F													
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.				SHAFT	Deduction	FSIAREA
F	2ND FLOOR PODIUM	580.17	47.80	0.00	0.00	0.00	0.00	0.00	0.00	32.40	22.67	0.00	0.00	572.90
F	TYPICAL 4T 9TH AND 14TH FLOOR	0.00	4074.63	0.00	0.00	0.00	0.00	0.00	0.00	97.20	354.54	0.00	180.03	3442.86
F	1ST FLOOR	0.00	1346.00	0.00	0.00	0.00	0.00	0.00	0.00	32.40	125.94	0.00	0.00	1187.66
F	TYPICAL 2ND 3RD 5TH TO 8TH AND 10TH 13TH AND 15TH FLOOR	0.00	14806.00	0.00	0.00	0.00	0.00	0.00	0.00	356.40	1385.34	0.00	0.00	13064.26
0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
F	STILT FLOOR	854.36	0.00	0.00	0.00	0.00	0.00	0.00	32.40	32.40	23.94	0.00	0.00	798.02
F	Total	1434.53	20274.43	0.00	0.00	0.00	0.00	0.00	32.40	550.80	1912.43	0.00	180.03	19065.70

Owner details		
Owner Name	Postal Address	Contact Number
SAB VENTURES	,,Mumbai,Mumbai,Maharashtra-400011	9820044707
johar hasan zojwalla and others	kalyan	

SHEET NO - 01/05

Signature Not Verified

Digitally signed by DESHMUKHRABHAKAR SAWANT
Date: 2024.01.02 19:50:34 IST
Reason: Approved
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMCC-23-ENTRY-65697.
Application Number : RK/DM/KDC/2023/0209
Proposal Number : 216763
Certificate Number : KDMCC/RB/2023/APL/00027

Town Planner
Date: 27/10/2023

PREVIOUSLY SANCTIONED PARKING AREA STATEMENT (BLDG. - A, B, C, D & E)

TYPE OF BLDGS	TOTAL FLATS	REQUIRED CAR PARKINGS: NOS OF FLATS UPTO 35.00	NOS OF FLATS BETWEEN 35.00 TO 45.00	NOS OF FLATS BETWEEN 45.00 TO 70.00	NOS OF FLATS ABOVE 70.00	REQUIRED PARKING CAR	PARKING PROPOSED CAR
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		= 471.69 SQ.MT.				06	06
1 CAR REQUIRED FOR 160.00 SQ.M AREA						--	--
VISITORS PARKING		= 10 %				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)

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.		

BUILT UP AREA STATEMENT (BLDG - A, B, C, D, E & F)

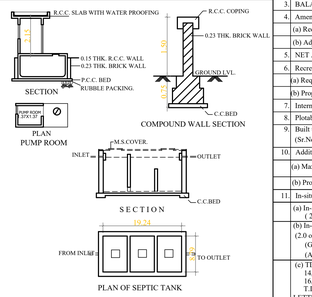
FLOORS	BLDG - A Completion Obtained	BLDG - B Completion Obtained	BLDG - C Completion Obtained	BLDG - D Completion Obtained	BLDG - E Completion Obtained	BLDG - F PROPOSED
STILT / GR. FLOOR	--	--	149.29 sq.mt.	173.58 sq.mt.	148.82 sq.mt.	798.02 sq.mt.
1ST PODIUM FLOOR	--	--	--	--	--	----
2ND PODIUM FLOOR	--	--	--	--	--	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.	1147.62 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.	1147.62 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.	1147.62 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.

S.NO.	AREA AS PER 7/ 12 EXTRACT SQ.M.
S.NO. 2 H. NO. 4	780.00
S.NO. 2 H. NO. 3	180.00
S.NO. 2 H. NO. 5/1	400.00
S.NO. 2 H. NO. 5/2	2,660.00
S.NO. 3A H. NO. 1/3 PT	2,200.00
S.NO. 40 H. NO. 1	2,000.00
S.NO. 40 H. NO. 2 PT	3,300.00
S.NO. 39 A	2,480.00
S.NO. 4 B H.NO. 1	130.00
TOTAL	14,130.00

NOTES:

BOUNDARY OF PLOT BOUNDED RED.
PROPOSED WORK SHOWN IN PINK.
AREA UNDER SET BACK SHOWN IN HATCH
STRUCTURES TO BE DEMOLISHED SHOWN IN YELLOW HATCH.
RECREATION SHOWN IN GREEN
DRAINAGE LINE SHOWEN IN YELLOW



CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 17 / 01 / 2012 AND THE DIMENSION OF SIDES ETC. OF PLOT STATED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORDS/ /LAND RECORDS DEPTT/CITY SURVEY RECORDS.

ARCHITECT SIGNATURE.

OWNER'S DECLARATION

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY / COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

OWNERS NAME -

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

SIGNATURE

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE WORK OF STRUCTURAL DRAWINGS FOR THE ABOVE MENTIONED WORK ARE PREPARE BY US AND THE WORK, AS PER AS STRUCTURAL DRAWINGS ARE CONCERNED, SHALL BE CARRIED OUT AS SPECIFIED IN APPENDIX 'C'. I SHALL BE RESPONSIBLE FOR THE ADEQUACY OF THE STRUCTURAL DESIGN AS PER AS STRUCTURAL DRAWINGS ARE CONCERNED.

ENGINEER'S SIGNATURE.

STAMP OF APPROVAL OF PLAN

LAYOUT
SHEET NO - 01 / 05

PROFORMA - I

A.	AREA STATEMENT	IN SQ.M
1.	AREA OF PLOT (Minimum area of a,b,c to be considered)	
	(a) As per ownership document (AS PER 7/12)	14,130.00
	(b) As per measurement sheet.	----
	(c) Area Not In Possession	----
	(d) As per site.	14,004.00
2.	DEDUCTIONS FOR	
	(a) Proposed D.P./D.P.Road widening area/Service Road/Highway widening.	1,355.50
	(b) Any D. P. Reservation area (GARDEN RESERVATION NO. 490)	189.62
	(c) Area Under Existing Road	----
	TOTAL (a + b)	1,545.12
3.	BALANCE AREA OF PLOT (1 MINUS 2)	12,458.88
4.	Amenity space (if applicable)	
	(a) Required.	449.30
	(b) Adjustment of 2(b), if any.	----
5.	NET AREA OF PLOT (3 MINUS 4)	12,009.58
6.	Recreational Open Space (if applicable)	
	(a) Required. (As Per Previous Sanction)	1,868.83
	(b) Proposed.(As Per Previous Sanction = 1,953.81) + Additional R.G. 223.87	2,177.68
7.	Internal Road area	----
8.	Plotable area (if applicable)	----
9.	Built up area with reference to Basic F.S.I as per front road width. (Sr.No.5 x basic FSI) (12,009.58 X 1.1)	13,210.53
10.	Addition of FSI on payment of premium.	
	(a) Maximum Permissible premium FSI-based on road width/TOD zone. 50%	----
	(b) Proposed FSI on payment of premium.	----
11.	In-situ FSI/ TDR loading	
	(a) In-situ area against D.P.road (As per previous sanction) (24.00 M. W. D.P. Road)	1,355.50
	(b) In-situ area against Amenity Space if handed over (2.0 or 1.85 x Sr.no.4(b) and /or(c) (Garden. Reservation No. 490) (Amenity space)	---- 417.16 449.30
	(c) TDR AREA @115% 14,004.00 X 115% = 16,104.60 16,104.60 - 2,221.96 = 13,882.64 T.D.R. Already Taken From Market = 11,442.22 sq.mt. LETTER NO. KDMC/ NRV/ TDR / 47/ DATE - 03 / 04 / 2014 = 4,260.13 LETTER NO. KDMC/ NRV/ TDR / 48 / DATE - 03 / 04 / 2014 = 1,858.05 LETTER NO. KDMC/ NRV/ TDR / 3204 / DATE - 18/10/2016 = 1,672.24 LETTER NO. KDMC/ NRV/ TDR / 5952 / DATE - 16/02/2017 = 104.55 LETTER NO. KDMC/ NRV/ TDR /7203 / DATE - 31/03/2017 = 1,528.33 LETTER NO. KDMC/ NRV/ TDR / 2484 / DATE - 07/08/2018 = 2,018.92	11,442.22
	(d) Total In-situ FSI/ TDR loading proposed (11(a) + (b) + (c))	13,664.18
12.	Additional FSI area under Chapter no.7	
13.	Total entitlement of FSI in the proposal.	
	(a) 9 +10(b)+11(d) or 12 whichever is applicable.	26,874.71
	(b) Ancillary area F.S.I. upto 60% or 80% with payment of charges. 26,874.71 X 18% = 4,837.44	4,837.44
	(c) Total entitlement (a+b)	31,712.15
14.	Maximum utilisation of limited FSI(building poential)Permissible as per Road width(as per Regulation no.6.1or 6.2 or 6.3 or 6.4 as applicable)(a/1.6 or1.8)	4.40
15.	Total Built-up Area in proposal (excluding area at Sr.no.17b)	
	(a) Existing Built -up Area	12,457.87
	(b) Existing Structure To Be Retained	13.51
	(c) Proposed Built -up Area (as per 'P-line')	19,065.69
	(d) Total (a + b + c)	31,537.07
18.	F.S.I. Consumed (15/ 3) (should not be more than sr.no.14 above)	0.99
19.	Area for Inclusive Housing, if any (a) Required (20% of Sr.no.5) (b) Proposed	----- -----

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED PLAN FOR 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. 39A, S.NO. 40,H.NO. 1,2(P), AT VILLAGE - NETIVALI, TAL- KALYAN, DIST. THANE.

OWNERS NAME :

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

SIGNATURE

SHOBHANA DESHPANDE
Architect

CREATIONS
ARCHITECTS & INTERIOR DESIGNERS
A- 104/105 EVEREST TOWER SANTOSHI MATA ROAD
KALYAN (W) 421301 PH NO. 0251 - 2313140

SCALE	DATE	DRN. BY	CHD. BY	JOB. NO.	DRG. NO.
1:500	31 / 08 / 2023	SAGAR	S.D.	KYN/ BLD/ 256	LAY/01

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-07-01 and the dimensions of sides etc. of plot stated onplan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's Declaration -
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner /s name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

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 :- KALYAN

OWNERS SIGN :- Signature Not Verified
TECHNICAL PERSON SIGN Signature Not Verified

SCALE - 1:100
Date: 19/08/23
JOB NO - KDMCC-23-ENTRY-65697 CHECK BY : -

SUBMISSION DRAWING

PROPOSED PARKING AREA STATEMENT (BLDG. - F)

COMMERCIAL / RESIDENTIAL	PROPOSED CARPET AREA IN SQ.MT.	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	MULTIPLICATION FACTOR AS PER TABLE 8C	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	VISITORS PARKING CAR	VISITORS PARKING SCOOTER	TOTAL PROPOSED PARKING CAR	TOTAL PROPOSED PARKING SCOOTER
FOR EVERY 100.00 SQ.MT. AREA OR FRACTION 2 CAR & 6 SCOOTERS	520.96	10	31	10 X 0.80 = 08 31 X 0.80 = 25	08	25			08	25
FOR EVERY TENAMENT BETWEEN 80 TO 150 SQ.MT. 1 CAR & 1 SCOOTERS	03 NOS	03	03							
FOR EVERY 2 TENAMENT BETWEEN 40 TO 80 SQ.MT. 1 CAR & 2 SCOOTERS	189 NOS	94.50	189	97.50 X 0.80 = 78	78	222	5%	04	11	82	233
FOR EVERY 2 TENAMENT LESS THAN 30 SQ.MT. 0 CAR & 2 SCOOTERS	30 NOS	----	30							
TOTAL NO. OF PARKING		97.50	222						90	258

TOTAL NO. OF 4 WHEELER PARKING = 90 X 13.75 = 1,237.50 SQ.MT.
TOTAL NO. OF 2 WHEELER PARKING = 258 X 2.00 = 516.00 SQ.MT.

PROPOSED TENEMENT STATEMENT (BLDG. - F)						
TENEMENT	1 R/K RM.	1 B/H/K RM.	2 B/H/K RM.	3 B/H/K RM.	TOTAL	SHOP
	30 NOS.	45 NOS.	129 NOS.	18 NOS.	222 NOS	30 NOS

PROPOSED STILT CAR PARKING = 30 NOS.
PROPOSED OPEN CAR PARKING = 27 NOS.
PROPOSED TOWER CAR PARKING = 45 NOS.
PROPOSED PUZZLE CAR PARKING = 75 NOS.
PROPOSED TOTAL CAR PARKING = 177 NOS.
PROPOSED STILT SCOOTER PARKING = 29 NOS.
PROPOSED OPEN SCOOTER PARKING = 12 NOS.
Proposed 1st & 2nd Podium Scooter Parking = 469 NOS.
PROPOSED TOTAL SCOOTER PARKING = 510 NOS.
TOTAL REQUIRED CAR = 90 NOS.
TOTAL PROPOSED CAR = 177 NOS.
TOTAL REQUIRED SCOOTER = 258 NOS.
TOTAL PROPOSED SCOOTER = 510 NOS.

STAIRCASE AREA FOR WHICH PREMIUM ALREADY PAID = 4,863.00 SQ.MT.

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.

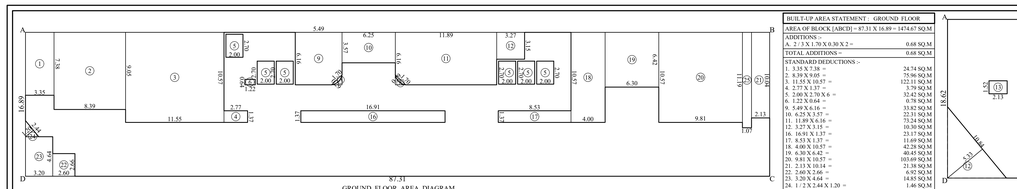
STAIRCASE AREA FOR WHICH PREMIUM ALREADY PAID = 4,863.00 SQ.MT.

SHEET NO - 02/05

Signature Not Verified

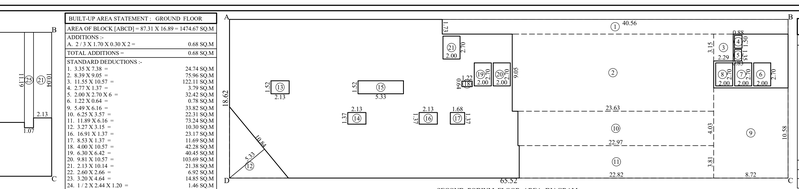
Digitally signed by DESAI PRABHAKAR SAWANT
Date: 2024.01.02 19:50:35 IST
Reason: Approved by Competent Authority
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMCC-23-ENTRY-45697.
Application Number : RK/DMC/KDMC/2023/00209
Proposal Number : 216763
Certificate Number : KDMCC/RB1/2023/APL/00027

Town Planner
Date: 27/10/2023



BUILT-UP AREA STATEMENT : GROUND FLOOR

AREA OF BLOCK [ABCD] = 87.31 X 16.89 =	1474.67 SQ.M
ADDITIONS :-	
A. 2 / 3 X 1.70 X 0.30 X 2 =	0.68 SQ.M
TOTAL ADDITIONS =	0.68 SQ.M
STANDARD DEDUCTIONS :-	
1. 3.35 X 7.38 =	24.74 SQ.M
2. 8.39 X 9.05 =	75.96 SQ.M
3. 11.55 X 10.57 =	122.11 SQ.M
4. 2.77 X 1.37 =	3.79 SQ.M
5. 2.00 X 2.70 X 6 =	32.42 SQ.M
6. 1.22 X 0.64 =	0.78 SQ.M
7. 5.40 X 6.16 =	33.82 SQ.M
10. 6.25 X 3.57 =	22.31 SQ.M
11. 11.89 X 6.16 =	73.24 SQ.M
12. 3.27 X 3.15 =	10.30 SQ.M
16. 10.91 X 1.37 =	23.17 SQ.M
17. 8.53 X 1.37 =	11.69 SQ.M
18. 4.00 X 10.57 =	42.28 SQ.M
19. 6.30 X 6.42 =	40.45 SQ.M
20. 9.81 X 4.64 =	45.52 SQ.M
21. 2.13 X 10.14 =	21.58 SQ.M
22. 2.66 X 2.66 =	6.92 SQ.M
23. 3.20 X 4.64 =	14.85 SQ.M
24. 1 / 2 X 2.44 X 1.20 =	1.46 SQ.M
25. 1.07 X 11.19 =	11.97 SQ.M
TOTAL STANDARD DEDUCTIONS =	677.33 SQ.M
GROSS AREA (1474.67 + 0.68) - 677.33 =	798.02 SQ.M
TOTAL NET AREA =	798.02 SQ.M



BUILT-UP AREA STATEMENT : SECOND PODIUM FLOOR

AREA OF BLOCK [ABCD] = 65.32 X 18.62 =	1219.98 SQ.M
STANDARD DEDUCTIONS :-	
12. 1 / 2 X 10.84 X 5.33 =	28.89 SQ.M
1. 40.56 X 1.73 =	70.18 SQ.M
2. 23.63 X 9.05 =	213.87 SQ.M
3. 2.29 X 3.15 =	7.21 SQ.M
4. 0.88 X 1.50 =	1.32 SQ.M
5. 1.65 X 3.01 =	4.97 SQ.M
6. 5.40 X 2.70 X 6 =	32.41 SQ.M
9. 8.72 X 10.58 =	92.28 SQ.M
10. 22.97 X 4.03 =	92.59 SQ.M
11. 22.82 X 3.81 =	86.96 SQ.M
13. 2.13 X 1.52 =	3.24 SQ.M
14. 2.13 X 1.37 =	2.92 SQ.M
15. 5.33 X 1.52 =	8.10 SQ.M
16. 2.13 X 1.37 =	2.92 SQ.M
17. 1.68 X 1.37 =	2.30 SQ.M
18. 1.22 X 0.64 =	0.78 SQ.M
TOTAL STANDARD DEDUCTIONS =	647.09 SQ.M
GROSS AREA : 1219.98 - 647.09 =	572.89 SQ.M
TOTAL NET AREA =	572.89 SQ.M

SCHEDULE OF DOOR & WINDOWS

TYPE	SIZE (LxH)	AREA	DESCRIPTION
R.S.	2.40 X 2.40	5.76	ROLLING SHUTTER
R.S.1	2.10 X 2.40	5.04	ROLLING SHUTTER
FRD	1.20 X 2.29	2.75	FIRE DOOR
D'	1.20N 2.10	2.52	T. W. FRAME FLUSHED DOOR
D	0.99 X 2.10	2.07	T. W. FRAME FLUSHED DOOR
D1	0.90 X 2.10	1.89	T. W. FRAME PANELLED DOOR
D2	0.75 X 2.10	1.50	T. W. FRAME PANELLED DOOR
D3	1.50 X 2.10	3.15	T. W. FRAME PANELLED DOOR
W	1.83 X 1.20 /2.10	2.20/3.84	ALMN. GLAZING WINDOW
W1	1.22 X 1.20 /2.10	1.46/2.56	ALMN. GLAZING WINDOW
V	0.60 X 0.75	0.45	ALMN. LOUVERED WINDOW

FLOOR	SHOP NO.	TYPE	CARPET AREA	FLOOR	SHOP NO.	TYPE	CARPET AREA
GROUND FLOOR	1	SHOP	15.57 sqm.	GROUND FLOOR	16	SHOP	17.81 sqm.
	2	SHOP	15.90 sqm.		17	SHOP	17.81 sqm.
	3	SHOP	15.90 sqm.		18	SHOP	15.90 sqm.
	4	SHOP	17.81 sqm.		19	SHOP	15.90 sqm.
	5	SHOP	17.81 sqm.		20	SHOP	22.22 sqm.
	6	SHOP	15.90 sqm.		21	SHOP	22.22 sqm.
	7	SHOP	15.90 sqm.		22	SHOP	15.90 sqm.
	8	SHOP	17.81 sqm.		23	SHOP	15.90 sqm.
	9	SHOP	17.81 sqm.		24	SHOP	17.81 sqm.
	10	SHOP	15.90 sqm.		25	SHOP	17.81 sqm.
	11	SHOP	15.90 sqm.		26	SHOP	16.84 sqm.
	12	SHOP	22.22 sqm.		27	SHOP	18.70 sqm.
	13	SHOP	22.22 sqm.		28	SHOP	22.22 sqm.
	14	SHOP	15.90 sqm.		29	SHOP	13.00 sqm.
	15	SHOP	15.90 sqm.		30	SHOP	12.47 sqm.

FLOORS	FLAT NO.	TYPE	CARPET AREA	BALCONY CARPET AREA	TERRACE CARPET AREA
FIRST FLOOR	1	1-RK	26.16 sqm.	----	17.94 sqm.
	1A	1-RK	28.14 sqm.	5.10 sqm.	15.09 sqm.
	2	2-HHK	53.68 sqm.	5.37 sqm.	17.36 sqm.
	3	2-HHK	59.43 sqm.	5.86 sqm.	4.19 sqm.
	4	2-HHK	60.46 sqm.	5.86 sqm.	13.31 sqm.
	5	2-HHK	60.46 sqm.	5.86 sqm.	13.31 sqm.
	6	2-HHK	60.46 sqm.	5.86 sqm.	13.31 sqm.
	7	2-HHK	60.46 sqm.	5.86 sqm.	13.31 sqm.
	8	2-HHK	60.46 sqm.	5.86 sqm.	13.31 sqm.
	9	2-HHK	60.61 sqm.	5.70 sqm.	13.31 sqm.
	10	3-HHK	76.92 sqm.	5.70 sqm.	10.49 sqm.
	11	2-HHK	60.77 sqm.	5.86 sqm.	26.90 sqm.
	12	1-HHK	41.43 sqm.	5.86 sqm.	18.24 sqm.
	13	1-HHK	41.43 sqm.	5.86 sqm.	18.24 sqm.
	14	1-HHK	41.78 sqm.	5.86 sqm.	12.35 sqm.

FLOORS	FLAT NO.	TYPE	CARPET AREA	BALCONY CARPET AREA	ENCL.BALC CARPET AREA
2ND, 3RD, 5TH, 6TH, 7TH, 8TH, 10TH, 11TH, 12TH, 13TH AND 15TH FLOORS	1	1-RK	24.29 sqm.	----	----
	1A	1-RK	27.12 sqm.	5.10 sqm.	----
	2	2-HHK	52.33 sqm.	5.37 sqm.	----
	3	2-HHK	58.61 sqm.	5.86 sqm.	----
	4	2-HHK	58.61 sqm.	5.86 sqm.	----
	5	2-HHK	58.61 sqm.	5.86 sqm.	----
	6	2-HHK	58.61 sqm.	5.86 sqm.	----
	7	2-HHK	58.61 sqm.	5.86 sqm.	----
	8	2-HHK	58.61 sqm.	5.86 sqm.	----
	9	2-HHK	58.76 sqm.	5.70 sqm.	----
	10	3-HHK	72.95 sqm.	5.70 sqm.	3.00 sqm.
	11	2-HHK	58.58 sqm.	5.86 sqm.	----
	12	1-HHK	40.56 sqm.	5.86 sqm.	----
	13	1-HHK	40.56 sqm.	5.86 sqm.	----
	14	1-HHK	40.45 sqm.	5.86 sqm.	----
4TH, 9TH AND 14TH FLOORS	1	1-RK	24.29 sqm.	----	----
	1A	1-RK	27.12 sqm.	5.10 sqm.	----
	2	2-HHK	52.33 sqm.	5.37 sqm.	----
	3	2-HHK	58.61 sqm.	5.86 sqm.	----
	4	2-HHK	58.61 sqm.	5.86 sqm.	----
	5	3-HHK	81.98 sqm.	9.12 sqm.	----
	7	2-HHK	58.61 sqm.	5.86 sqm.	----
	8	2-HHK	58.61 sqm.	5.86 sqm.	----
	9	2-HHK	58.76 sqm.	5.70 sqm.	----
	10	3-HHK	72.95 sqm.	5.70 sqm.	3.00 sqm.
	11	2-HHK	58.58 sqm.	5.86 sqm.	----
	12	1-HHK	40.56 sqm.	5.86 sqm.	----
	13	1-HHK	40.56 sqm.	5.86 sqm.	----
	14	1-HHK	40.45 sqm.	5.86 sqm.	----

STAMP OF APPROVAL OF PLAN

BLDG. - F
SHEET NO - 02/05

BUILT UP AREA STATEMENT

FLOORS	AREA IN SQ. MT.
GROUND FLOOR	798.02 sq.mt.
1ST PODIUM FLOOR	----
2ND PODIUM FLOOR	572.89 sq.mt.
1ST FLOOR	1,187.66 sq.mt.
2ND FLOOR	1,187.66 sq.mt.
3RD FLOOR	1,187.66 sq.mt.
4TH FLOOR	1,147.62 sq.mt.
5TH FLOOR	1,187.66 sq.mt.
6TH FLOOR	1,187.66 sq.mt.
7TH FLOOR	1,187.66 sq.mt.
8TH FLOOR	1,187.66 sq.mt.
9TH FLOOR	1,147.62 sq.mt.
10TH FLOOR	1,187.66 sq.mt.
11TH FLOOR	1,187.66 sq.mt.
12TH FLOOR	1,187.66 sq.mt.
13TH FLOOR	1,187.66 sq.mt.
14TH FLOOR	1,147.62 sq.mt.
15TH FLOOR	1,187.66 sq.mt.
TOTAL	19,065.69 sq.mt.
NET BUILT UP AREA PROPOSED =	19,065.69 SQ.MT.

PARKING AREA STATEMENT

COMMERCIAL / RESIDENTIAL	PROPOSED CARPET AREA	REQUIRED PARKING		MULTIPLICATION FACTOR AS PER TABLE 5C	REQUIRED PARKING		VISITORS PARKING		TOTAL REQUIRED PARKING	
	IN SQ.MT.	CAR	SCOOTER	total parking X 0.80	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY 100.00 SQ.MT. AREA OR FRACTION 2 CAR & 6 SCOOTERS	520.96	10	31	10 X 0.80 = 08 31 X 0.80 = 25	08	25			08	25
FOR EVERY TENAMENT BETWEEN 80 TO 150 SQ.MT. 1 CAR & 1 SCOOTERS	03 NOS	03	03							
FOR EVERY 2 TENAMENT BETWEEN 40 TO 80 SQ.MT. 1 CAR & 2 SCOOTERS	189 NOS	94.50	189	97.50 X 0.80 = 78	78	222	5%	04	11	82	233
FOR EVERY 2 TENAMENT LESS THAN 30 SQ.MT. 0 CAR & 2 SCOOTERS	30 NOS	----	30							90	258
TOTAL NO. OF PARKING		97.50	222							

TOTAL NO. OF 4 WHEELER PARKING = 90 X 13.75 = 1,237.50 SQ.MT.
TOTAL NO. OF 2 WHEELER PARKING = 258 X 2.00 = 516.00 SQ.MT.

PROPOSED STILT CAR PARKING	= 30 NOS.
PROPOSED OPEN CAR PARKING	= 27 NOS.
PROPOSED TOWER CAR PARKING	= 45 NOS.
PROPOSED PUZZLE CAR PARKING	= 75 NOS.
PROPOSED TOTAL CAR PARKING	= 177 NOS.
PROPOSED STILT SCOOTER PARKING	= 29 NOS.
PROPOSED OPEN SCOOTER PARKING	= 12 NOS.
Proposed 1st & 2nd Podium Scooter Parking	= 469 NOS.
PROPOSED TOTAL SCOOTER PARKING	= 510 NOS.
TOTAL REQUIRED CAR = 90 NOS.	
TOTAL PROPOSED CAR = 177 NOS.	
TOTAL REQUIRED SCOOTER = 258 NOS.	
TOTAL PROPOSED SCOOTER = 510 NOS.	

TENEMENT AND SHOP STATEMENT

TENEMENT	1 R/K RM.	1 B/H/K RM.	2 B/H/K RM.	3 B/H/K RM.	TOTAL.	SHOP
	30 NOS.	45 NOS.	129 NOS.	18 NOS.	222 NOS	30 NOS

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

SHOBHANA DESHPANDE
Architect

CREATIONS
ARCHITECTS & INTERIOR DESIGNERS
A- 104/105 EVEREST TOWER, SANTOSHI MATA ROAD
KALYAN (W) 421301 PHONE NO. 0251-2313140

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

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 : KALYAN

OWNERS SIGN :
Signature Not Verified
Digitally signed by DESAI PRABHAKAR SAWANT
Date: 2024.01.02 19:50:35 IST
Reason: Approved by Competent Authority
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMCC-23-ENTRY-45697.
Application Number : RK/DMC/KDMC/2023/00209
Proposal Number : 216763
Certificate Number : KDMCC/RB1/2023/APL/00027

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by SHOBHANA JAYANT DESHPANDE
Date: 2023.10.27 17:39:47 IST
Reason: Approved by Competent Authority
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMCC-23-ENTRY-45697.
Application Number : RK/DMC/KDMC/2023/00209
Proposal Number : 216763
Certificate Number : KDMCC/RB1/2023/APL/00027

SCALE - 1:100	Date: 19/08/23
JOB NO - KDMCC-23-ENTRY-45697	CHECK BY - -

SUBMISSION DRAWING

SHEET NO - 03/05

Signature Not Verified

Digitally signed by DIGAMBAR BHASKAR SAWANT
Date: 2024.01.02 19:50:35 IST
Reason: Approved as per DCR
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMCC-23-ENTRY-65697.
Application Number : RK/KDMC/2023/0209
Proposal Number : 216763
Certificate Number : KDMCC/RB/2023/APL/00027

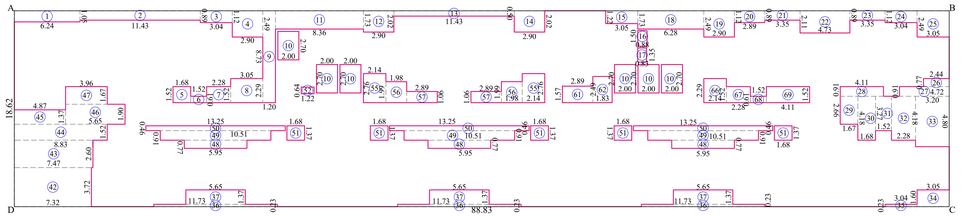
Town Planner
Date: 27/10/2023

STAMP OF APPROVAL OF PLAN

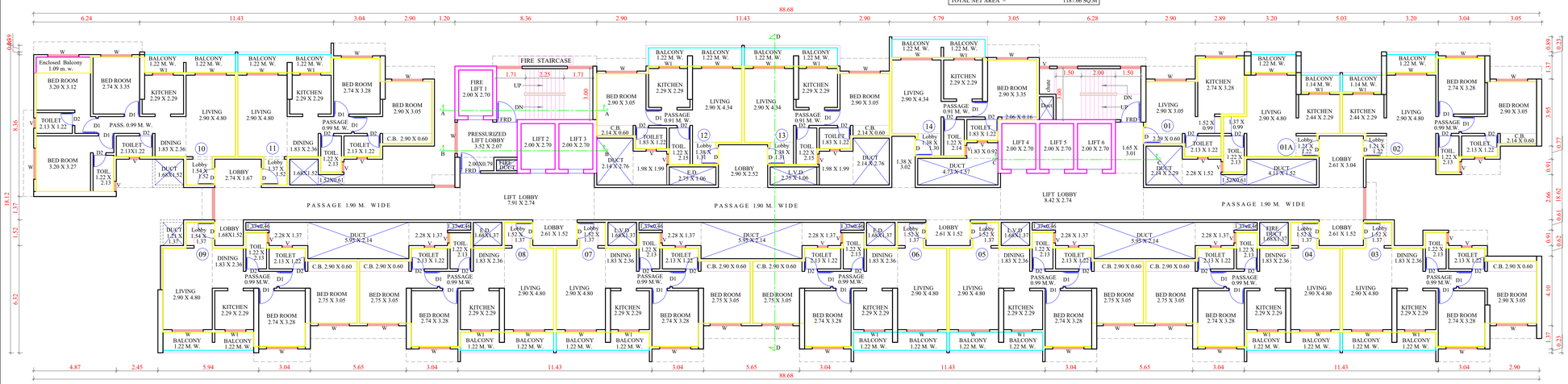
BLDG. - F

SHEET NO - 03/05

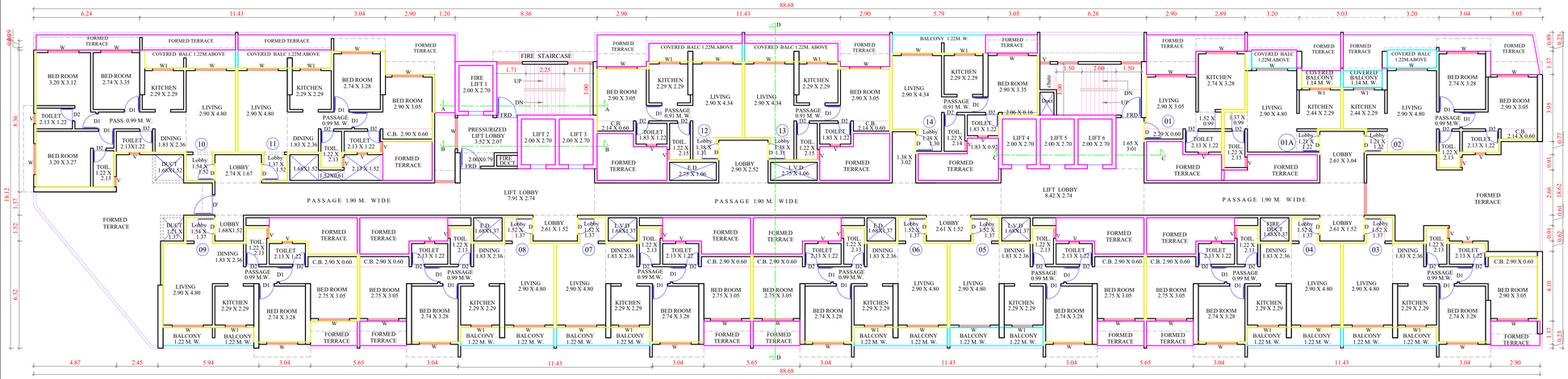
BUILT-UP AREA STATEMENT : TYPICAL FLOORS	
AREA OF BLOCK [ABCD] = 88.83 X 18.62 = 1654.01 SQ.M	
STANDARD DEDUCTIONS :-	
1. 6.24 X 1.05 =	6.55 SQ.M
2. 11.43 X 0.89 =	10.18 SQ.M
3. 3.04 X 1.12 =	3.40 SQ.M
4. 2.90 X 2.49 =	7.22 SQ.M
5. 1.68 X 1.52 =	2.55 SQ.M
6. 1.52 X 0.61 =	0.93 SQ.M
7. 2.28 X 1.52 =	3.47 SQ.M
8. 3.05 X 2.29 =	6.98 SQ.M
9. 1.20 X 8.73 =	10.49 SQ.M
10. 2.00 X 2.70 X 6 =	32.43 SQ.M
11. 8.36 X 1.73 =	14.47 SQ.M
12. 2.90 X 2.02 =	5.86 SQ.M
13. 11.43 X 0.50 =	5.72 SQ.M
14. 2.90 X 2.02 =	5.86 SQ.M
15. 3.05 X 1.22 =	3.72 SQ.M
16. 0.88 X 1.50 =	1.32 SQ.M
17. 0.83 X 1.35 =	1.12 SQ.M
18. 6.28 X 1.73 =	10.87 SQ.M
19. 2.90 X 2.49 =	7.22 SQ.M
20. 2.89 X 1.12 =	3.24 SQ.M
21. 3.35 X 0.89 =	2.98 SQ.M
22. 4.73 X 2.11 =	9.98 SQ.M
23. 3.35 X 0.89 =	2.98 SQ.M
24. 3.04 X 1.12 =	3.40 SQ.M
25. 3.05 X 2.49 =	7.59 SQ.M
26. 2.44 X 0.77 =	1.88 SQ.M
27. 4.72 X 0.91 =	4.30 SQ.M
28. 4.11 X 0.91 =	3.74 SQ.M
29. 1.67 X 2.66 =	4.44 SQ.M
30. 1.68 X 4.18 =	7.02 SQ.M
31. 1.52 X 3.27 =	4.97 SQ.M
32. 2.28 X 4.18 =	9.53 SQ.M
33. 3.20 X 4.80 =	15.37 SQ.M
34. 3.05 X 1.60 =	4.88 SQ.M
35. 3.04 X 0.23 =	0.70 SQ.M
36. 11.73 X 0.23 X 3 =	8.10 SQ.M
37. 5.65 X 1.37 X 3 =	23.24 SQ.M
42. 7.32 X 3.72 =	27.25 SQ.M
43. 7.47 X 2.60 =	19.43 SQ.M
44. 8.83 X 1.52 =	13.43 SQ.M
45. 4.87 X 1.37 =	6.67 SQ.M
46. 5.65 X 1.90 =	10.75 SQ.M
47. 3.96 X 1.67 =	6.61 SQ.M
48. 5.95 X 0.77 X 3 =	13.74 SQ.M
49. 10.51 X 0.91 X 3 =	28.69 SQ.M
50. 13.25 X 0.46 X 3 =	18.31 SQ.M
51. 1.68 X 1.37 X 5 =	11.51 SQ.M
52. 1.22 X 0.64 =	0.78 SQ.M
55. 2.14 X 2.76 X 2 =	11.83 SQ.M
56. 1.98 X 1.99 X 2 =	7.88 SQ.M
57. 2.89 X 1.06 X 2 =	6.12 SQ.M
61. 2.89 X 1.57 =	4.54 SQ.M
62. 1.83 X 2.49 =	4.56 SQ.M
66. 2.14 X 2.29 =	4.90 SQ.M
67. 2.28 X 1.52 =	3.47 SQ.M
68. 1.52 X 0.61 =	0.93 SQ.M
69. 4.11 X 1.52 =	6.25 SQ.M
TOTAL STANDARD DEDUCTIONS =	466.35 SQ.M
GROSS AREA : 1654.01 - 466.35 =	1187.66 SQ.M
TOTAL NET AREA =	1187.66 SQ.M



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

SHOBHANA DESHPANDE
Architect

CREATIONS
ARCHITECTS & INTERIOR DESIGNERS
A- 104/105 EVEREST TOWER, SANTOSHI MATA ROAD
KALYAN (W) 421301 PHONE NO. 0251-2313140

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

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 - KALYAN

OWNERS SIGN
Signature Not Verified
Digitally signed by DIGAMBAR BHASKAR SAWANT
Date: 2024.01.02 19:50:35 IST
Reason: Approved as per DCR
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMCC-23-ENTRY-65697.
Application Number : RK/KDMC/2023/0209
Proposal Number : 216763
Certificate Number : KDMCC/RB/2023/APL/00027

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by SHOBHANA JAYANT DESHPANDE
Date: 2023.10.27 12:39:39 IST
Reason: Approved as per DCR
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMCC-23-ENTRY-65697.
Application Number : RK/KDMC/2023/0209
Proposal Number : 216763
Certificate Number : KDMCC/RB/2023/APL/00027

SCALE - 1:100 | Date: 19/08/23
JOB NO - KDMCC-23-ENTRY-65697 | CHECK BY - -

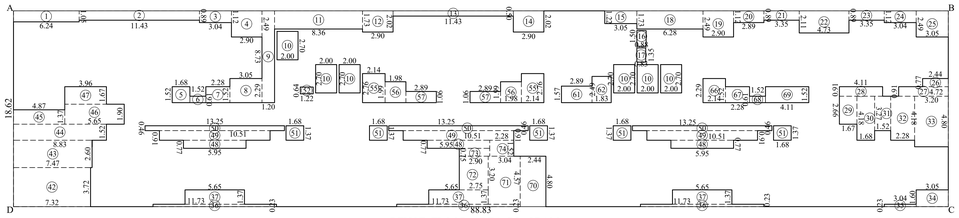
SUBMISSION DRAWING

SHEET NO - 04/05

Signature Not Verified

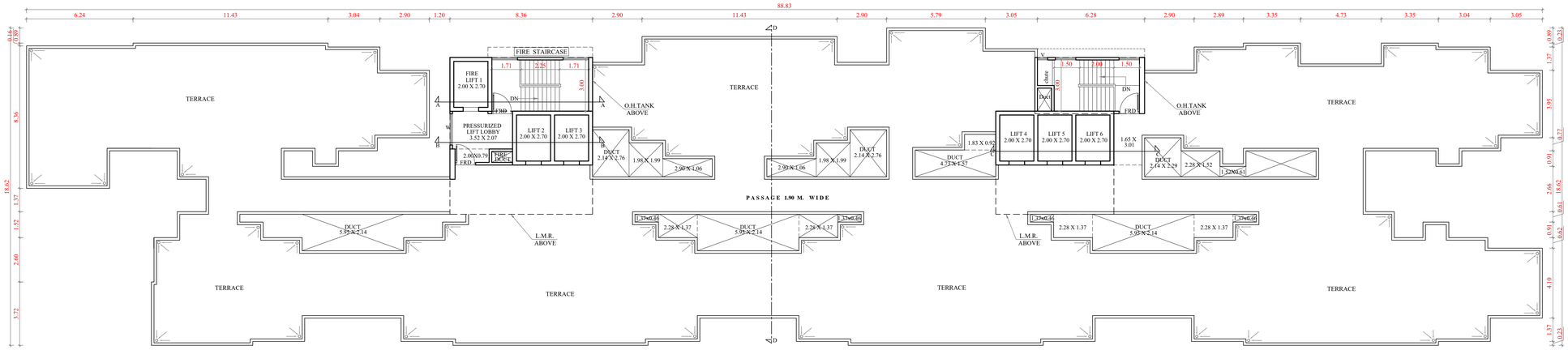
Digitally signed by DIGAMBAR BABAJI SAWANT
Date: 2024.01.02 19:50:36 IST
Reason: Approved
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMCC-23-ENTRY-65697.
Application Number : RK/KDMCC/2023/0209
Proposal Number : 216763
Certificate Number : KDMCC/RB/2023/APL/00027

Town Planner
Date: 27/10/2023

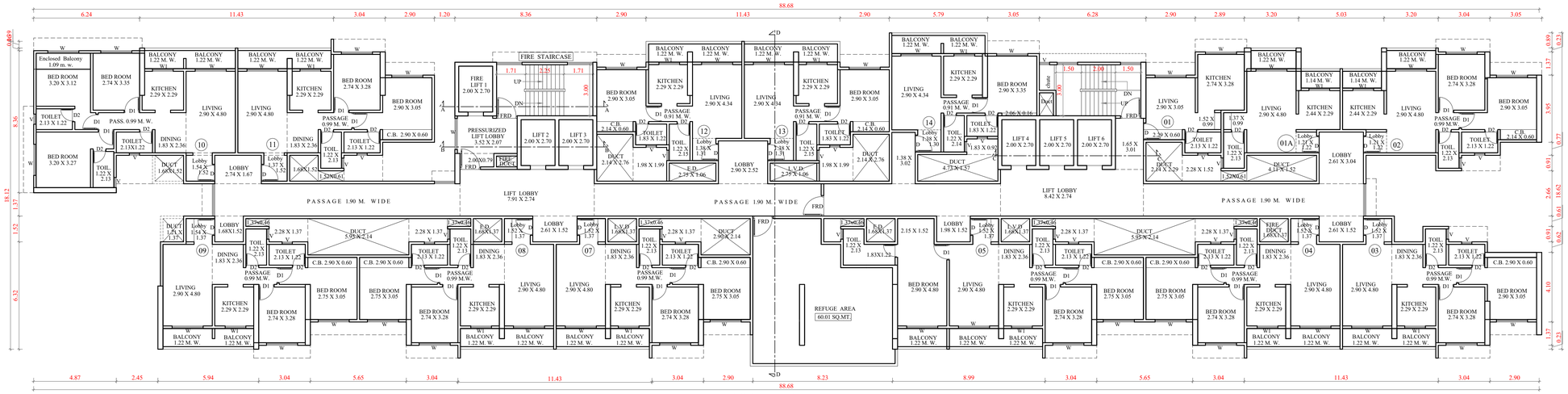


RFUGE FLOOR AREA DIAGRAM
4TH, 9TH & 14TH FLOORS
SCALE - 1:200

BUILT-UP AREA STATEMENT : REFUGE FLOORS 4TH, 9TH & 14TH FLOORS	
AREA OF BLOCK [ABCD] = 88.83 X 18.62 = 1654.01 SQ.M	
STANDARD DEDUCTIONS :-	
1. 6.24 X 1.05 =	6.55 SQ.M
2. 11.43 X 0.89 =	10.18 SQ.M
3. 3.04 X 1.12 =	3.40 SQ.M
4. 2.90 X 2.49 =	7.22 SQ.M
5. 1.68 X 1.52 =	2.55 SQ.M
6. 1.52 X 0.61 =	0.93 SQ.M
7. 2.28 X 1.52 =	3.47 SQ.M
8. 3.05 X 2.29 =	6.98 SQ.M
9. 1.20 X 8.73 =	10.49 SQ.M
10. 2.00 X 2.70 X 6 =	32.43 SQ.M
11. 8.36 X 1.73 =	14.47 SQ.M
12. 2.90 X 2.02 =	5.86 SQ.M
13. 11.43 X 0.50 =	5.72 SQ.M
14. 2.90 X 2.02 =	5.86 SQ.M
15. 3.05 X 1.22 =	3.72 SQ.M
16. 0.88 X 1.50 =	1.32 SQ.M
17. 0.83 X 1.35 =	1.12 SQ.M
18. 6.28 X 1.73 =	10.87 SQ.M
19. 2.90 X 2.49 =	7.22 SQ.M
20. 2.89 X 1.12 =	3.24 SQ.M
21. 3.35 X 0.89 =	2.98 SQ.M
22. 4.73 X 2.11 =	9.98 SQ.M
23. 3.35 X 0.89 =	2.98 SQ.M
24. 3.04 X 1.12 =	3.40 SQ.M
25. 3.05 X 2.49 =	7.59 SQ.M
26. 2.44 X 0.77 =	1.88 SQ.M
27. 4.72 X 0.91 =	4.30 SQ.M
28. 4.11 X 0.91 =	3.74 SQ.M
29. 1.67 X 2.66 =	4.44 SQ.M
30. 1.68 X 4.18 =	7.02 SQ.M
31. 1.52 X 3.27 =	4.97 SQ.M
32. 2.28 X 4.18 =	9.53 SQ.M
33. 3.20 X 4.80 =	15.37 SQ.M
34. 3.05 X 1.60 =	4.88 SQ.M
35. 3.04 X 0.23 =	0.70 SQ.M
36. 11.73 X 0.23 X 3 =	8.10 SQ.M
37. 5.65 X 1.37 X 3 =	23.24 SQ.M
42. 7.32 X 3.72 =	27.25 SQ.M
43. 7.47 X 2.60 =	19.43 SQ.M
44. 8.83 X 1.52 =	13.43 SQ.M
45. 4.87 X 1.37 =	6.67 SQ.M
46. 5.65 X 1.90 =	10.75 SQ.M
47. 3.96 X 1.67 =	6.61 SQ.M
48. 5.95 X 0.77 X 3 =	13.74 SQ.M
49. 10.51 X 0.91 X 3 =	28.69 SQ.M
50. 13.25 X 0.46 X 3 =	18.31 SQ.M
51. 1.68 X 1.37 X 5 =	11.51 SQ.M
52. 1.22 X 0.64 =	0.78 SQ.M
55. 2.14 X 2.76 X 2 =	11.83 SQ.M
56. 1.98 X 1.99 X 2 =	7.88 SQ.M
57. 2.89 X 1.06 X 2 =	6.12 SQ.M
61. 2.89 X 1.57 =	4.54 SQ.M
62. 1.83 X 2.49 =	4.56 SQ.M
66. 2.14 X 2.29 =	4.90 SQ.M
67. 2.28 X 1.52 =	3.47 SQ.M
68. 1.52 X 0.61 =	0.93 SQ.M
69. 4.11 X 1.52 =	6.25 SQ.M
70. 2.44 X 4.80 =	11.72 SQ.M
71. 3.04 X 4.57 =	13.89 SQ.M
72. 2.75 X 3.20 =	8.80 SQ.M
73. 2.90 X 0.75 =	2.17 SQ.M
74. 2.28 X 1.52 =	3.46 SQ.M
TOTAL STANDARD DEDUCTIONS =	506.39 SQ.M
GROSS AREA : 1654.01 - 506.39 =	1147.62 SQ.M
TOTAL NET AREA =	1147.62 SQ.M



TERRACE FLOOR PLAN
SCALE - 1:100



REFUGE FLOOR PLAN
4TH, 9TH & 14TH FLOORS (HABITABLE FLOORS)
SCALE - 1:100

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

LOGIN	ADDRESS OF OFFICE
	OFFICE , KALYAN

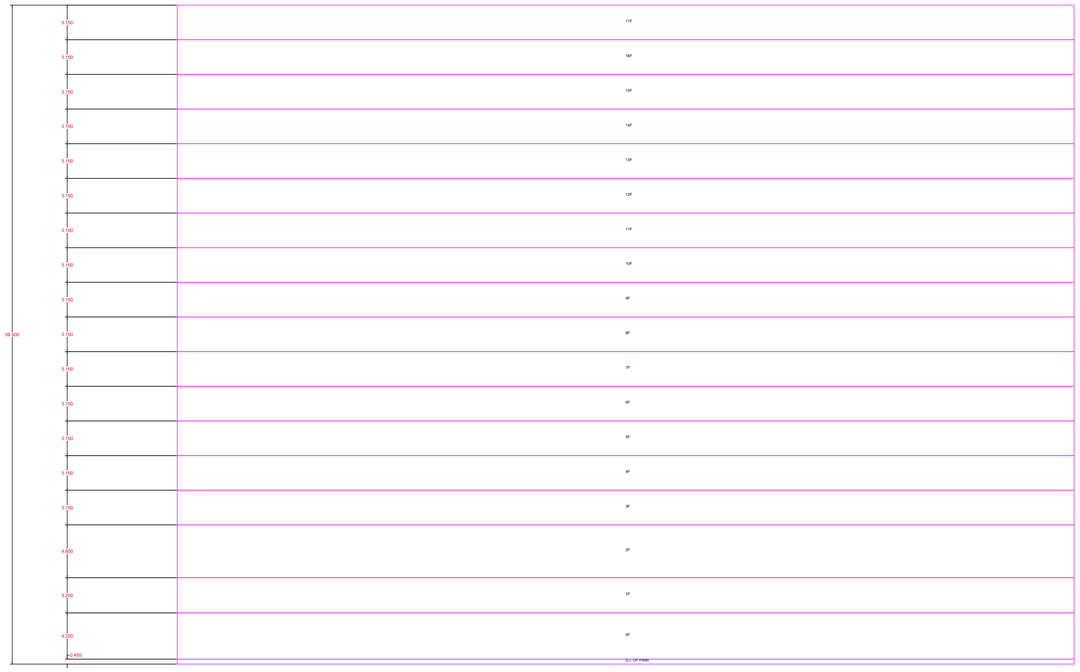
OWNERS SIGN :- Signature Not Verified

TECHNICAL PERSON SIGN Signature Not Verified

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

JOB NO - KDMCC-23-ENTRY-65697 | CHECK BY - -

SUBMISSION DRAWING



FRONT ELEVATION
SCALE (1:100)

STAMP OF APPROVAL OF PLAN

BLDG. - F
SHEET NO - 05/05

DESCRIPTION OF PROPOSAL AND PROPERTY

PROPOSED RESIDENTIAL & COMMERCIAL COMPLEX ON PLOT BEARING S.NO.-2, H.NO.- 3,4,5,1/2, 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

SHOBHANA DESHPANDE
Architect

CREATIONS
ARCHITECTS & INTERIOR DESIGNERS
A-108 SIT FOREST TOWER, SANTOSH NAGA, ROAD
KALYAN (W) 421301. PHONE NO. 0251-2311140

SCALE	DATE:	DRN. BY:	CHD. BY	JOB NO.	DRG. NO. :
AS SHOWN	21 / 07 / 2023	SAGAR	S. D.	KYN / BLD/ 276	MCS / BLD / F

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 -
KALYAN

OWNERS SIGN :
Signature Not Verified
Digitally signed by SAB VENTURE
Date: 2024.01.02 19:50:36 IST
Reason: Approved
Location: Kalyan Dombivali Municipal Corporation

TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by SHOBHANA JAYANT DESHPANDE
Date: 2024.01.02 19:50:36 IST
Reason: Approved
Location: Kalyan Dombivali Municipal Corporation

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

JOB NO - KDMCC-23-ENTRY-65697 | CHECK BY : -

SUBMISSION DRAWING

Project Code : KDMCC-23-ENTRY-65697
Application Number : RK/MC/1202/30/0209
Proposal Number : 216763
Certificate Number : KDMCC/RB/2023/APL/00027

Town Planner
Date: 27/10/2023