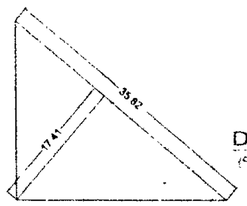
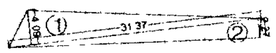




D.P.ROAD AREA DIAGRAM
(SCALE 1 : 500)

AREA IN HIGHWAY
(SCALE 1 : 500)

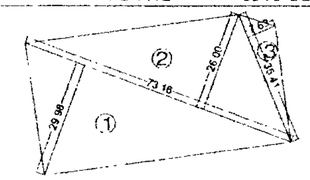
HIGHWAY AREA CALCULATION

1) 35.82 X 17.41 X 0.50 = 311.81 SQ.M

D.P.ROAD AREA CALCULATION

1) 31.37 X 2.27 X 0.50 = 35.60 SQ.M.
2) 31.37 X 4.09 X 0.50 = 64.15 SQ.M

TOTAL = 99.75 SQ.M



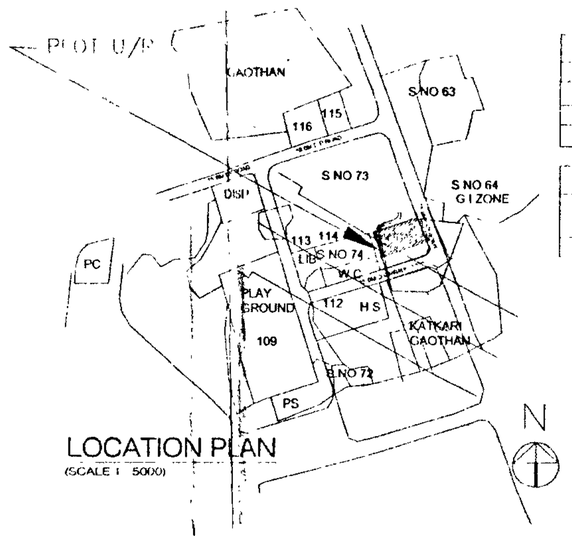
AREA DIAGRAM OF PLOT(TILR BOUNDARY)
(SCALE 1 : 1000)

PLOT AREA CALCULATIONS

1 73.15 X 29.98 X 0.50 = 1096.66 SQ.M
2 73.16 X 26.00 X 0.50 = 951.08 SQ.M
3 35.41 X 7.63 X 0.50 = 135.09 SQ.M

TOTAL = 2182.83 SQ.M

TOTAL PLOT AREA AS PER TRIANGULATION - 2182.83 SQ.M.



LOCATION PLAN
(SCALE 1 : 5000)

TENEMENT STATEMENT (SANCTIONED)	
WING	TOTAL TENEMENT
BLDG A [ST(P)+5]	47
TOTAL RESIDENTIAL TENEMENTS	47
TOTAL SHOPS	06

TENEMENT STATEMENT (PROPOSED)	
WING	TOTAL TENEMENT
BLDG A 6TH TO 9TH FLOOR	35
TOTAL RESIDENTIAL TENEMENTS	35

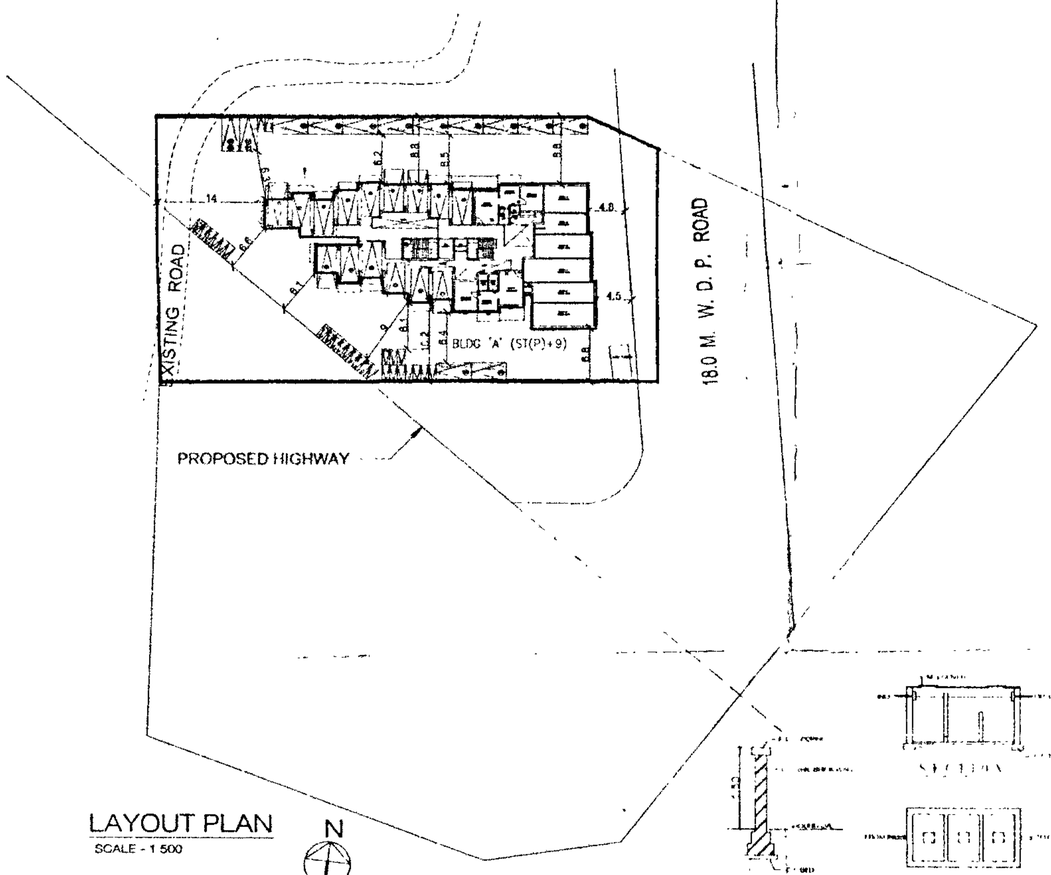
PREMIUM AREA STATEMENT (SANCTIONED)		
WING		COMMON AREA
BLDG A	GROUND FLOOR	44.69 SQM
	TYPICAL FLOOR (62.88X5)	314.40 SQM
	TOTAL	359.09 SQM

PARKING STATEMENT (SANCTIONED)		
WING	PARKING REQD	PARKING PROPOSED IN STILT
BLDG A [ST(P)+5]	12	12
COMMERCIAL (WING A)	02	02
10% VISITORS PARKING	01	01
TOTAL PARKING REQD	15	15
PARKING PROVIDED		15
a) PARKING IN STILT		15
b) PARKING OPEN TO SKY		

BUILT UP AREA STATEMENT (SANCTIONED)			
WING	COMMERCIAL	RESIDENTIAL	TOTAL BUILT UP AREA
BLDG. A (ST(P) + 5)	149.44 SQ.M	1905.49 SQ.M	2054.93 SQ.M
TOTAL			2054.93 SQ.M (A)

BUILT UP AREA STATEMENT (PROPOSED AS PER UDCPR)			
WING	COMMERCIAL	RESIDENTIAL	TOTAL BUILT UP AREA
BLDG. 6TH TO 9TH FLOOR		2129.90 SQ.M	2081.46 SQ.M (B)
TOTAL A + B			4136.39 SQ.M

PARKING STATEMENT (PROPOSED)				
WING	PARKING REQD CARS	PARKING REQD SCOOTERS	PARKING PROPOSED CARS IN STILT	PARKING PROPOSED SCOOTERS IN STILT
BLDG A (6TH TO 9TH FLR)	17.5	35	-	-
5% VISITORS PARKING	0.87	1.75		
TOTAL PARKING	18.37	36.75		
TOTAL PARKING x 0.8	14.69	29.40		
TOTAL PARKING	15	29	15	29



LAYOUT PLAN
SCALE - 1:500

PROFORMA - II

CONTENTS OF SHEET

LAYOUT PLAN, DETAIL OF COMPOUND WALL & SEPTIC TANK
P/ UP AREA STATEMENT, R.G. AREA STATEMENT, PARKING AREA STATEMENT
PLOT AREA DIAGRAM & CALCULATIONS,TENEMENT STATEMENT,PROFORMA 1 & 2

REVISION	DESCRIPTION	DATE	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 ON SITE AND THE AREA SO WORKED OUT IS _____ 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

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 STANDARD.

AJAY [illegible]
LICENCE NO. STR/957

LEGENDS

1) PLOT LINES	- THICK BLACK	
2) EXISTING STREET	- GREEN	
3) FUTURE STREET	- GREEN DOTTED	
4) PERMISSIBLE BUILDING	- THICK DOTTED BLACK	
5) OPEN SPACE	- NO COLOUR	
6) WORK PROPOSED TO BE DEMOLISHED	- YELLOW HATCHED	
7) PROPOSED WORK	- RED FILL IN	
8) DRAINAGE & SEWERAGE WORK	- RED DOTTED	
9) WATER SUPPLY WORK	- BLUE DOTTED THIN	
10) DEVIATIONS	- RED HATCHED	
11) RECREATION GROUND	- GREEN WASH	
12) ROADS & SET BACKS	- BURNT SIENNA	
13) RESERVATION	- APPROPRIATE COLOUR CODE	

SHEET NO.1

STAMP OF APPROVAL 1/4

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No.:- KDMC/TPD/BP/KD/2012-13/118/344.

Date :- 26/12/2022.

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING for Kalyan-Dombivli Municipal Corporation

KALYAN DOMBIVLI MUNICIPAL CORPORATION कल्याण डोंबिवली महानगरपालिका दि. ठाणे. DIST. THANE

PROFORMA - I

AREA STATEMENT		IN SQ.M
1	AREA OF PLOT (AS PER 7/12)	2100.00
	a) AS PER OWNERSHIP DOCUMENT	2100.00
	b) AS PER MEASUREMENT SHEET	
	c) AS PER SITE	---
2	DEDUCTIONS FOR	
	a) ROAD HIGHWAY	312.00
	a) 18.0 M.W.D.P. ROAD	100.00
	c) ANY RESERVATION	---
	TOTAL (a + b + c)	412.00
3.	BALANCE AREA OF PLOT (1 MINUS 2)	1688.00
4.	AMENITY SPACE	
	a) AMENITY REQUIRED	---
	b) AMENITY PROPOSED	---
5.	NET AREA OF PLOT (3 MINUS 4)	1688.00
6	RECREATIONAL OPEN SPACE	
	a) REQUIRED	---
	b) PROPOSED	---
7	INTERNAL ROAD AREA	105.00
8	PLOTABLE AREA	NA
9	BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER ROAD WIDTH (16m0.0 X 1.1 = 18*6.80)	1856.80
10	ADDITION OF FSI ON PAYMENT OF PREMIUM	
a	MAXIMUM PERMISSIBLE FSI - BASED ON ROAD WIDTH (0.5 X 2100.0	0.00
b.	PROPOSED FSI ON PAYMENT OF PREMIUM -1050.00)	0.00
11	IN-SITU FSI/TDR LOADING	
a)	IN-SITU AREA AGAINST D.P. ROAD	412.00
b)	IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER	---
c)	TDR AREA (0.9 X 2100 LESS 412.00) = 1478.00 sqm	1478.00
d)	TOTAL IN-SITU/TDR LOADING PROPOSED [11(a)+(b)+(c)]	1890.00
12	ADDITIONAL FSI AREA UNDER CHAPTER 7	---
13	TOTAL ENTITLEMENT OF FSI IN PROPOSAL	
a)	9+10(b)+11(d) (1856.80 + 1890.00)	3746.80
b)	ANCILLARY AREA UP TO 60% WITH PAYMENT OF CHARGES 3746.80 LESS 2054.93 = 1691.87 X 60% = 1015.12 SQM	395.00
c)	TOTAL ENTITLEMENT (a+b)	4141.80
14	Maximum utilization limit of FSI permissible as per road width (as per regulation no 6.3 X 1.6) (FOR 18.0 M DP road - 2.5 X 1.6)	4.0
15.	TOTAL BUILT UP AREA IN PROPOSAL	
a	BUILT UP AREA ALREADY APPROVED	2054.93
b	PROPOSED BUILT UP AREA (P-LINE)	2081.46
c	TOTAL AREA	4136.39

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL DEVELOPMENT ON PLOT BEARING S.NO.73 ,H. NO. 37C
VILL.: BALYANI , TALUKA : KALYAN
DISTRICT : THANE

For PEARL CORPORATES

P. O. A. : SHRI GANESH K. PATIL

PARTNER

OWNER'S SIGN	ARCHITECT'S SIGN	RCC CONSULTANT'S SIGN
		AJAY [illegible] LICENCE NO. STR/957

DMD ARCHITECTS
'D' BLOCK, JOWALA 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	SIMRAN	SHAILAJA	13.12.21	KYN/BLD/1284	MUN/LAY/01	01

mac-6/D/mac-6/Foldor 1/BALYANI PLOT/MUNICIPAL 2013/MUNICIPAL 2.12-13.dwg

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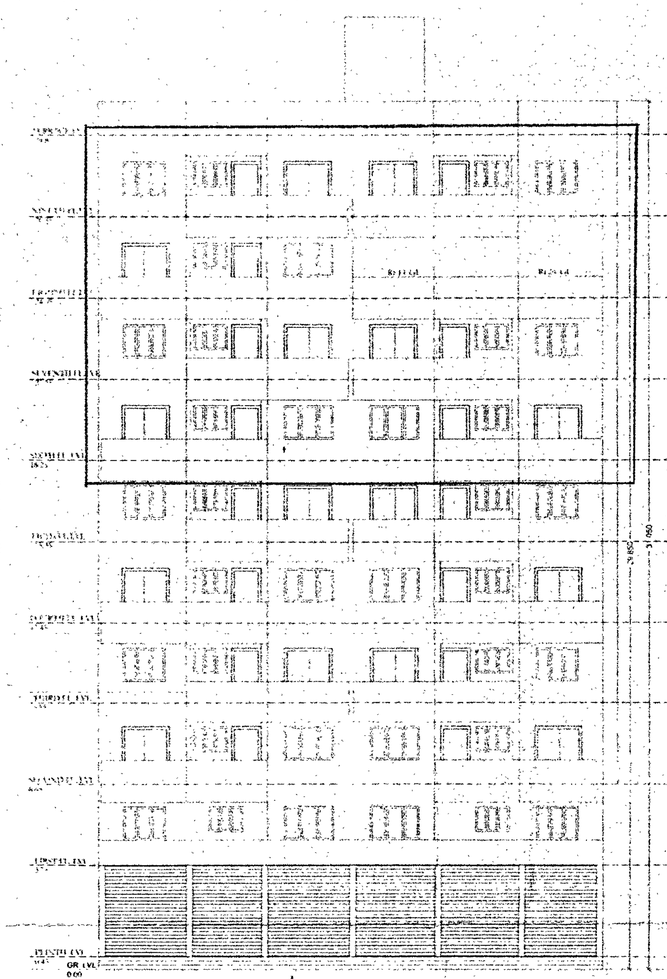
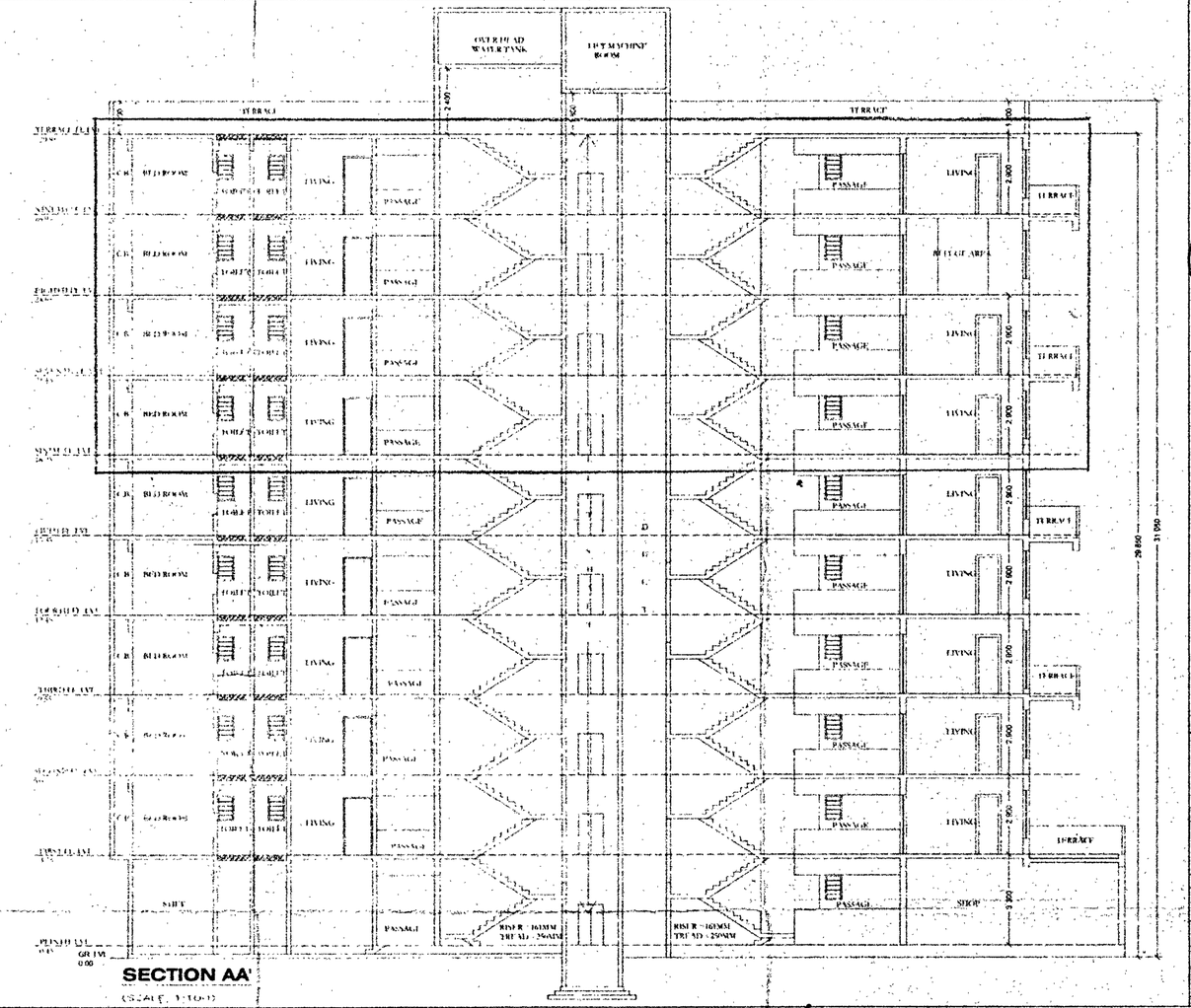


FRONT ELEVATION

SCALE 1:100



SECTION AA'

(SCALE 1:100)

BLDG. 'A' [ST(P)+9]

STAMP OF APPROVAL

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.

Building Permit No. :- KDMC/TPD/BP/KD/2012-13/118/344.

Date :- 26/12/2022.

SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

AJAY MAHALE
TMC LICENCE NO. STR / 957

BLDG. 'A' [ST(P)+9]

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL DEVELOPMENT ON PLOT BEARING S NO 73, H NO 37C VILL BALYANI, TALUKA KALYAN DISTRICT THANE P. O. A : SHRI GANESH K PATIL

For PEARL CORPORATES

PARTNER

OWNERS SIGN ARCHITECTS SIGN

DMD ARCHITECTS
'D' BLOCK, JOWALA SHOPPING CENTRE
SATHAANAND CHOWK, AGRA ROAD, KALYAN (W)
PH. 9967373232
EMAIL : dmdarchitect@yahoo.com

SCALE	DRAWN	CHECKED	DATE	JOB. NO	DRG. NO	REV.
AS SHOWN	SAMIR	SHAILA	27.09.21	KDMC/B-1294	MU/A/03	R-B

THE EXISTING BUILDING IS BEYOND THE PROPOSAL AND NOT PART OF THE WORK

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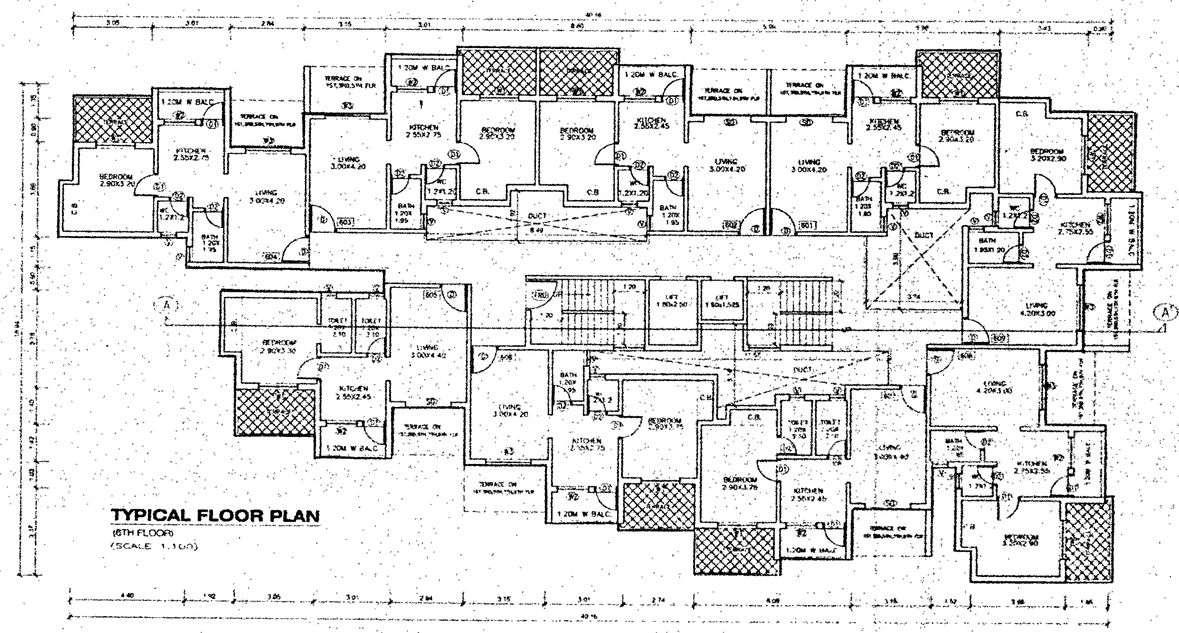
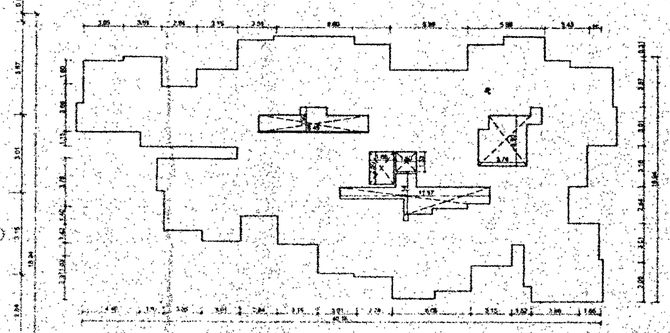
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

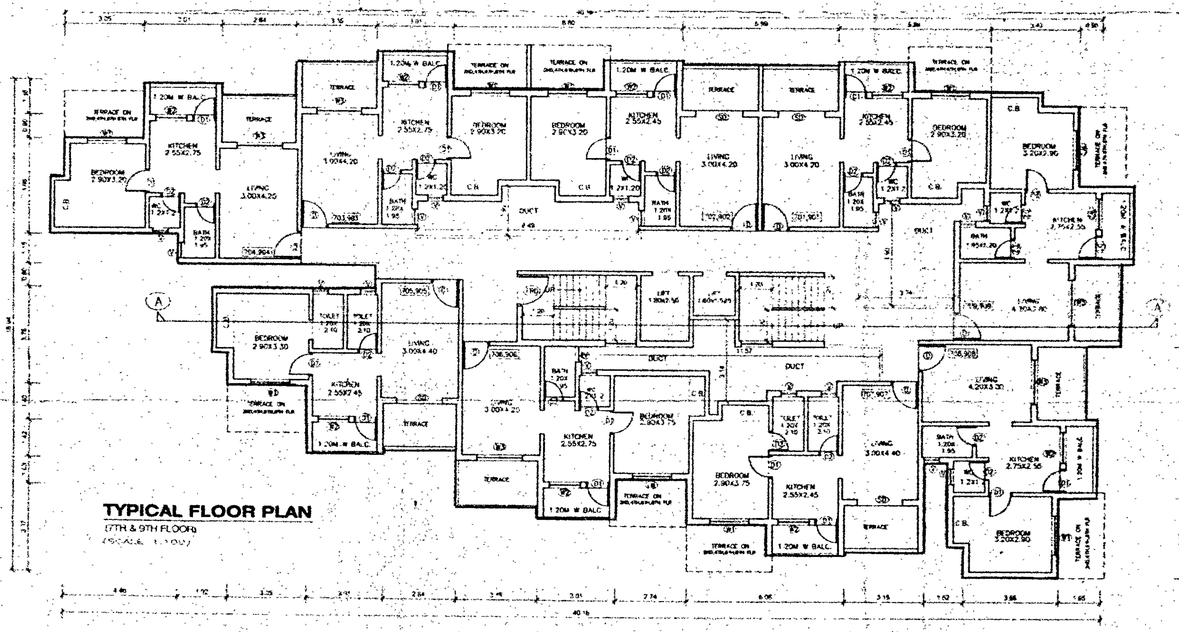


TYPICAL FLOOR PLAN
(6TH FLOOR)
(SCALE 1:100)

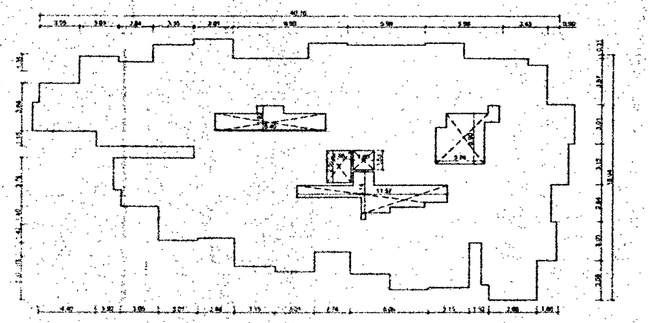


BUILT UP AREA OF 6TH FLOOR
(SCALE 1:200)

P-LINE	584.63 sq.m
DEDUCTIONS	52.29 sq.m
TOTAL BUA	532.34 sq.m

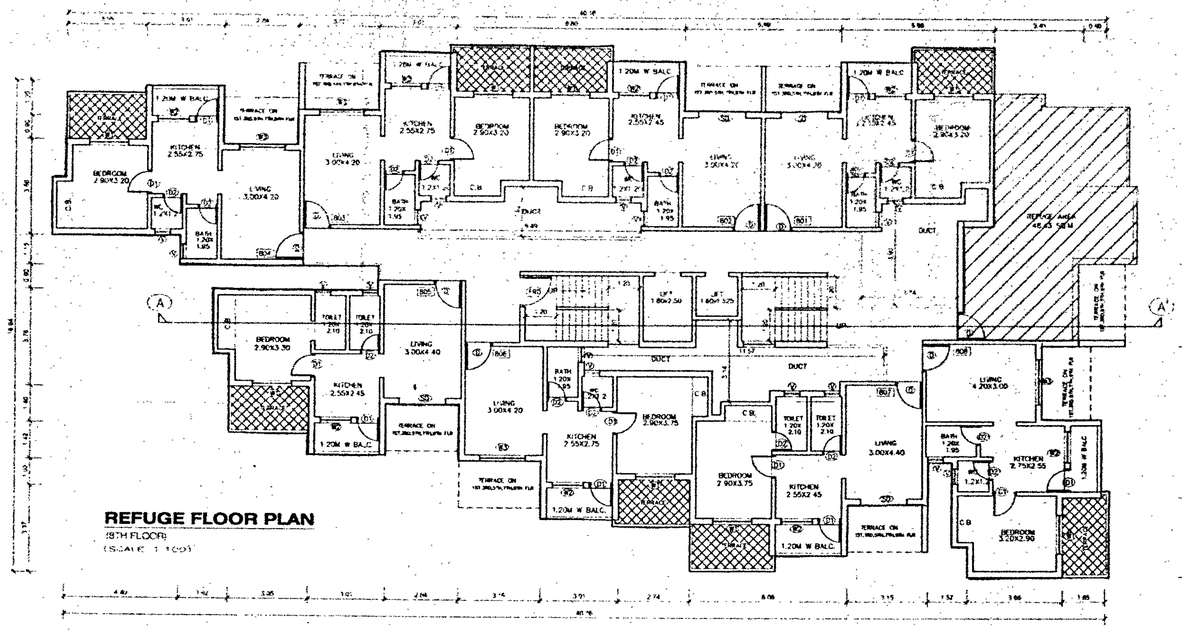


TYPICAL FLOOR PLAN
(7TH & 9TH FLOOR)
(SCALE 1:100)

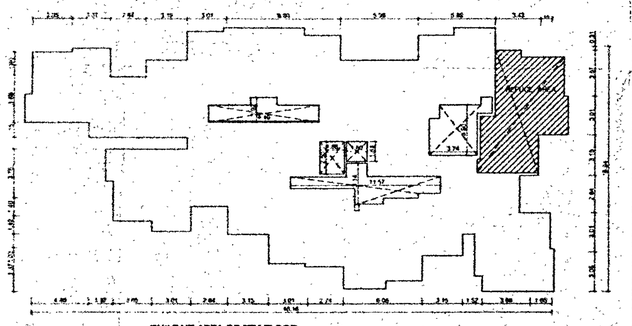


BUILT UP AREA OF 7TH AND 9TH FLOOR
(SCALE 1:200)

P-LINE	584.90 sq.m
DEDUCTIONS	52.29 sq.m
TOTAL BUA	532.61 sq.m



REFUGE FLOOR PLAN
(8TH FLOOR)
(SCALE 1:100)



BUILT UP AREA OF 8TH FLOOR
(SCALE 1:200)

P-LINE	584.63 sq.m
DEDUCTIONS	100.73 sq.m
TOTAL BUA	483.90 sq.m

BLDG. 'A' [ST(P)+9] (3)

STAMP OF APPROVAL

OFFICE OF THE KALYAN DOMBIVLI MUNICIPAL CORPORATION, KALYAN.
Building Permit No.:- KDMC/TPD/BP/KD/2012-13/118/344.
Date:- 26/12/2022.
SANCTIONED

ASSISTANT DIRECTOR OF TOWN PLANNING
Kalyan-Dombivli Municipal Corporation

CONTENTS OF SHEET
GROUND FLOOR PLAN, AREA DIAGRAM, AREA CALCULATIONS

PARKING STATEMENT

BUILT UP AREA	TENAMENT NOS./C.A.	PARKING REQD.BY RULE	PARKING REQD. CAR	SCOO.	CAR	SCOO.
UPTO 30-40.00 SQ.M.	35	2 TENAMENTS	01	02	17.5	35
UPTO 40-80.00 SQ.M.	0	2 TENAMENT	01	05	0	0
TOTAL PARKING					17.5	35
VISITOR PARKING					0.87	1.75
TOTAL PARKING					18.37	36.75
TOTAL PARKING x 0.8					14.69	29.40
TOTAL PARKING REQUIREMENT					15	29

AREA STATEMENT (SANCTIONED)

FLOOR	TOTAL BUILT UP AREA	
GROUND FLOOR	225.28	SQ.M
FIRST FLOOR	365.93	SQ.M
SECOND FLOOR	365.93	SQ.M
THIRD FLOOR	365.93	SQ.M
FOURTH FLOOR	365.93	SQ.M
FIFTH FLOOR	365.93	SQ.M
TOTAL	2054.93	SQ.M

AREA STATEMENT (PROPOSED AS PER UDCPR) (AS PER PLINE)

FLOOR	TOTAL BUILT UP AREA	
SIXTH FLOOR	532.34	SQ.M
SEVENTH FLOOR	532.61	SQ.M
EIGHTH FLOOR	483.90	SQ.M
NINETH FLOOR	532.61	SQ.M
TOTAL	2081.46	SQ.M
TOTAL (2054.93+2081.46)	4136.39	SQ.M

SCHEDULE OF DOOR & WINDOWS

TYPE	SIZE (LxH)	DESCRIPTION
D	1.05 X 2.10	T. W. FRAME FLUSHED DOOR
D1	0.90 X 2.10	T. W. FRAME PANELLED DOOR
D2	0.75 X 2.00	T. W. FRAME PANELLED DOOR
SD	1.80 X 2.10	ALUMINIUM FRAME SLIDING DOOR
W1	1.50 X 1.80	ALUMINIUM FRAME SLIDING DOOR
W2	1.20 X 1.80	ALUMINIUM FRAME SLIDING DOOR
V	0.60 X 0.80	T. W. FRAME LOUVERED WINDOW

BLDG. 'A' [ST(P)+9]

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL DEVELOPMENT ON PLOT
BEARING S.NO.73 ,H. NO. 37C
VILL.: BALYANI , TALUKA : KALYAN
DISTRICT : THANE
P. O. A. : SHRI GANESH K. PATIL

For PEARL CORPORATES
PARTNER

OWNERS SIGN

ARCHITECT'S SIGN

AJAY MAHALE
TMC LICENCE NO. STR / 957

DMD ARCHITECTS
D BLOCK, ZOHAALA SHOPPING CENTRE
SAHAJANAND CHOWK, AGRA ROAD, KALYAN (W)
PH: 9967373232
EMAIL : amdarchitects@yahoo.com

SCALE	DRAWN	CHECKED	DATE	JOB. NO.	DRG. NO.	REV.
AS SHOWN	SIMRAN	SHAILAJA	27.09.21	KYN/BLDG/284	MUN/02	R-0

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