SHEET NO 1/6

LAYOUT PLAN

STAMP OF APPROVAL

बांधकाम नकाशे मंजूरी
संगणक दुकस्ती दाखीलाप्रमाणे व बांधकाम प्रारंभ
प्रमाणपत्र क्र. कडोंमपा / नरवि / बां / [illegible] / 2020-29/02
दिनांक 30/06/2020 रोजी २७ मीटर
दिलेल्या अटिंमानें.

KALYAN DOMBIVALI MUNICIPAL CORPORATION
नगरचना आयोजना
महानगरपालिका
कि. डों.प.
KDMC

सहाय्यक संचालक नगररचना
कल्याण डोंबिवली महानगरपालिका.

PLOT AREA STATEMENT

NAME OF OWNER	VILLAGE	S.NO	H.NO	AREA IN 7/12
M/S ANJANEYA LAND DEVELOPERS POA HOLDER OYSTER SAKET INFRASTRUCTURES	DWARLI	36	7A	12000.00SQM
		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	3P	7330.00 SQM
			TOTAL AREA	44040.00 SQM

PARKING STATEMENT

BLDG TYPE	NOS	PARKING REQD		PARKING PROPOSED	
		CARS	SCOOTER	CARS	SCOOTER
BLDG A (ST+2P+1A+20)	01	116	232	116	232
TOTAL	01	116	232	116	232

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.

BUILT UP AREA STATEMENT OF MHADA

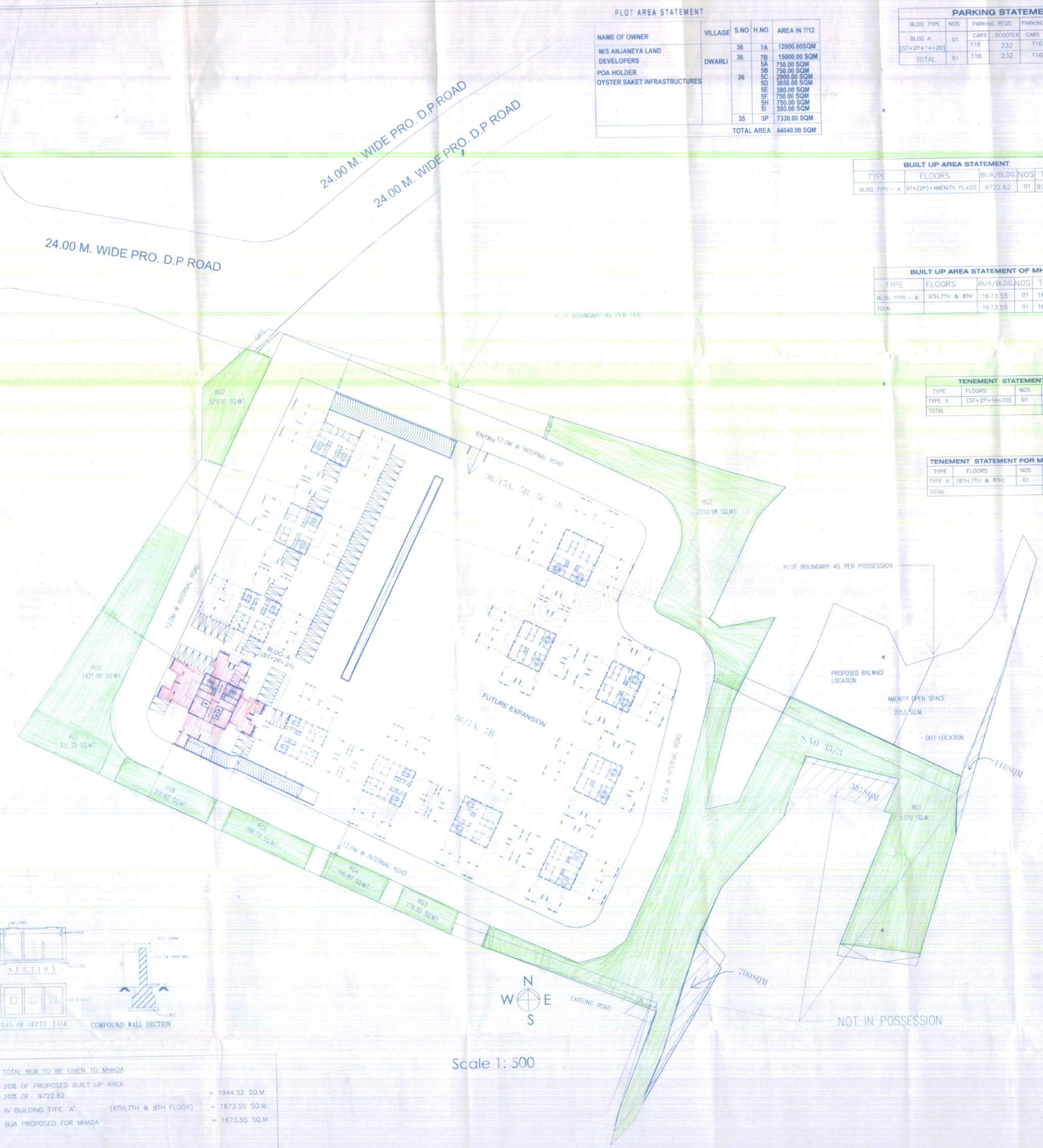
TYPE	FLOORS	BUA/BLDG	NOS	TOTAL BUA
BLDG TYPE- A	6TH,7TH & 8TH	1673.55	01	1673.55 SQ.M.
TOTAL		1673.55	01	1673.55 SQ.M.

TENEMENT STATEMENT

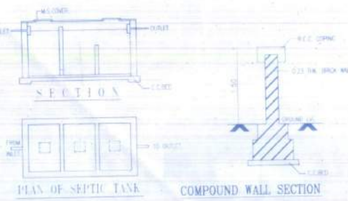
TYPE	FLOORS	NOS	TENE/BLDG
TYPE A	(ST+2P+1A+20)	01	132
TOTAL			132

TENEMENT STATEMENT FOR MHADA

TYPE	FLOORS	NOS	TENE/BLDG
TYPE A	(6TH,7TH & 8TH)	01	24
TOTAL			24



Scale 1: 500



- TOTAL BUA TO BE GIVEN TO MHADA
- 20% OF PROPOSED BUILT UP AREA
- 20% OF 9722.62 = 1944.52 SQ.M.
- IN BUILDING TYPE 'A' (6TH,7TH & 8TH FLOOR) = 1673.55 SQ.M.
- BUA PROPOSED FOR MHADA = 1673.55 SQ.M.

PROFORMA - I

(Sr No. 3,10,11 & 19 IN ANNEXURE "1")

A. AREA STATEMENT		IN SQM
1.	AREA OF PLOT (AS PER 7/12)	44040.00
2.	DEDUCTIONS FOR	
	a) PROPOSED 24.M.W DP ROAD	NIL
	b) ENCROACHMENT	702.75
	c) EXISTING ROAD	259.50
	TOTAL (a + b + c)	962.25
3.	BALANCE AREA OF PLOT (1 MINUS 2)	43077.75
4.	DEDUCTION (IF DEDUCTIBLE)	
a)	FOR RECREATIONAL GROUND (25 %)TO SHOW PHYSICALLY	10769.43
b)	AMENITY OPEN SPACE (5 %)	2153.88
5.	NET AREA OF PLOT (3 MINUS 4b)	40923.87
6.	FLOOR SPACE INDEX PERMISSIBLE	0.95
7.	PERMISSIBLE BUILT UP AREA (0.95 X 40923.87)	38877.67
8.	ADDITIONS FOR FLOOR SPACE INDEX A) ADDITION FOR AMENITY OPEN SPACE B) EXISTING ROAD	 2153.88 259.50
9.	TOTAL BULT UP AREA PERMISSIBLE (7 PLUS 8)	41291.05
10.	PROPOSED BULT UP AREA	9722.62
11.	EXCESS BALCONY AREA	
12.	TOTAL BULT-UP AREA PROPOSED	9722.62
13.	FLOOR SPACE INDEX CONSUMED (10/5)	0.45
B. BALCONY AREA STATEMENT		
i).	PERMISSIBLE BALCONY AREA PER FLOOR - 10 %	
ii).	PROPOSED BALCONY AREA PER FLOOR	REFER STATEMENT
iii).	EXCESS BALCONY AREA PER FLOOR	
iv).	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	
C. TENEMENT STATEMENT		
i).	PROPOSED AREA (ITEM A-12 ABOVE)	9722.62
ii).	LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOPS ETC.)	NIL
iii).	AREA AVAILABLE FOR TENEMENTS (1 MINUS 2)	9722.62
iv).	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	900
v).	TENEMENTS PROPOSED	156
vi).	TENEMENTS EXISTING	NIL
vii)	TOTAL TENEMENTS ON THE PLOT	156

CERTIFICATE OF AREA

CERTIFICATE THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSIONS OF THE SIDESETC. OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 43077.00 SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS.

SIGNATURE OF LICENSED ARCHITECTS.

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

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

DMD ARCHITECTS
101 BLOCK, UDIMALA SHOPPING CENTRE
SAHAJANAND CHOWK, AGRA ROAD, KALYAN (W)
PH: 9967373232
E-MAIL : dmdarchitects@yahoo.com

SCALE	DRAWN	CHECKED	DATE	JOB. NO.	DRG. NO.	REV.
AS SHOWN	PRIYANKA	SHAILAJA	25/06/2020	KYN/COMP/1609	MUN/LAY/01	R - 0