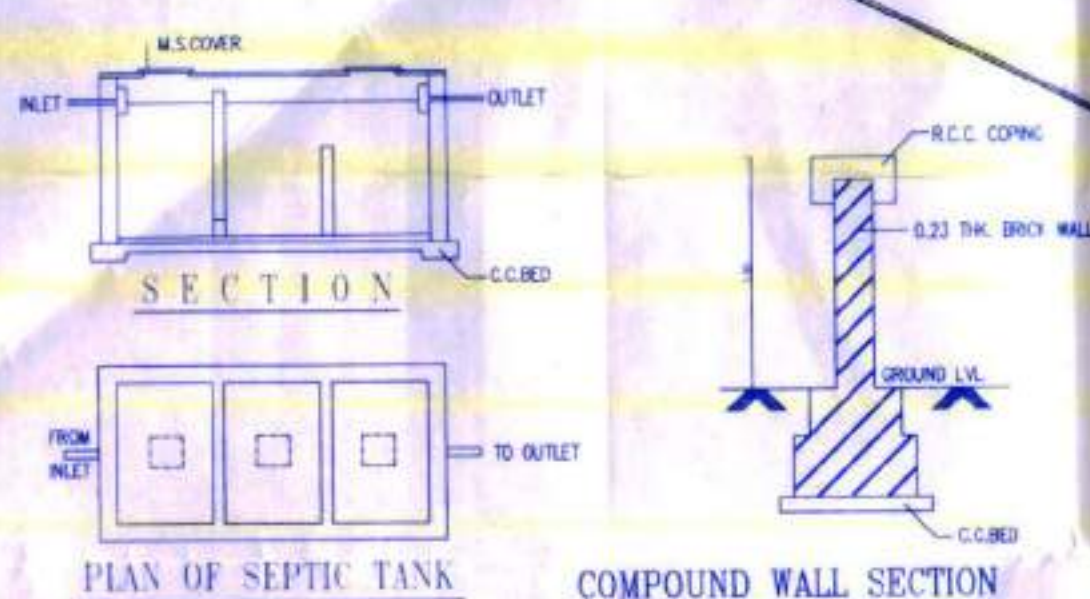
BUILT UP AREA STATEMENT OF MHADA

BLDG NO	FLOORS	BUA/BLDG. NOS	TOTAL BUA
BLDG - 1	1ST & 2ND PD & MHADA AND 2ND RES(PT) & MHADA(PT) FL	1334.41 01	1334.41 SQ.M
BLDG - 2	1ST & 2ND PD & MHADA AND 2ND FL	1185.48 01	1185.48 SQ.M
TOTAL		2519.89 02	2519.89 SQ.M

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

GARDEN
2166.86 SQ.M367 SQ.M
4425.3050 M

NOT IN POSSESSION

LAYOUT PLAN
Scale 1: 500

- TOTAL BUA TO BE GIVEN TO MHADA
- 20% OF BASIC FSI
- 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 SQ.M SHOWN IN FUTURE EXPANSION BUILDINGS 3&12

LAYOUT PLAN

1/13

STAMP OF APPROVAL

OFFICE OF THE KALYAN DOMBIVLI
MUNICIPAL CORPORATION, KALYAN.Building Permit No.:
KDMC/TPD/DP/27Village/2020-21/03/96.
Date: 29/08/2024.

SANCTIONED

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	44040.00
c) AS PER SITE	43337.25
2. DEDUCTIONS FOR	
a) 24.5 M x 0.5 ROAD	NL
b) PROPOSED ROAD	NL
TOTAL (a + b)	0.00
3. BALANCE AREA OF PLOT (1 MINUS 2)	43337.25
4. AMENITY SHADE @ 5 % OF 43337.25	
a) AMENITY REQUIRED	2166.86
b) AMENITY PROPOSED	2166.86
5. NET AREA OF PLOT (3 MINUS 4)	41170.39
6. RECREATIONAL OPEN SPACE	
a) REQUIRED @ 10% OF 41170.39 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	25,185
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	45287.41
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 AMENITY SPACE IF HANDED OVER	
b) TDR AREA (115 X 44040.00)=50645.00	00.00
c) 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	25,185
b) ANCILLARY AREA PERMISSIBLE	
c) TOTAL ENTITLEMENT (a+b)	25,185
14. Minimum 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 BLDG 1 (ST+2PD & MHADA+ 1ST FL (AMENITY (PT)+RES.(PT)) TO 21ST FL RES. & 22ND RES(PT) & MHADA(PT) FL)	1334.41
b. BLDG 2 (ST+2PD & MHADA+ 1ST FL (AMENITY (PT)+RES.(PT)) TO 21ST FL RES. & 22ND FL MHADA)	1185.48
(Previously sanctioned area 23454.13 sqm)	25180.38
16. FSI CONSUMED (15/3)	
17. AREA OF INCLUSIVE HOUSING	
a. REQUIRED (20% OF 25,185)	5037.00
b. PROPOSED (1 - 1ST & 2ND PD & MHADA AND 22ND(PT) MHADA FL)	2519.89
PROPOSED (2 - 1ST & 2ND PD & MHADA AND 22ND MHADA FL)	
BALANCE AREA 2517.11 SQ.M SHOWN IN FUTURE EXPANSION BUILDING 3&12	2517.11

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.

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 29/08/2024. THE DIMENSIONS OF THE SIDES ETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED. I, ON SITE AND THE AREA SO WORKED OUT IS 43337.25 SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF ENGINEER/ARCHITECT/SUPERVISOR

OWNER'S DECLARATION -
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE 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

LEGENDS

- 1) PLOT LINES - THICK BLACK
- 2) RECREATION GROUND - GREEN WASH
- 3) WORK PROPOSED TO BE DEMOLISHED - YELLOW HATCHED
- 4) PROPOSED WORK - PINK
- 5) DRAINAGE & SEWERAGE WORK - RED DOTTED
- 6) 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, 5G, 5H, 5I, S NO 35/3 S NO 36/7A AND 36/7B VILLAGE DWARLI TAL. AMBERNATH FOR : M/S ANJANEYA LAND & PROPERTY DEVELOPERS P.O.A HOLDER : OYSTER SAKET INFRASTRUCTURE

OWNERS SIGN: ARCHITECTS SIGN: REC CONSULTANT SIGNATURE

DMD ARCHITECTS
D BLOCK, DOMBIVLI SHIPPING CENTRE
SARJANAND CHOWK, AGRA ROAD, KALYAN (W)
PH: 9867373232
EMAIL: dmdarchitects@yahoo.com

SCALE: DRAWN: CHECKED: DATE: JOB NO.: DRG. NO.: REV. AS SHOWN: BEENAL: SHAILAJA: 09/08/2024: KVM/BLD/4822: MUM/AY/01: R-0