LAYOUT PLAN

1/13

STAMP OF APPROVAL

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :- KDMC/TPD/BP/27Village/2020-2-1/03/96.

Date :- 29/08/2024.

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

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
		36	7B	15000.00 SQM
POA HOLDER 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	TENAMENTS
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 TENAMENTS		02	328

TENEMENT STATEMENT FOR MHADA

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

PROPOSED BUILT UP AREA STATEMENT

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.

FUTURE EXPANSION FOR MHADA

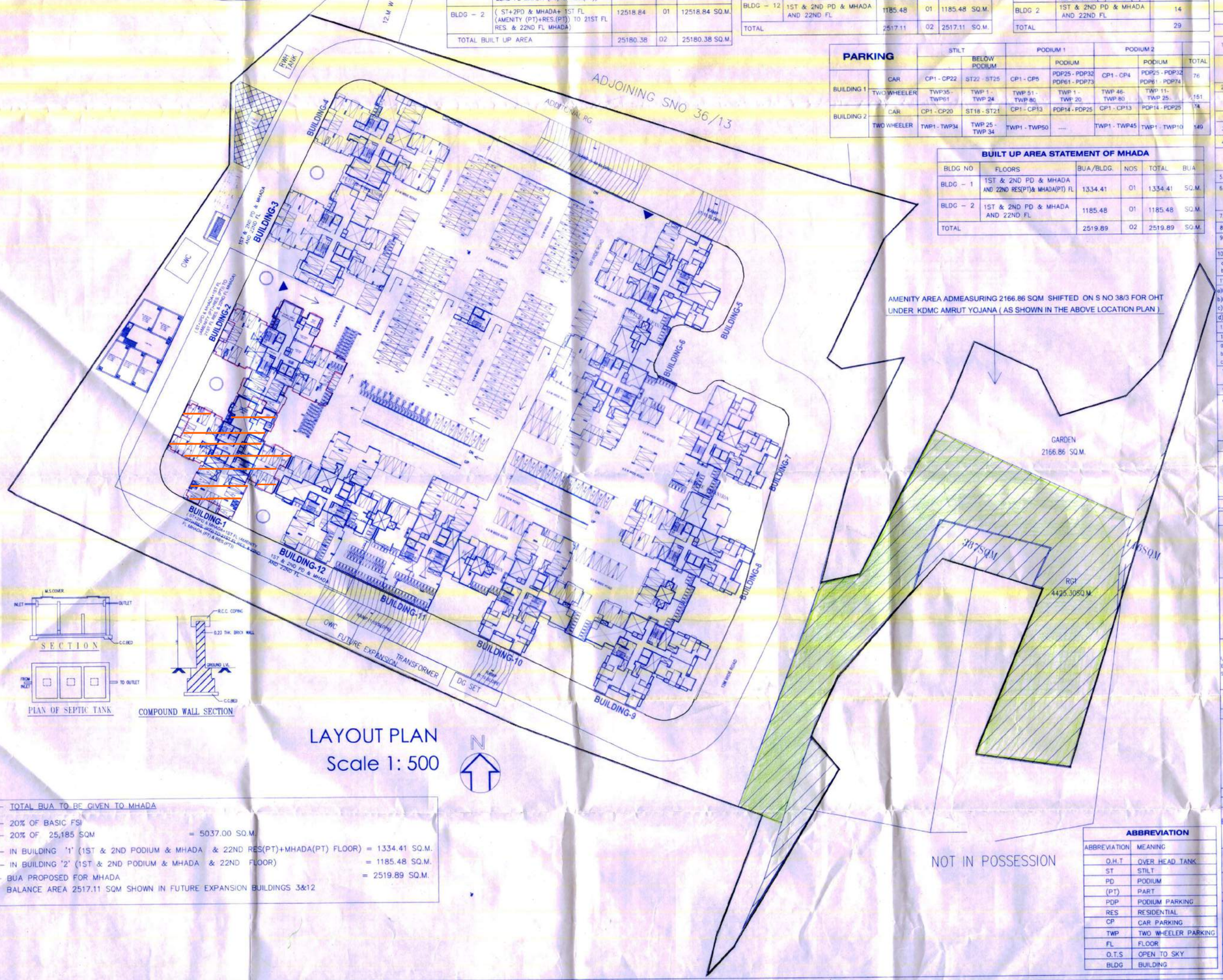
BLDG NO	FLOORS	BUA/BLDG.	NOS	TOTAL BUA
BLDG – 3	1ST & 2ND PD & MHADA AND 22ND FL	1331.63	01	1331.63. SQ.M.
BLDG – 12	1ST & 2ND PD & MHADA AND 22ND FL	1185.48	01	1185.48 SQ.M.
TOTAL		2517.11	02	2517.11 SQ.M.

PARKING

		STILT		PODIUM 1		PODIUM 2		TOTAL
			BELOW PODIUM		PODIUM		PODIUM	
BUILDING 1	CAR	CP1 - CP22	ST22 - ST25	CP1 - CP5	PDP25 - PDP32 PDP61 - PDP73	CP1 - CP4	PDP25 - PDP32 PDP61 - PDP74	76
	TWO WHEELER	TWP35 - TWP61	TWP 1 - TWP 24	TWP 51 - TWP 80	TWP 1 - TWP 20	TWP 46 - TWP 80	TWP 11 - TWP 25	151
BUILDING 2	CAR	CP1 - CP20	ST18 - ST21	CP1 - CP13	PDP14 - PDP25	CP1 - CP13	PDP14 - PDP25	74
	TWO WHEELER	TWP1 - TWP34	TWP 25 - TWP 34	TWP1 - TWP50	----	TWP1 - TWP45	TWP1 - TWP10	149

BUILT UP AREA STATEMENT OF MHADA

BLDG NO	FLOORS	BUA/BLDG.	NOS	TOTAL	BUA
BLDG – 1	1ST & 2ND PD & MHADA AND 22ND RES(PT)& MHADA(PT) FL	1334.41	01	1334.41	SQ.M.
BLDG – 2	1ST & 2ND PD & MHADA AND 22ND FL	1185.48	01	1185.48	SQ.M.
TOTAL		2519.89	02	2519.89	SQ.M.



LAYOUT PLAN
Scale 1: 500

N

- 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 SQM SHOWN IN FUTURE EXPANSION BUILDINGS 3&12

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)

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
BLDG	BUILDING

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	25,185
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	25,185
b) ANCILLARY AREA PERMISSIBLE	----
c) TOTAL ENTITLEMENT (a+b)	25,185
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 BLDG 1(ST+2PD & MHADA+ 1ST FL (AMENITY (PT)+RES.(PT)) TO 21ST FL RES. & 22ND RES.(PT) & MHADA(PT) FL) & BLDG 2 (ST+2PD & MHADA+ 1ST FL (AMENITY (PT)+RES.(PT)) TO 21ST FL RES. & 22ND FL MHADA) (Previously sanctioned area 23454.13 sqm)	25180.38
16. FSI CONSUMED (15/3)	
17. AREA OF INCLUSIVE HOUSING	5037.00
a. REQUIRED (20% OF 25,185)	2519.89
b. PROPOSED (1 – 1ST & 2ND PD & MHADA AND 22ND(PT) MHADA FL)	
b. 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.

ENGINEER'S 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 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 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 & PROPERTY DEVELOPERS P.O.A HOLDER : OYSTER SAKET INFRASTRUCTURE

OWNERS SIGN | ARCHITECTS SIGN | RCC CONSULTANTS SIGN

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	SHAILAJA	09/08/2024	KVN/BLD/1622	MUN/LAY/01	R-0

Mock Dr\a\DWARLI\2024\REVISED BUILDN 1&2/FINAL MUNICIPAL/ BUILDING 1.dwg