

Owner details			Signature Not Verified  Digitally signed by Dhanraj FRABHAKAR SAWANT Date: 2025.01.02 15:50:35 IST Reason: Approved Drawing File Location: Kalyan Dombivli Municipal Corporation Project Code : KDMC-C23/APL/RV-66607 Application Number : RDMC/2023/00009 Proposal Number : 216762 Certificate Number : KDMC-C108/2023/APL/00027
Owner Name	Postal Address	Contact Number	
SAB VENTURES	„Mumbai,Mumbai,Mahara shtra-400011	9820044707	
johar hasan zojwalla and others	kalyan		

PREVIOUSLY SANCTIONED PARKING AREA STATEMENT (BLDG. - A, B, C, D, E & F)						
TYPE OF BLDGS	TOTAL FLATS	REQUIRED CAR PARKINGS			REQUIRED CAR	PARKING PROPOSED
		NOS OF FLATS UP TO 35.00	NOS OF FLATS BETWEEN 35.00 TO 45.00	NOS OF FLATS BETWEEN 45.00 TO 70.00		
A	40	40	-	-	-	-
B	40	20	-	20	10	10
C	50	20	-	30	15	15
D	55	-	-	55	28	28
E	60	30	-	30	15	15
COMMERCIAL AREA UP TO 800.00 SQ.MT. 1 CAR REQUIRED FOR 80.0 SQ.M AREA					06	06
1 CAR REQUIRED FOR 160.00 SQ.M AREA					-	-
VISITORS PARKING					07	07
TOTAL NO. OF PARKING					81	81
PARKING AREA REQUIRED FOR CAR = 81 X 13.75 = 1,113.75 SQ.MT.						

PREVIOUSLY SANCTIONED TENEMENT STATEMENT (BLDG. - A, B, C, D, E & F)					
BLDG. TYPE	TENEMENT				
	TOTAL	1 B/H/K RM.	2 B/H/K RM.	3 B/H/K RM.	SHOPS
A	40 NOS	40 NOS	--	--	--
B	40 NOS	20 NOS	20 NOS	--	--
C	50 NOS	20 NOS	25 NOS	05 NOS	09 NOS
D	55 NOS	--	50 NOS	05 NOS	10 NOS
E	60 NOS	30 NOS	30 NOS	--	09 NOS
TOTAL	245 NOS	110 NOS	125 NOS	10 NOS	28 NOS

PATIO STATEMENT			
BLDG. TYPE	TOTAL NO. OF TENEMENTS	TOTAL NO. OF PATIOS	
A	40 NOS	38 NOS	
B	40 NOS	38 NOS	
C	50 NOS	48 NOS	
D	55 NOS	53 NOS	
E	60 NOS	58 NOS	
TOTAL	245 NOS	235 NOS	
TOTAL NO. OF PATIOS = 235 NOS.			

PREVIOUSLY SANCTIONED STAIRCASE AREA STATEMENT		
BLDG. TYPE	AREA IN SQ.MT.	
A	320.11 SQ.MT.	
B	320.11 SQ.MT.	
C	515.80 SQ.MT.	
D	514.75 SQ.MT.	
E	514.75 SQ.MT.	
F	1,308.93 SQ.MT.	
G	1,308.93 SQ.MT.	
CLUB HOUSE	59.39 SQ.MT.	
TOTAL	4,862.77 SQ.MT.	
STAIRCASE AREA FOR WHICH PREMIUM ALREADY PAID = 4,863.00 SQ.MT.		

TOTAL PLOT AREA FOR REGISTRATION OF PROJECT - 1501.21		
S.NO-23,4,5/1 AND 2		
S.NO-3A/1(3P/T)		
S.NO-4B/1, S.NO-39A, S.NO-40/1,2		

BUILT UP AREA STATEMENT (BLDG - A, B, C, D, E & F)						
FLOORS	BLDG - A Completion Obtained	BLDG - B Completion Obtained	BLDG - C Completion Obtained	BLDG - D Completion Obtained	BLDG - E Completion Obtained	BLDG - F PROPOSED
STILT / GR. FLOOR	--	--	149.29 sq.mt.	173.58 sq.mt.	148.82 sq.mt.	798.02 sq.mt.
1ST PODIUM FLOOR	--	--	--	--	--	----
2ND PODIUM FLOOR	--	--	--	--	--	572.89 sq.mt.
1ST FLOOR	152.63 sq.mt.	188.85 sq.mt.	198.81 sq.mt.	236.70 sq.mt.	198.27 sq.mt.	1,187.66 sq.mt.
2ND FLOOR	152.63 sq.mt.	188.85 sq.mt.	189.45 sq.mt.	225.32 sq.mt.	188.93 sq.mt.	1,187.66 sq.mt.
3RD FLOOR	152.63 sq.mt.	188.85 sq.mt.	189.45 sq.mt.	225.32 sq.mt.	188.93 sq.mt.	1,187.66 sq.mt.
4TH FLOOR	152.63 sq.mt.	188.85 sq.mt.	189.45 sq.mt.	225.32 sq.mt.	188.93 sq.mt.	1,187.66 sq.mt.
5TH FLOOR	152.63 sq.mt.	188.85 sq.mt.	189.45 sq.mt.	225.32 sq.mt.	188.93 sq.mt.	1,187.66 sq.mt.
6TH FLOOR	152.63 sq.mt.	188.85 sq.mt.	189.45 sq.mt.	225.32 sq.mt.	188.93 sq.mt.	1,187.66 sq.mt.
7TH FLOOR	152.63 sq.mt.	188.85 sq.mt.	189.45 sq.mt.	225.32 sq.mt.	188.93 sq.mt.	1,187.66 sq.mt.
8TH FLOOR	152.63 sq.mt.	188.85 sq.mt.	189.45 sq.mt.	225.32 sq.mt.	188.93 sq.mt.	1,187.66 sq.mt.
9TH FLOOR	152.63 sq.mt.	188.85 sq.mt.	189.45 sq.mt.	225.32 sq.mt.	188.93 sq.mt.	1,187.66 sq.mt.
10TH FLOOR	152.63 sq.mt.	188.85 sq.mt.	189.45 sq.mt.	225.32 sq.mt.	188.93 sq.mt.	1,187.66 sq.mt.
11TH FLOOR	--	--	124.72 sq.mt.	185.31 sq.mt.	190.83 sq.mt.	1,187.66 sq.mt.
12TH FLOOR	--	--	124.72 sq.mt.	185.31 sq.mt.	190.83 sq.mt.	1,187.66 sq.mt.
13TH FLOOR	--	--	124.72 sq.mt.	185.31 sq.mt.	190.83 sq.mt.	1,187.66 sq.mt.
14TH FLOOR	--	--	124.72 sq.mt.	185.31 sq.mt.	190.83 sq.mt.	1,187.66 sq.mt.
15TH FLOOR	--	--	124.72 sq.mt.	185.31 sq.mt.	190.83 sq.mt.	1,187.66 sq.mt.
16TH FLOOR	--	--	--	--	--	----
17TH FLOOR	--	--	--	--	--	----
18TH FLOOR	--	--	--	--	--	----
19TH FLOOR	--	--	--	--	--	----
20TH FLOOR	--	--	--	--	--	----
21ST FLOOR	--	--	--	--	--	----
22ND FLOOR	--	--	--	--	--	----
23RD FLOOR	--	--	--	--	--	----
24TH FLOOR	--	--	--	--	--	----
25TH FLOOR	--	--	--	--	--	----
26TH FLOOR	--	--	--	--	--	----
27TH FLOOR	--	--	--	--	--	----
28TH FLOOR	--	--	--	--	--	----
29TH FLOOR	--	--	--	--	--	----
30TH FLOOR	--	--	--	--	--	----
31ST FLOOR	--	--	--	--	--	----
STAIRCASE AREA	--	--	--	--	--	----
EXCESS BALCONY	--	--	--	--	--	----
TOTAL AREA	1,526.30 sq.mt.	1,888.50 sq.mt.	2,676.75 sq.mt.	3,364.71 sq.mt.	3,001.61 sq.mt.	19,065.69 sq.mt.
NET BUILT UP AREA FOR (COMPLETED BLDG. - A, B, C, D, E) = 12,457.87 sq.mt.						
NET BUILT UP AREA FOR (PROPOSED BLDG. F) = 19,065.69 sq.mt.						
TOTAL BUILT UP AREA FOR (BLDG. - A, B, C, D, E & F) = 31,523.56 sq.mt.						



Signature Not Verified

Digitally signed by D. S. SHOBHANA DESHPANDE
 Date: 2024.01.02 18:00:35 +05'30'
 Reason: Approved Drawing
 Location: Kalyan, Dist. Thane
 Project Code: KDMCC-23-ENTRY-200
 Application Number: 1908023
 Proposal Number: 216763
 Certificate Number: KDMCCRB2023APL00027

STAMP OF APPROVAL OF PLAN

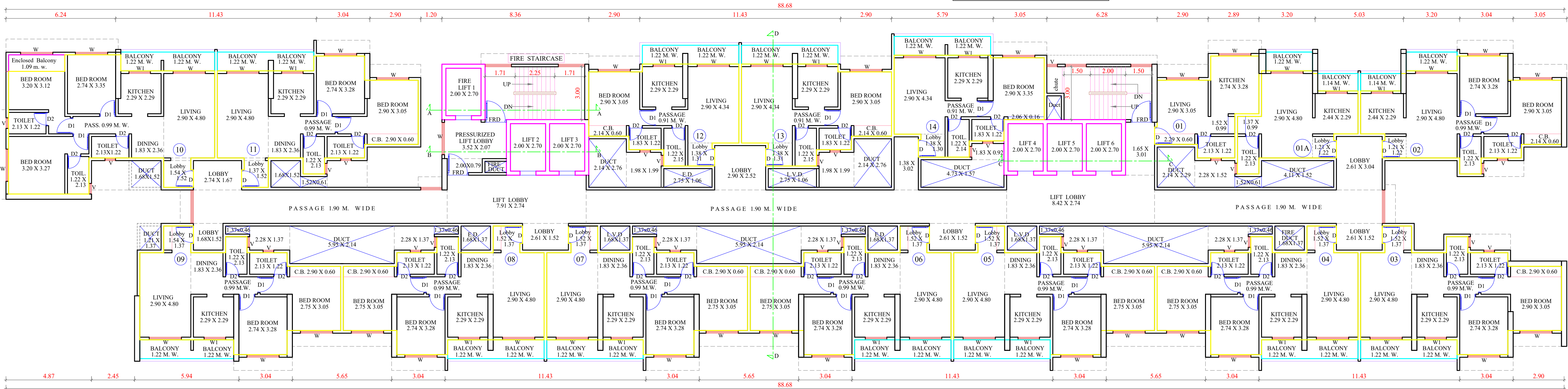
BLDG. - F

SHEET NO - 03/05

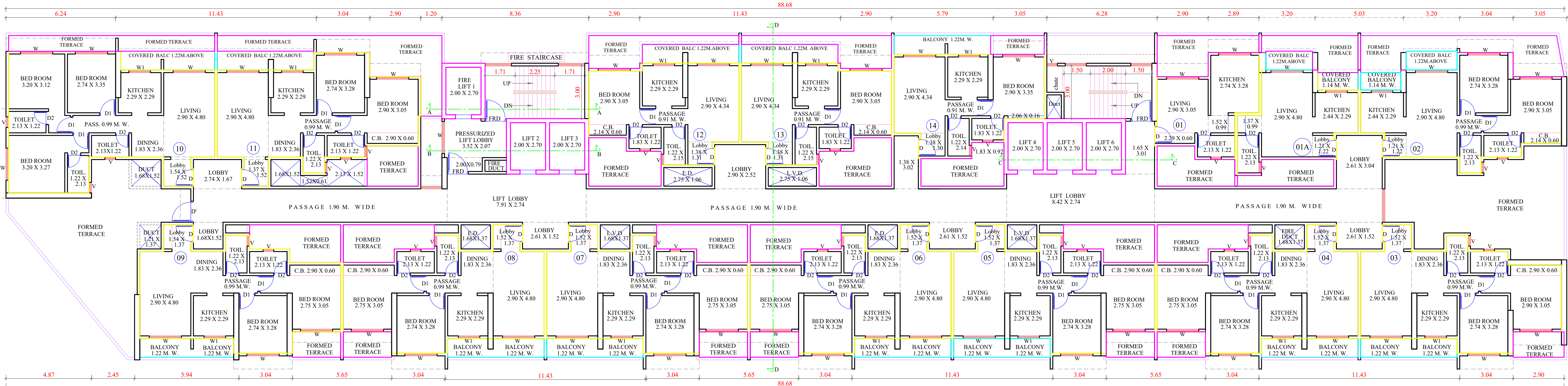


BUILT-UP AREA STATEMENT - TYPICAL FLOORS	
AREA OF BLOCK (ABCD) = 88.83 X 18.62 = 1654.01 SQM	
STANDARD DEDUCTIONS :-	
1. 6.24 X 1.05 =	6.55 SQM
2. 11.43 X 0.89 =	10.18 SQM
3. 3.04 X 1.12 =	3.40 SQM
4. 2.90 X 2.49 =	7.22 SQM
5. 1.68 X 1.52 =	2.55 SQM
6. 1.52 X 0.01 =	0.05 SQM
7. 2.28 X 1.52 =	3.47 SQM
8. 3.05 X 2.29 =	6.98 SQM
9. 1.20 X 8.73 =	10.49 SQM
10. 2.00 X 2.70 X 6 =	32.40 SQM
11. 8.36 X 1.73 =	14.47 SQM
12. 2.90 X 2.02 =	5.86 SQM
13. 11.43 X 0.50 =	5.72 SQM
14. 2.90 X 2.02 =	5.86 SQM
15. 3.05 X 1.22 =	3.72 SQM
16. 0.88 X 1.50 =	1.32 SQM
17. 0.88 X 1.35 =	1.19 SQM
18. 6.28 X 1.73 =	10.87 SQM
19. 2.90 X 2.49 =	7.22 SQM
20. 2.90 X 1.12 =	3.24 SQM
21. 3.35 X 0.89 =	2.98 SQM
22. 4.73 X 2.11 =	9.98 SQM
23. 3.35 X 0.89 =	2.98 SQM
24. 3.04 X 1.12 =	3.40 SQM
25. 3.05 X 2.49 =	7.59 SQM
26. 2.44 X 0.77 =	1.88 SQM
27. 4.72 X 0.91 =	4.30 SQM
28. 4.11 X 0.91 =	3.74 SQM
29. 1.67 X 2.66 =	4.44 SQM
30. 1.68 X 4.18 =	7.02 SQM
31. 1.52 X 2.27 =	3.45 SQM
32. 2.28 X 4.18 =	9.53 SQM
33. 3.20 X 4.80 =	15.37 SQM
34. 3.05 X 1.60 =	4.88 SQM
35. 3.04 X 0.23 =	0.70 SQM
36. 11.77 X 0.23 X 3 =	8.10 SQM
37. 5.65 X 1.37 X 3 =	23.24 SQM
42. 7.32 X 3.72 =	27.25 SQM
43. 7.47 X 2.60 =	19.43 SQM
44. 8.83 X 1.52 =	13.43 SQM
45. 4.87 X 1.37 =	6.67 SQM
46. 5.65 X 1.90 =	10.75 SQM
47. 3.96 X 1.67 =	6.61 SQM
48. 5.95 X 0.77 X 3 =	13.74 SQM
49. 10.51 X 0.91 X 3 =	28.69 SQM
50. 13.52 X 0.46 X 3 =	18.31 SQM
51. 1.68 X 1.37 X 5 =	11.51 SQM
52. 1.22 X 0.64 =	0.78 SQM
55. 2.14 X 2.76 X 2 =	11.83 SQM
56. 1.98 X 1.99 X 2 =	7.88 SQM
57. 2.89 X 1.06 X 2 =	6.12 SQM
61. 2.89 X 1.37 =	3.96 SQM
62. 1.83 X 2.49 =	4.56 SQM
66. 2.14 X 2.29 =	4.90 SQM
67. 2.28 X 1.52 =	3.47 SQM
68. 1.52 X 0.61 =	0.93 SQM
69. 4.11 X 1.32 =	5.43 SQM
TOTAL STANDARD DEDUCTIONS = 466.33 SQM	
GROSS AREA = 1654.01 - 466.33 = 1187.68 SQM	
TOTAL NET AREA = 1187.68 SQM	

TYPICAL FLOORS AREA DIAGRAM
 1ST TO 3RD, 5TH TO 8TH, 10TH, 11TH, 12TH, 13TH & 15TH FLOORS
 SCALE - 1:200



TYPICAL FLOOR PLAN
 2ND, 3RD, 5TH TO 8TH, 10TH, 11TH, 12TH, 13TH & 15TH FLOORS (HABITABLE FLOORS)
 SCALE - 1:100



FIRST FLOOR PLAN
 SCALE - 1:100

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL & COMMERCIAL COMPLEX ON PLOT BEARING S.NO.- 2, H.NO.- 3,4,5/1,5/2, S.NO.- 3A, H.NO.- 1/3(P), S.NO.- 4B, H.NO.- 1, S.NO.- 39 A, S.NO.- 40, H.NO.- 1,2(P), VILL.- NETIVALI, TAL.- KALYAN, DIST.- THANE.

OWNERS NAME :-

M/S. SAB VENTURE
 THROUGH PARTNER
 SHRI. JOHAR HASAN ZOJWALLA & OTHERS.

SIGNATURE



SCALE DATE DRN BY CHD BY JOB NO. DRG. NO.
 AS SHOWN 21/07/2023 SAGAR S. D. KYN / BLD/ 256 MUB / BLD / F

Plot Address :- Mumbai/Maharashtra-400013/kalyan

DESCRIPTION OF PROJECT :-
 Type of Proposal: Mixed
 BUILDING ON CTS. NO. SURVEY NO - 2

SITE ADDRESS
 S.NO.- 2, H.NO.- 3,4,5/1,5/2, S.NO.- 3A, H.NO.- 1/3(P), S.NO.- 4B, H.NO.- 1, S.NO.- 39 A, S.NO.- 40, H.NO.- 1,2(P), VILL.- NETIVALI, TAL.- KALYAN, DIST.- THANE.

Name of Architect: SHOBHANA DESHPANDE

ADDRESS OF OFFICE

OFFICE

KALYAN

OWNER SIGN

Signature Not Verified

TECHNICAL PERSON SIGN

Signature Not Verified

SCALE - 1:100 Date: 19/08/23

JOB NO - KDMCC-23-ENTRY-200 CHECK BY :-

SUBMISSION DRAWING

JOB NO - KDMCC-23-ENTRY-566	CHECK BY -
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DESCRIPTION OF PROPOSAL AND PROPERTY
PROPOSED RESIDENTIAL & COMMERCIAL COMPLEX ON PLOT BEARING: S.NO.-2, H.NO.-34, S1/2, S.NO.-3A, H.NO.-1/3PL S.NO.-4R, H.NO.-1, S.NO.-39 A, S.NO.-40, H.NO.-1, 2P, VILL.-NETIVALL TAL.-KALYAN, DIST.-THANE.
OWNERS NAME:

M/S. SAI VENTURE
THROUGH PARTNER
SRIE JOHAR HASAN ZOFWALLA & OTHERS.

SIGNATURE

SRI BHANA DESHPANDE Architect		A-136/101 INTEREST TOWER, SANTOSH MATA ROAD KALYAN (W) 421 306. PHONE NO. 8293251540			
SCALE	DATE	DGN. BY	CHK. BY	JOB NO.	DWG. NO.
AS SHOWN	21/07/2023	SAGAR	S. D.	KYN/BLD/256	MUN/BLD/7

Postal Address : „Mumbai,Mumbai,Maharashtra-400011,kalyan

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO. - 2

SITE ADDRESS :
S.NO.- 2, H.NO.- 3,4,5/1,5/2, S.NO.- 3A, H.NO.- 1/3(P),
S.NO.- 4B, H.NO.- 1, S.NO.- 39 A, S.NO.- 40, H.NO.- 1,2(P),
VILL.- NETIVALI, TAL.- KALYAN, DIST - THANE.

Name Of Architect : SHOBHANA JAYANT DESHPANDE	
LOGO	ADDRESS OF OFFICE
	OFFICE -
	KAI YAN

OWNERS SIGN - Signature Not Verified	TECHNICAL PERSON SIGN Signature Not Verified
Digitally signed by ? DN: cn=?, o=? Reason: Applicant Error Location: ? Applicant Number: ? Request Number: ?	Digitally signed by ? DN: cn=?, o=? Reason: Technical Error Location: ? Applicant Number: ? Request Number: ?

SCALE - 1:100	Date: 19/08/23
JOB NO - KDMCC-23-ENTRY-666	CHECK BY - .
SUBMISSION DRAWING	