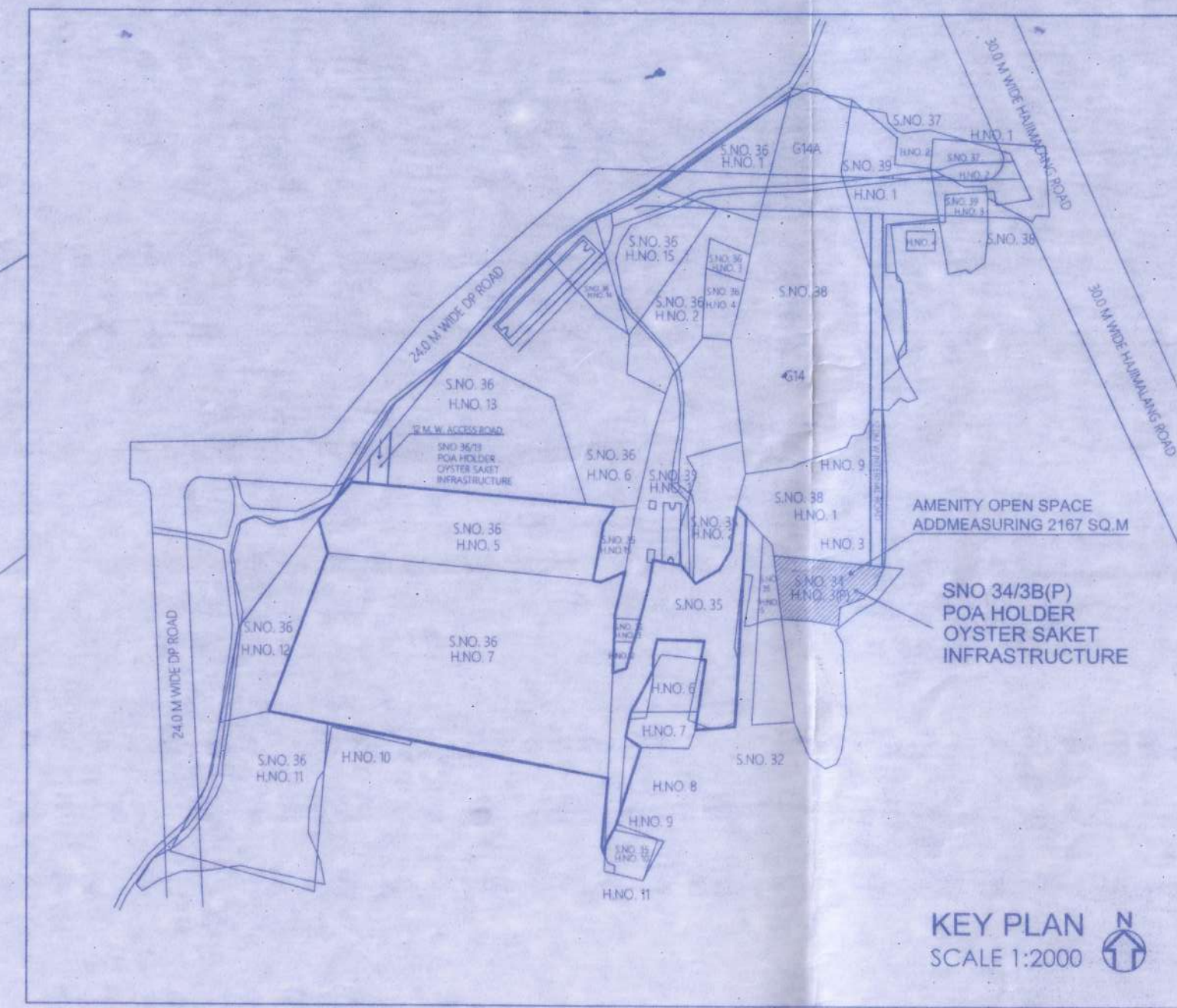


PLOT AREA STATEMENT

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



BLDG NO	FLOORS	TOTAL BUA
BLDG - 3	25TH FLOOR	493.570
BLDG - 12	1ST & 25TH FLOOR	946.600
BLDG - 11	1ST & 24 FL (PT) & 25TH FLOOR	1131.854
TOTAL		2572.024

BLDG NO	FLOORS	REQUIRED CAR	PROPOSED CAR
BLDG - 1	ST+1ST FL TO 25TH FL	82	164
BLDG - 2	ST+1ST FL TO 25TH FL	82	164
BLDG - 3	ST+1ST & 2ND FL	6	13
60 COMPOSITE CARS (60 X 6 = 360)			60
TOTAL PARKING		170	341

BLDG NO	FLOORS	TOTAL BUA
BLDG - 1	ST+1ST FL TO 25TH FL	13692.707 SQ.M
BLDG - 2	ST+1ST FL TO 25TH FL	11290.676 SQ.M
BLDG - 3	ST+1ST FL & 2ND FL	648.220 SQ.M
TOTAL BUILT UP AREA		25631.603 SQ.M

BLDG NO	FLOORS	TOTAL BUA
BLDG - 1	3RD(PT) & 25TH FL	1149.018 SQ.M
BLDG - 2	1ST & 25TH FL	949.732 SQ.M
BLDG - 3	1ST FL	456.226 SQ.M
TOTAL		2554.976 SQ.M

TYPE	FLOORS	NOS. TENEMENT
BLDG - 1	1ST, 2ND, 3RD(PT) & 4TH - 24TH	180
(ST+1ST FL TO 25TH FL)	3RD(PT) & 25TH(FOR MHADA)	15
BLDG - 2	2ND - 24TH	180
(ST+1ST FL TO 25TH FL)	1ST & 25TH (FOR MHADA)	15
BLDG - 3	2ND	8
(ST+1ST FL & 2ND FL)	1ST (FOR MHADA)	7
TOTAL TENEMENT		405

PARKING	REQUIRED PARKING	PROPOSED PARKING
CAR PARKING	170	246
TWO WHEELER PARKING	341	49

PARKING PROPOSED	STILT	MLP	GROUND FL	FRIST FL	TOTAL
BUILDING 1	CAR	CPI - CP22	MLP01 - MLP06	NIL	82
BUILDING 2	CAR	CPI - CP22	MLP06 - MLP09	MLP1 - MLP25	82
BUILDING 3	CAR	CPI - CP22	NIL	NIL	22
FOR TWO WHEELER 60	NIL	NIL	MLP26 - MLP95	NIL	60
COMPOSITE CARS (60 X 6 = 360)					

AMENITY	FLATS	REQUIRED	PROPOSED
SOCIETY OFFICE	FOR EVERY 300	40 SQ.M	15.250 SQ.M
ENTRANCE LOBBY	MORE THAN 6 FLATS	9 SQ.M	47.264 SQ.M
FITNESS CENTER	FOR EVERY 300	40 SQ.M	21.557 SQ.M
CRECHE	FOR EVERY 300	40 SQ.M	17.912 SQ.M
DRIVERS ROOM	FOR EVERY 300	22 SQ.M	18.111 SQ.M
SANITARY BLOCK	FOR EVERY 200	6 SQ.M	2.013 SQ.M
			2.430 SQ.M
			2.086 SQ.M
			6.529 SQ.M

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.H.S	OPEN TO SKY
BLDG	BUILDING

TOTAL BUA TO BE GIVEN TO MHADA

- 20% OF BASIC FSI = 5127.000 SQ.M.
- 20% OF 25.635 SQM = 949.732 SQ.M.
- IN BUILDING 1 (3RD(PT) & 25ND MHADA FLOOR) = 1149.018 SQ.M.
- IN BUILDING 2 (1ST & 25ND FLOOR) = 949.732 SQ.M.
- IN BUILDING 3 (1ST MHADA) = 456.226 SQ.M.
- BUA PROPOSED FOR MHADA = 2554.976 SQ.M.
- BALANCE AREA 2572.024 SQM SHOWN IN FUTURE EXPANSION BUILDINGS 3,11&12

Scale 1: 500

NOT IN POSSESSION

LAYOUT PLAN

1/9

STAMP OF APPROVAL

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No: KDMCE/183/2025/40153
Date: 07/04/2025

SANCTIONED



ASSISTANT DIRECTOR OF
Kalyan Dombivli Municipal Corporation

DP ZONING

GOOGLE MAP IMAGE

PROFORMA - I

A. AREA STATEMENT

1. AREA OF PLOT	IN SQ.M.
a) AS PER OWNERSHIP DOCUMENT	44040.000
b) AS PER MEASUREMENT SHEET	44080.000
c) AS PER 9/12	45337.250
2. DEDUCTIONS FOR	
a) 24.0 M W.D.P. ROAD	NIL
b) PROPOSED D.P. ROAD	NIL
TOTAL (a+b)	NIL
3. BALANCE AREA OF PLOT (1 MINUS 2)	0.000
4. AMENITY SPACE @ 5 % OF 43337.250	43337.250
a) AMENITY REQUIRED	2166.862
b) AMENITY PROPOSED	2166.862
5. NET AREA OF PLOT (3 MINUS 4)	2166.862
6. RECREATIONAL OPEN SPACE	4170.388
a) REQUIRED @ 10% OF 4170.38 SQM	417.038
b) PROPOSED	417.038
7. INTERNAL ROAD AREA	418.000
8. PLOTABLE AREA	NA
9. BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER ROAD WIDTH	NA
Sr no 5 X 11 (4170.388 X 11)	45287.426
10. ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE FSI - BASED ON ROAD WIDTH (0.5X 43337.250)	---
b) PROPOSED FSI ON PAYMENT OF PREMIUM	---
11. IN-SITU ESDTOR LOADING	---
12. IN-SITU AREA AGAINST D.P. ROAD	---
13. IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	---
14. TOTAL IN-SITU/UNDER PROPOSED (11)+(12)+(13)	00.000
15. TOTAL IN-SITU/UNDER PROPOSED (11)+(12)+(13)	---
16. TOTAL ENTITLEMENT OF FSI IN PROPOSAL	25631.603
17. TOTAL ENTITLEMENT (a+b)	25635.000
18. Maximum utilization limit of FSI permissible as per road width (as per regulation no 6.3 X 1.6)	4.4

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.

LEGENDS	ENGINEER'S SIGNATURE
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

CERTIFICATE OF AREA
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLANS APPROVED BY AUTHORITY, I WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNER'S DECLARATION:
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PLANS APPROVED BY AUTHORITY, I WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

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 DWARU, TAL. AMBERNATH.

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

OWNERS SIGN: [Signature]
ARCHITECT'S SIGN: [Signature]
PCC CONSULTANTS SIGN: [Signature]

SCALE: 1:500
DATE: 09/08/2024
JOB NO: KYNBLD/622
DRG. NO: MUNLAY/01
REV: R-0

AS SHOWN: BERNAL, SHALAJA

DATE: 09/08/2024

JOB NO: KDMCE-24-ENTRY-146800K BY: [Signature]

SUBMISSION DRAWING

SCALE: 1:500

DATE: 09/08/2024

JOB NO: KDMCE-24-ENTRY-146800K BY: [Signature]

SUBMISSION DRAWING