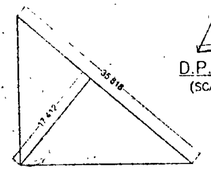
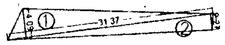


AREA IN HIGHWAY
(SCALE 1 : 500)



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

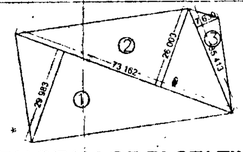
HIGHWAY AREA CALCULATION

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
1) 31.37 X 4.09 X 0.50 = 64.15 SQ.M.

TOTAL = 99.75 SQ.M.



AREA DIAGRAM OF PLOT(TILR BOUNDARY)

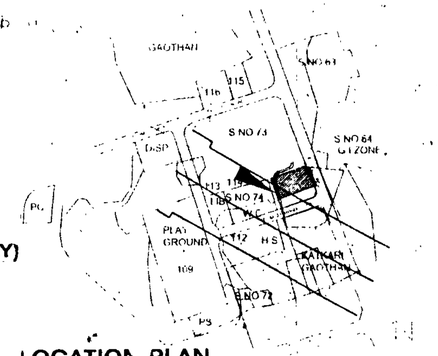
(SCALE 1 : 1000)

PLOT AREA CALCULATIONS

1	73.16	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

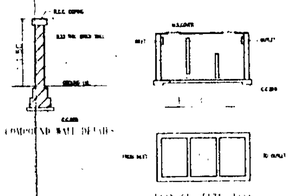


LOCATION PLAN

BUILT UP AREA STATEMENT			
WING	FLOOR	RESIDENTIAL	COMMERCIAL
BLDG A (ST(P)+5)	GROUND FLOOR	44.69 SQ.M	
	TYPICAL FLOOR (62.88X5)	314.40 SQ.M	
	TOTAL	359.09 SQ.M	

PREMIUM AREA STATEMENT

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

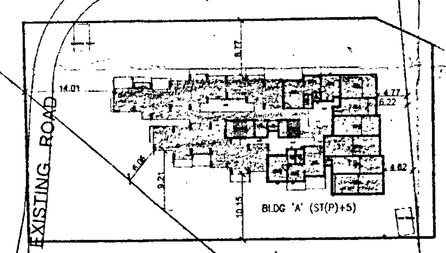


TENEMENT STATEMENT

WING	TOTAL TENEMENTS
BLDG A (ST(P)+5)	47
TOTAL TENEMENTS	47

PARKING STATEMENT

WING	PARKING REQD.	PARKING PROPOSED
BLDG A (ST(P)+5)	12	12
COMMERCIAL @ 40 SQ.M	1	1
10% FOR VISITORS	1	1
TOTAL PARKING REQD.	14	14
STILT PARKING		15
(a) PARKING IN STILT		15
(b) PARKING OPEN TO SKY		



LAYOUT PLAN
SCALE : 1:500

CARPET AREA STATEMENT BLDG A

FLAT NOS	CARPET AREA	NOS	TOTAL AREA
SHOP NO. 1	18.865 SQ.M	01	18.865 SQ.M
SHOP NO. 2	15.405 SQ.M	01	15.405 SQ.M
SHOP NO. 3	21.650 SQ.M	01	21.650 SQ.M
SHOP NO. 4	25.740 SQ.M	01	25.740 SQ.M
SHOP NO. 5	30.150 SQ.M	01	30.150 SQ.M
SHOP NO. 6	12.985 SQ.M	01	12.985 SQ.M
TOTAL			125.795 SQ.M

FLAT NOS	CARPET AREA	NOS	TOTAL AREA
01	33.04 SQ.M /FLAT	01	33.04 SQ.M
02	36.02 SQ.M /FLAT	01	36.02 SQ.M
101,201,301,401,501	36.47 SQ.M /FLAT	05	182.35 SQ.M
102,202,302,402,502	36.47 SQ.M /FLAT	05	182.35 SQ.M
103,203,303,403,503	36.76 SQ.M /FLAT	05	183.80 SQ.M
104,204,304,404,504	36.76 SQ.M /FLAT	05	183.80 SQ.M
105,205,305,405,505	38.13 SQ.M /FLAT	05	190.75 SQ.M
106,206,306,406,506	38.38 SQ.M /FLAT	05	191.85 SQ.M
107,207,307,407,507	38.44 SQ.M /FLAT	05	192.20 SQ.M
108,208,308,408,508	36.80 SQ.M /FLAT	05	184.25 SQ.M
109,209,309,409,509	36.84 SQ.M /FLAT	05	184.20 SQ.M
TOTAL			1759.71 SQ.M

CARPET AREA STATEMENT

TOTAL CARPET AREA (BLDG A) = 1759.71 SQ.M
20% OF CARPET AREA = 351.94 SQ.M (LIES BETWEEN 40 SQ.M)
CARPET AREA PROVIDED FOR ETC = 1759.71 SQ.M
10% OF CARPET AREA = 175.97 SQ.M (LIES BETWEEN 40 SQ.M)
CARPET AREA PROVIDED FOR BLDG = 00

BLDG A [ST(P)+5] SHEET NO.1/8

STAMP OF APPROVAL

बांधकाम नकाशे मंजूरी
रंगाने दुरुस्ती दाखविल्याप्रमाणे व बांधकाम प्रारंभ
प्रमाणपत्र क्र. कडोंमपा / नरवि / बांप / कवि- /2022-23/992/92
दिनांक 30/8/2022
दिलेल्या अटिप्रमाणे.

KDMC KALYAN DOMBIVALI MUNICIPAL CORPORATION

PROFORMA - I

A AREA STATEMENT

	PLOT AREA	2100.00
	ROAD SETBACK AREA	412.00
	NET PLOT AREA	1688.00
1	PERMISSIBLE F.S.I. AREA (1.5 ON NET PLOT AREA)	2532.00
2	ADDITIONAL F.S.I. AREA (0.5 ON NET PLOT AREA)	844.00
3	TOTAL PERMISSIBLE F.S.I. AREA (1 + 2)	3376.00
4	ADDITIONAL F.S.I. AREA (3 MINUS 4)	NIL
5	ACHIEVED F.S.I. FLOOR SPACE INDEX	1.60
6	BUILT UP AREA OF BUILDING (5 X PLOT AREA)	3360.00
7	TOTAL AREA (PLUS 6)	5460.00
8	PERMISSIBLE AREA PERMISSIBLE	2100.00
9	DEDUCTION (2% RESTRICTED TO 40 SQ.M)	NIL
10	NET AREA (8 MINUS 9)	2100.00
11	FROM BASEMENT	—
12	TOTAL FLOOR AREA (7+8) PLUS 9 ABOVE	2100.00
13	FLOOR SPACE INDEX	—
14	PROPOSED FLOOR AREA	2054.93
15	EXCESS BALCONY AREA TAKEN AS FLOOR SPACE INDEX (AS PER B (iv) BELOW)	NIL
16	TOTAL FLOOR AREA PROPOSED (11 + 12 +13)	2054.93
17	FLOOR SPACE INDEX CONSUMED (14/3)	0.99

B. BALCONY AREA STATEMENT

i)	PERMISSIBLE BALCONY AREA PER FLOOR 10 %	REFER STATEMENT
ii)	PROPOSED BALCONY AREA PER FLOOR	
iii)	EXCESS BALCONY AREA PER FLOOR	
iv)	TOTAL EXCESS BALCONY AREA FOR ALL FLOORS	

C. TENEMENT STATEMENT

i)	PROPOSED AREA (ITEM A-12 ABOVE)	2054.93
ii)	LESS DEDUCTION OF NON - RESIDENTIAL AREA (SHOPS ETC)	143.44
iii)	AREA AVAILABLE FOR TENEMENTS (1 MINUS 2)	1911.49
iv)	TENEMENTS PERMISSIBLE (DENSITY OF TENEMENTS / HECTARE)	300/h
v)	TENEMENTS PROPOSED (RESIDENTIAL+COMMERCIAL)	47
vi)	TENEMENTS EXISTING	
vii)	TOTAL TENEMENTS ON THE PLOT	

D. PARKING STATEMENT

i)	PARKING REQUIRED BY REGULATION FOR	CAR SCOOTER MOTOR CYCLE CYCLE OUTDOORS	REFER STATEMENT
ii)	COVERED GARAGES PERMISSIBLE		
iii)	COVERED GARAGES PROPOSED	CAR SCOOTER MOTOR CYCLE CYCLE OUTDOORS	
iv)	TOTAL PARKING PROVIDED		13 NOS

PROFORMA - II

CONTENTS OF SHEET

LAYOUT OF LOCATION PLAN, DETAILS OF COMPOUND WALL & SEPTIC TANK, B/UP AREA STATEMENT, P.S.I. AREA STATEMENT, PARKING AREA STATEMENT, CARPET AREA STATEMENT, D.P.ROAD AREA DIAGRAM AND CALCULATION, PLOT AREA DIAGRAM & CALCULATIONS, TENEMENT STATEMENT, PROFORMA I & II

REVISION	DESCRIPTION	DATE	SIGNATURE

CERTIFICATE OF AREA

CERTIFICATE THAT I HAVE SURVEYED THE PLOT UNDER REFERENCE ON _____ AND THAT THE DIMENSION OF THE SIDES OF THE PLOT STATED ON THE PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT IS 2182.83 SQUARE METRES AND TALLIES WITH THE AREA STATED IN THE DOCUMENT OF OWNERSHIP / TOWN PLANNING SCHEME RECORDS

SIGNATURE OF LICENSED ARCHITECTS

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 FULL 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	

DESCRIPTION OF PROPOSAL AND PROPERTY

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

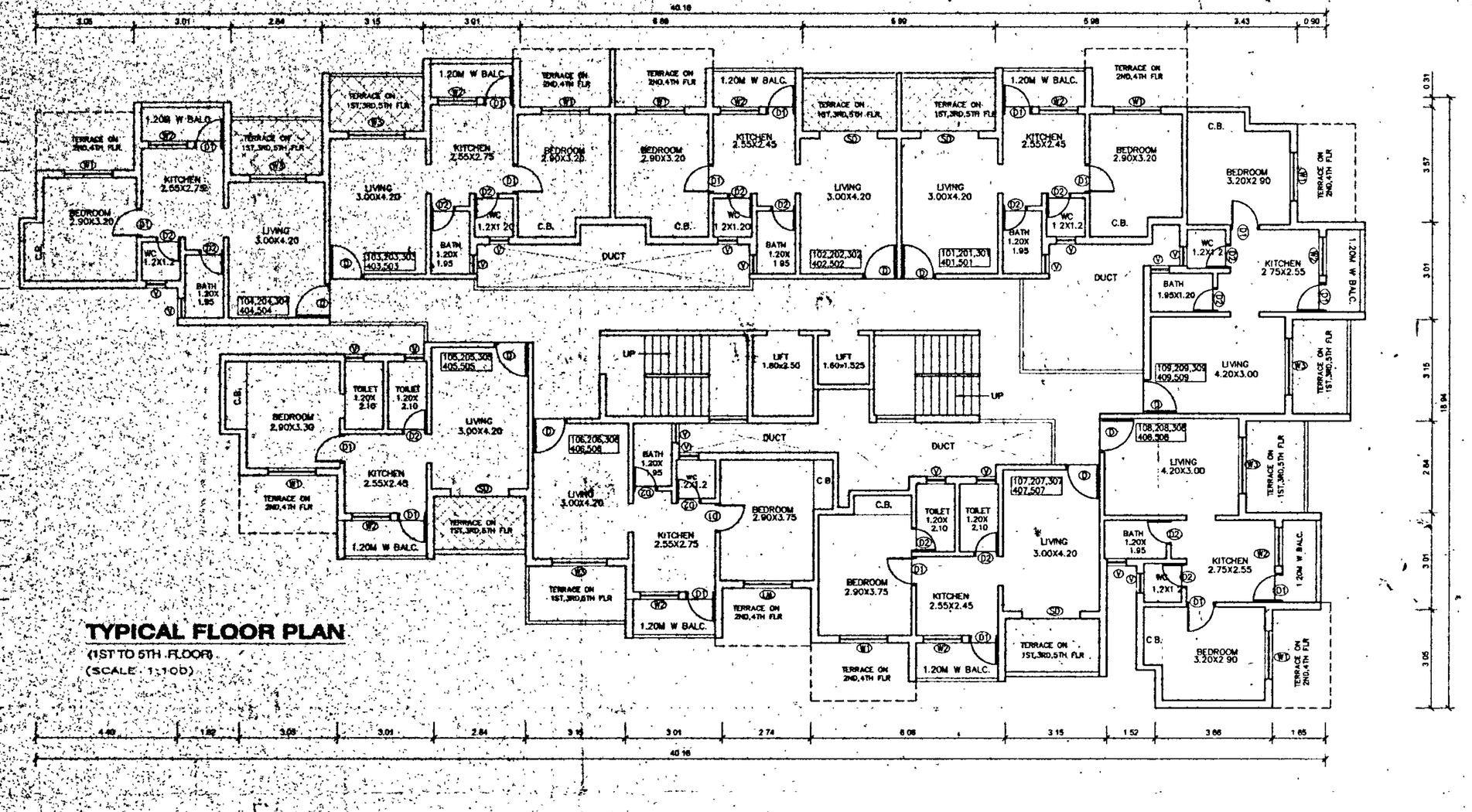
P. O. A. : SHRI OMPRAKASH ASHOKKUMAR TIWARI

OWNERS SIGN. ARCHITECTS SIGN.

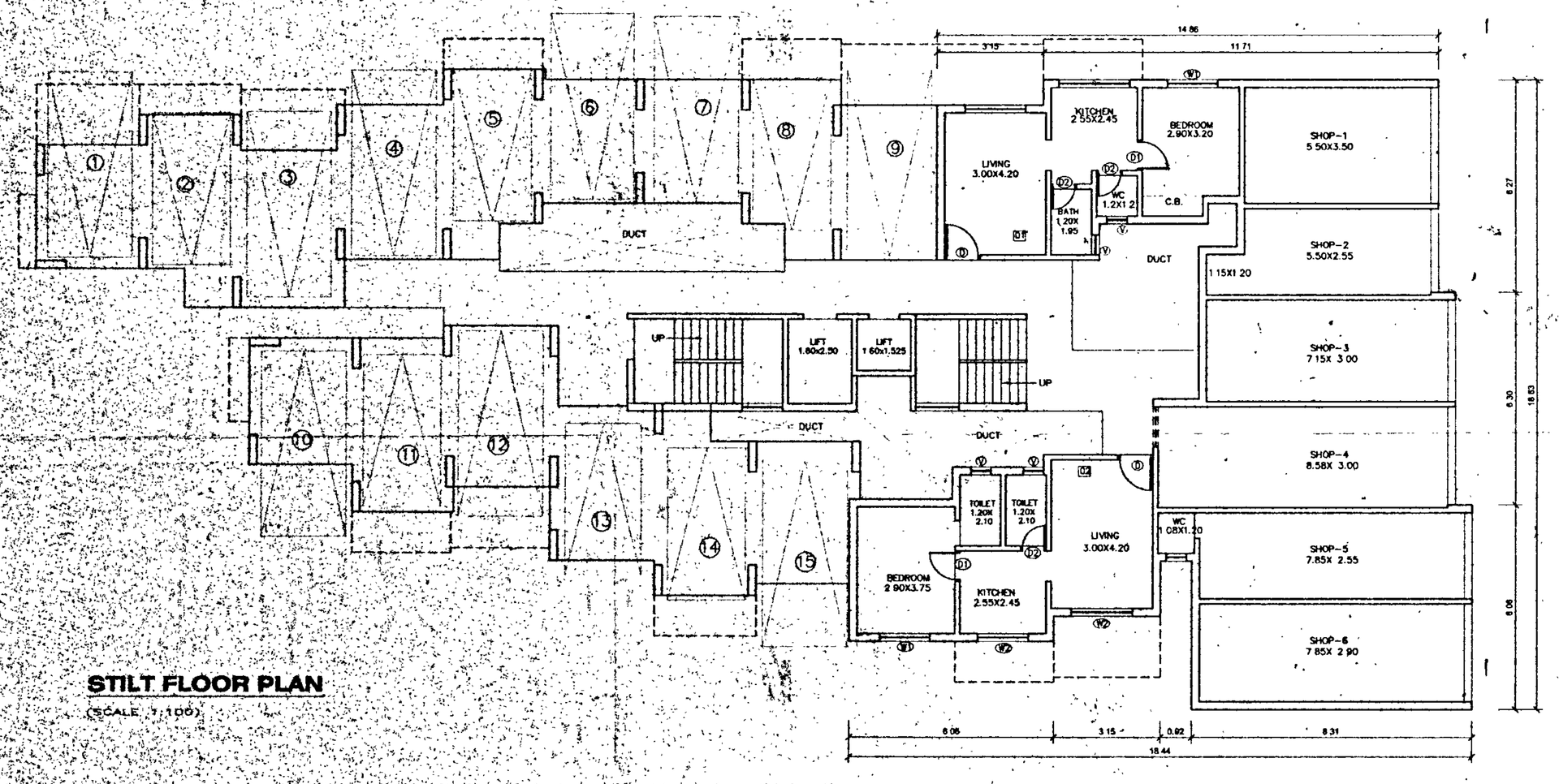
D.M. DALVI AND ASSOCIATES
ARCHITECTS ENGINEERS SURVEYORS INTERIOR DESIGNERS AND GOVT. PTCD. VALUERS.
'D' BLOCK, 1ST FLOOR, ZOJWALA SHOPPING CENTRE, SAHAJANAND CHOWK, AGRA ROAD, KALYAN-421 301 PH.:315634, 315638

SCALE	DRAWN	CHECKED	DATE	JOB NO.	DRG NO.	REV
AS SHOWN	POOJA		03.12.13	KYN/BLD/1284	MUN/LAY/01	01

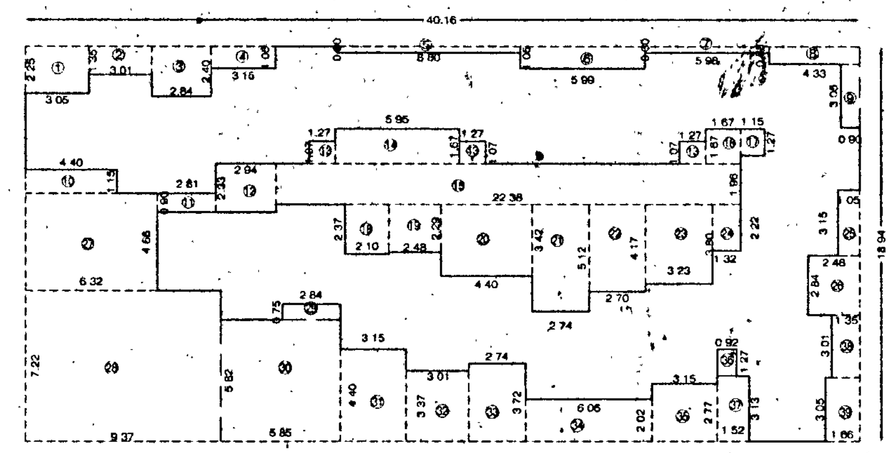
This drawing is the property of D.M. DALVI AND ASSOCIATES and is not to be used in any way without their permission. KALYAN-BALYANI-PLOT BEARING-2011-MUNICIPAL - 12.13.dwg



TYPICAL FLOOR PLAN
(1ST TO 5TH FLOOR)
(SCALE : 1:100)



STILT FLOOR PLAN
(SCALE : 1:100)



AREA DIAGRAM FOR TYPICAL FLOOR
(FIRST TO FIFTH FLOOR)
(SCALE 1:200)

AREA OF RECT. 40.16 X 18.94 = 760.63 SQ.M ——— (A)

DEDUCTIONS

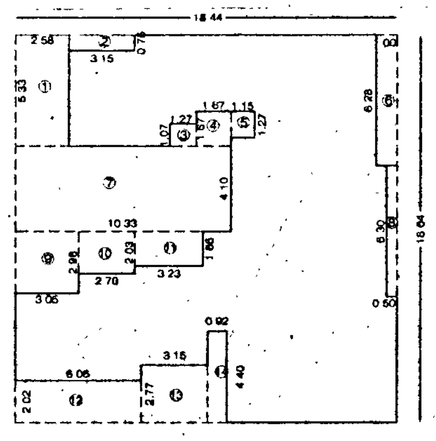
1.	3.05	X	2.25	X	1	=	6.86 SQ.M.
2.	3.01	X	1.35	X	1	=	4.06 SQ.M.
3.	2.84	X	2.40	X	1	=	6.82 SQ.M.
4.	3.15	X	1.05	X	1	=	3.31 SQ.M.
5.	5.80	X	0.30	X	1	=	2.64 SQ.M.
6.	5.99	X	1.05	X	1	=	6.29 SQ.M.
7.	5.98	X	0.30	X	1	=	1.79 SQ.M.
8.	4.33	X	0.83	X	1	=	3.59 SQ.M.
9.	0.90	X	3.05	X	1	=	2.74 SQ.M.
10.	4.40	X	1.15	X	1	=	5.06 SQ.M.
11.	2.81	X	0.90	X	1	=	2.53 SQ.M.
12.	2.94	X	2.33	X	1	=	6.85 SQ.M.
13.	1.27	X	1.07	X	3	=	4.08 SQ.M.
14.	5.95	X	1.67	X	1	=	9.94 SQ.M.
15.	22.36	X	1.96	X	1	=	43.86 SQ.M.
16.	1.67	X	1.67	X	1	=	2.79 SQ.M.
17.	1.15	X	1.27	X	1	=	1.46 SQ.M.
18.	2.10	X	2.37	X	1	=	4.98 SQ.M.
19.	2.48	X	2.29	X	1	=	5.68 SQ.M.
20.	4.40	X	3.42	X	1	=	15.05 SQ.M.
21.	2.74	X	5.12	X	1	=	14.03 SQ.M.
22.	2.70	X	4.17	X	1	=	11.26 SQ.M.
23.	3.23	X	3.80	X	1	=	12.27 SQ.M.
24.	1.32	X	2.22	X	1	=	2.93 SQ.M.
25.	1.05	X	3.15	X	1	=	3.31 SQ.M.
26.	2.48	X	2.84	X	1	=	7.04 SQ.M.
27.	6.32	X	4.68	X	1	=	29.45 SQ.M.
28.	9.37	X	7.22	X	1	=	67.65 SQ.M.
29.	2.84	X	0.75	X	1	=	2.13 SQ.M.
30.	5.85	X	5.82	X	1	=	34.05 SQ.M.
31.	3.15	X	4.40	X	1	=	13.86 SQ.M.
32.	3.01	X	3.37	X	1	=	10.14 SQ.M.
33.	2.74	X	3.72	X	1	=	10.19 SQ.M.
34.	6.06	X	2.02	X	1	=	12.24 SQ.M.
35.	3.15	X	2.77	X	1	=	8.72 SQ.M.
36.	0.92	X	1.27	X	1	=	1.17 SQ.M.
37.	1.52	X	3.13	X	1	=	4.76 SQ.M.
38	1.35	X	3.01	X	1	=	4.06 SQ.M.
39.	1.66	X	3.05	X	1	=	5.06 SQ.M.

394.70 SQ.M. —— (B)

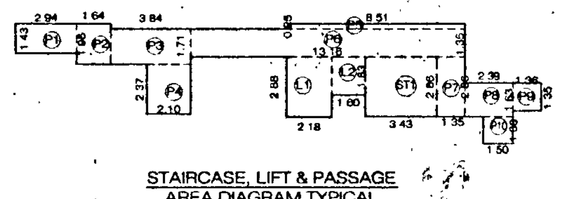
TOTAL DEDUCTION = A−B
760.63 − 394.70 = 365.93 SQ.M.

B/UP AREA FOR TYPICAL FLOOR = 365.93 SQ.M.

BALCONY AREA STATEMENT	TYPICAL FLOOR
BUILT UP AREA FOR BALCONY	= 365.93 + 62.88 = 428.81 SQ.M.
PERMISSIBLE BALCONY AREA	= 10 % OF 428.81 = 42.88 SQ.M.
TOTAL BALCONY PROVIDED	= 32.51 SQ M.



AREA DIAGRAM FOR GROUND FLOOR
(SCALE 1:200)



STAIRCASE, LIFT & PASSAGE
AREA DIAGRAM TYPICAL
FLOOR SCALE - 1 : 200

COMMON AREA STATEMENT
FOR TYPICAL FLOOR

STAIRCASE + LIFT LOBBY + LIFT

STAIRCASE

ST1.	3.43	X	2.86	X	1	=	9.81 SQ.M.

TOTAL = 9.81 SQ.M. —— (A)

PASSAGE

P1.	2.94	X	1.43	X	1	=	4.20 SQ.M.
P2.	1.84	X	1.96	X	1	=	3.61 SQ.M.
P3.	3.84	X	1.71	X	1	=	6.57 SQ.M.
P4.	2.10	X	2.37	X	1	=	4.98 SQ.M.
P5.	8.51	X	0.25	X	1	=	2.13 SQ.M.
P6.	13.18	X	1.35	X	1	=	17.77 SQ.M.
P7.	1.35	X	2.86	X	1	=	3.86 SQ.M.
P8.	2.39	X	1.63	X	1	=	3.89 SQ.M.
P9.	1.36	X	1.35	X	1	=	1.84 SQ.M.
P10.	1.50	X	1.30	X	1	=	1.95 SQ.M.

TOTAL = 50.80 SQ.M. —— (B)

LIFT

L1.	2.18	X	2.88	X	1	=	6.28 SQ.M.
L2.	1.60	X	1.83	X	1	=	2.93 SQ.M.

TOTAL = 9.21 SQ.M.

DEDUCTION = 1.80 X 2.50 X 1 = 4.50 SQM
DEDUCTION = 1.60 X 1.525 X 1 = 2.44 SQM

TOTAL = 6.94 SQ.M.

LIFT DEDUCTION = 9.21 − 6.94 = 2.27 SQM

TOTAL = 2.27 SQ.M. —— (C)

TOTAL COMMON AREA
9.81 + 50.80 + 2.27 = 62.88 SQ.M —— (A+B+C)

AREA OF RECT. 18.44 X 18.04 = 343.72 SQ.M ——— (A)

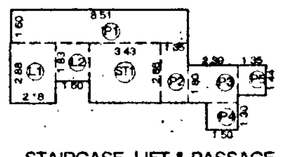
DEDUCTIONS

1.	2.58	X	5.33	X	1	=	13.75 SQ.M.
2.	3.15	X	0.75	X	1	=	2.36 SQ.M.
3.	1.27	X	1.07	X	1	=	1.36 SQ.M.
4.	1.67	X	1.67	X	1	=	2.79 SQ.M.
5.	1.15	X	1.27	X	1	=	1.46 SQ.M.
6.	8.28	X	1.00	X	1	=	8.28 SQ.M.
7.	10.33	X	4.10	X	1	=	42.35 SQ.M.
8.	6.30	X	0.50	X	1	=	3.15 SQ.M.
9.	3.05	X	2.98	X	1	=	9.08 SQ.M.
10.	2.70	X	2.03	X	1	=	5.48 SQ.M.
11.	3.23	X	1.66	X	1	=	5.36 SQ.M.
12.	6.06	X	2.02	X	1	=	12.24 SQ.M.
13.	3.15	X	2.77	X	1	=	8.72 SQ.M.
14.	0.92	X	4.40	X	1	=	4.05 SQ.M.

118.44 SQ.M. —— (B)

TOTAL DEDUCTION = A−B
343.72 − 118.44 = 225.28 SQ.M.

B/UP AREA FOR GROUND FLOOR = 225.28 SQ.M.



STAIRCASE, LIFT & PASSAGE
AREA DIAGRAM GROUND FLOOR
SCALE - 1 : 200

COMMON AREA STATEMENT
FOR GROUND FLOOR

STAIRCASE + LIFT LOBBY + LIFT

STAIRCASE

ST1.	3.43	X	2.86	X	1	=	9.81 SQ.M.

TOTAL = 9.81 SQ.M. —— (A)

PASSAGE

P1.	8.51	X	1.60	X	1	=	13.62 SQ.M.
P2.	1.35	X	2.86	X	1	=	3.86 SQ.M.
P3.	2.39	X	1.80	X	1	=	4.30 SQ.M.
P4.	1.50	X	1.30	X	1	=	1.95 SQ.M.
P5.	1.35	X	1.44	X	1	=	1.94 SQ.M.

TOTAL = 25.67 SQ.M. —— (B)

LIFT

L1.	2.18	X	2.88	X	1	=	6.28 SQ.M.
L2.	1.60	X	1.83	X	1	=	2.93 SQ.M.

TOTAL = 9.21 SQ.M. —— (C)

TOTAL COMMON AREA
9.81 + 25.67 + 9.21 = 44.69 SQ.M —— (A+B+C)

BLDG. 'A' [ST(P)+5] (2/2)

STAMP OF APPROVAL

बांधकाम नक्शांस मंजूरी.....
सोबत दुहेरी दाबप्रक्षालनाचे व सांडपाण्याचे प्रारंभ
प्रमाणपत्र ही करण्यात / नगरि / प्रांप / डी-सर्वि/ L-2032-22/992/22
दिनांक: 30/8/2022 सह जोडले
दिलेला क्रमांक.....

KDMC
नगर रचनाकार
कल्याण डोंबिवली महानगरपालिका

CONTENTS OF SHEET

GROUND FLOOR PLAN, AREA DIAGRAM, AREA CALCULATIONS

PARKING STATEMENT

TENAMENT CARPET AREA	NOS.	PARKING REQD.BY RULE ONE FOR EVERY	PARKING REQD.
35.00 TO 45.00 SQ.M.	47	4 TENAMENTS	12
45.00 TO 70.00 SQ.M.	--	2 TENAMENTS	00
COMMERCIAL(143.44SQM)			02
VISITOR PARKING			01
TOTAL PARKING REQD.			15
PARKING PROPOSED IN STILT			15

BALCONY AREA STATEMENT

FLOOR	PERMISSIBLE BALCONY AREA 10 % OF B/UP AREA OF PER FLOOR	PROPOSED BAL. AREA	EXCESS BAL.AREA
GROUND	--	NIL	NIL
FIRST TO FIFTH	42.88	32.51	NIL

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	" "
W	1.20 X 1.20	T. W. FRAME WINDOW
W1	1.50 X 1.20	T. W. FRAME WINDOW
W2	1.80 X 1.20	T. W. FRAME WINDOW
V	0.60 X 0.80	T. W. FRAME LOUVERED WINDOW

AREA STATEMENT

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

BLDG. 'A' [ST(P)+5]

DESCRIPTION OF PROPOSAL AND PROPERTY

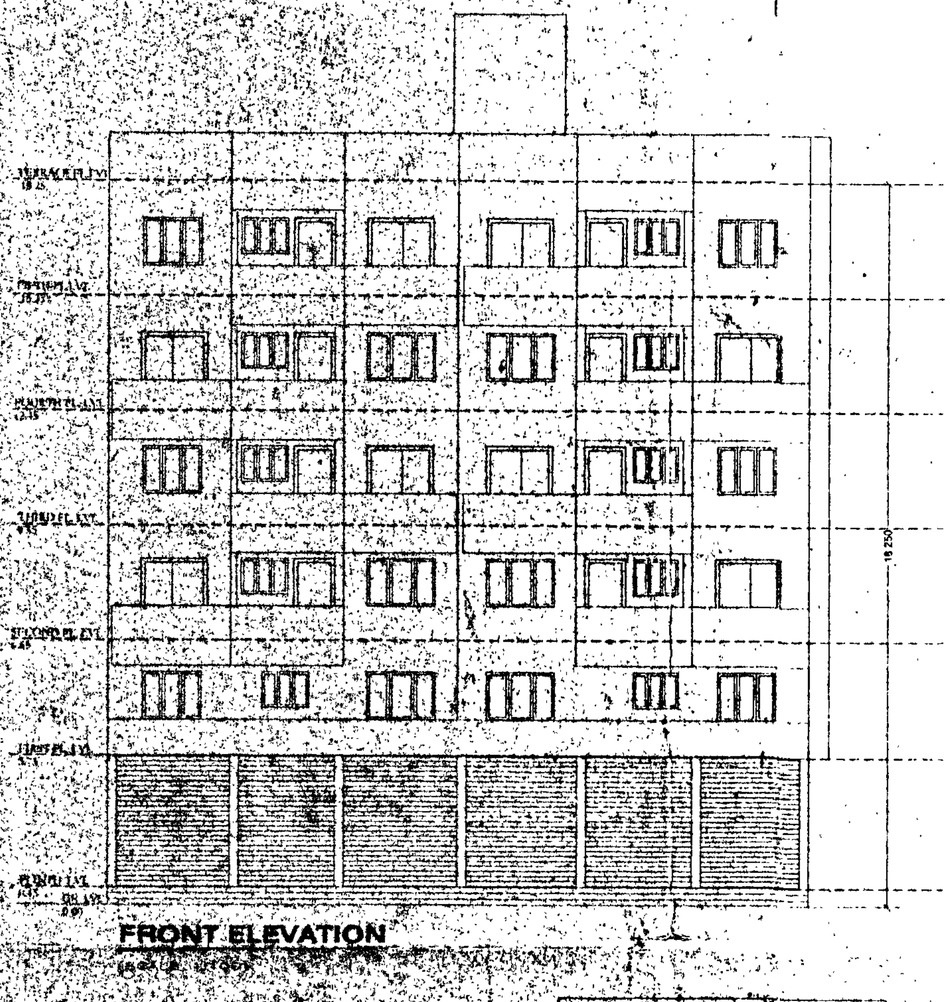
PROPOSED RESIDENTIAL DEVELOPMENT ON PLOT
BEARING S.NO.73 ,H. NO. 37C
VILL.: BALYANI , TALUKA : KALYAN
DISTRICT : THANE
P. O. A. : SHRI OMPRAKASH ASHOK TIWARI

OWNERS SIGN | ARCHITECT'S SIGN

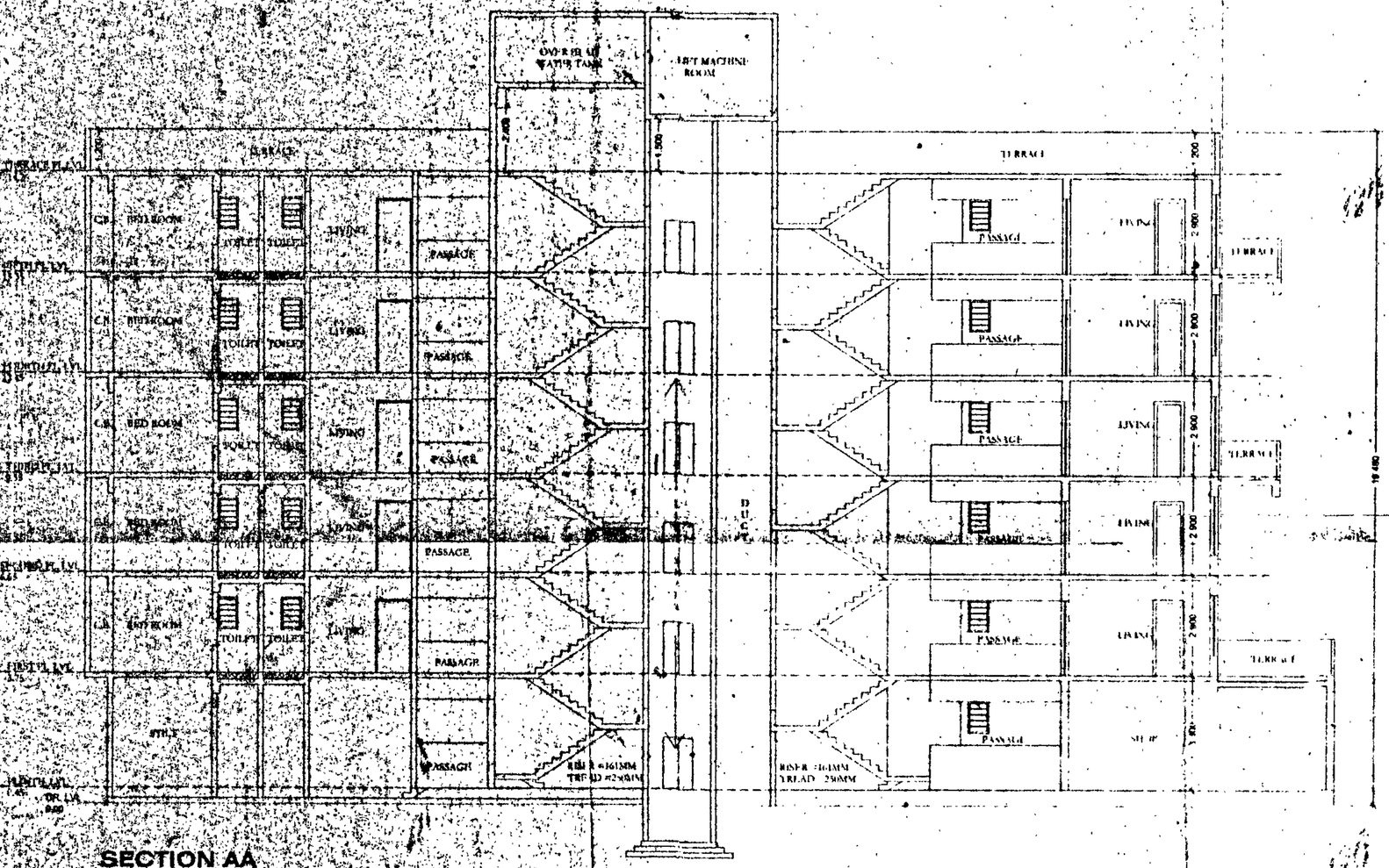
D.M. DALVI AND ASSOCIATES
ARCHITECTS ENGINEERS SURVEYORS
INTERIOR DESIGNERS AND
GOVT. REGD. VALUERS.
0' BLOCK, ZOJWALA SHOPPING CENTRE, AGRA ROAD, SAHJANAND CHOWK, KALYAN-421 301 PH : 2321871, 2321172

SCALE	DRAWN	CHECKED	DATE	JOB. NO.	DRG. NO.	REV.
AS SHOWN	ANUJA	POOJA	03.12.13	KYN/BLD/1284	MUN/02	R-0

mac-6/Dmac-6/Folder-1/BALYANI PLOT/MUNICIPAL 2013/ MUNICIPAL 2-12-13.dwg



FRONT ELEVATION



SECTION AA

BLDG. 'A' [ST(P)+5] (3)/3

STAMP OF APPROVAL

इमारत नकाशे मंजूरी

सातत्य दुरुस्ती दाखलेपत्याप्रमाणे व बांधकाम प्रारंभ

प्रमाणपत्र क्र. कडोंमपा/नरवि/बांप/कवि-डोंवि/2022-23/996/22

दिनांक 30/8/2022

दिलेल्या अटिप्रमाणे.

नगर रचनाकार

कल्याण डोंबिवली महानगरपालिका

BLDG. 'A' [ST(P)+5]

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 OMPRAKASH ASHOK TIWARI

OWNERS SIGN | ARCHITECT'S SIGN

D.M. DALVI AND ASSOCIATES
ARCHITECTS ENGINEERS SURVEYORS INTERIOR DESIGNERS AND GOVT. REGD. VALUERS.
'D' BLOCK, ZOJWALA SHOPPING CENTRE, AGRA ROAD, SHIVAJICHOWK, KALYAN-421 301 PH : 2321871, 2321172

SCALE	DRAWN	CHECKED	DATE	JOB. NO.	DRG. NO.	REV.
AS SHOWN	ANUJA	POOJA	02.12.13	KYN/BLD/1284	MUN/03	R-0

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