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

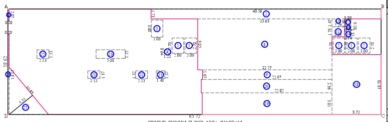
Signature valid
Digitally signed by Disha Prabhakar Sawant
Date: 2024.10.10 19:52:24 IST
Reason: Approved Drawing Plan
Designation : Assistant Director Town Planning
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMCC-23-ENTRY-65697
Application Number : RKDMC-2400256
Proposal Number : 278294
Certificate Number : KDMCC/RB/2024/APL/00072

STAMP OF APPROVAL OF PLAN

BLDG. - F
SHEET NO - 02/05

SCHEDULE OF DOOR & WINDOWS

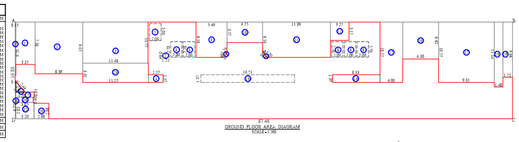
TYPE	SIZE (LxH)	AREA	DESCRIPTION
R.S.	2.40 X 2.40	5.76	ROLLING SHUTTER
R.S.1	2.10 X 2.40	5.04	ROLLING SHUTTER
FRD	1.20 X 2.29	2.75	FIRE DOOR
D'	1.20X 2.10	2.52	T. W. FRAME FLUSHED DOOR
D	0.99 X 2.10	2.07	T. W. FRAME FLUSHED DOOR
D1	0.90 X 2.10	1.89	T. W. FRAME PANELLED DOOR
D2	0.75 X 2.10	1.50	T. W. 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
W2	1.90 X 1.20	2.28	ALMN. GLAZING WINDOW
V	0.60 X 0.75	0.45	ALMN. LOUVERED WINDOW



SECOND PODIUM FLOOR AREA DIAGRAM
SCALE - 1:200

BUILT-UP AREA STATEMENT : SECOND PODIUM FLOOR.

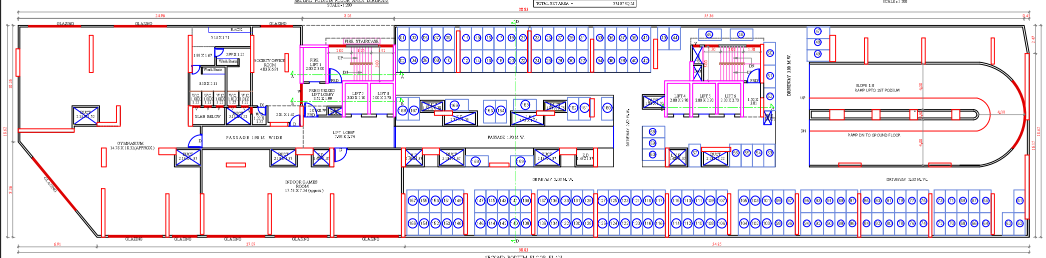
AREA OF BLOCK [ABCD] = 65.72 X 18.62 = 1223.71 SQ.M	
STANDARD DEDUCTIONS =	
1. 0.20 X 2.07 =	0.41 SQ.M
2. 40.56 X 1.73 =	70.17 SQ.M
3. 2.00 X 3.00 =	6.00 SQ.M
4. 1.22 X 0.64 =	0.78 SQ.M
5. 2.00 X 2.70 X 5 =	27.00 SQ.M
8. 23.63 X 9.05 =	213.85 SQ.M
9. 22.77 X 1.67 =	38.03 SQ.M
10. 2.29 X 1.45 =	3.32 SQ.M
11. 2.23 X 1.70 =	3.79 SQ.M
12. 0.88 X 1.30 =	1.14 SQ.M
13. 0.79 X 0.20 =	0.16 SQ.M
14. 0.74 X 1.35 =	1.00 SQ.M
18. 8.72 X 10.58 =	92.26 SQ.M
19. 22.82 X 3.81 =	86.94 SQ.M
20. 22.97 X 2.36 =	54.21 SQ.M
21. 1.48 X 1.37 =	2.03 SQ.M
22. 2.13 X 1.37 X 2 =	5.84 SQ.M
23. 5.08 X 1.52 =	7.72 SQ.M
25. 2.13 X 1.52 =	3.24 SQ.M
26. 0.20 X 14.15 =	2.83 SQ.M
27. 1/2 X 10.85 X 5.33 =	28.92 SQ.M
TOTAL STANDARD DEDUCTIONS =	649.64 SQ.M
GROSS AREA 1223.71 - 649.64 =	574.07 SQ.M
TOTAL NET AREA =	574.07 SQ.M



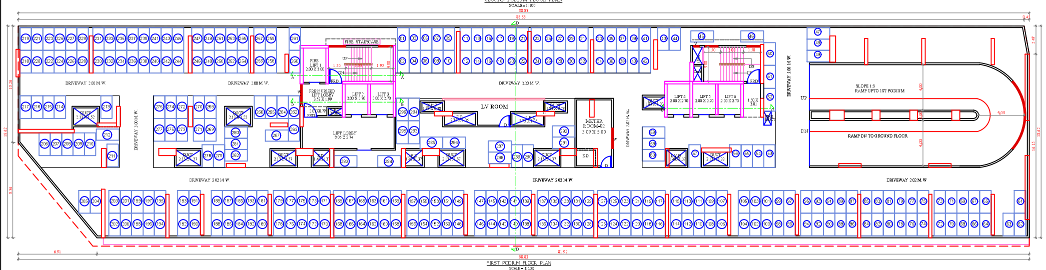
GROUND FLOOR AREA DIAGRAM
SCALE - 1:200

BUILT-UP AREA STATEMENT : GROUND FLOOR

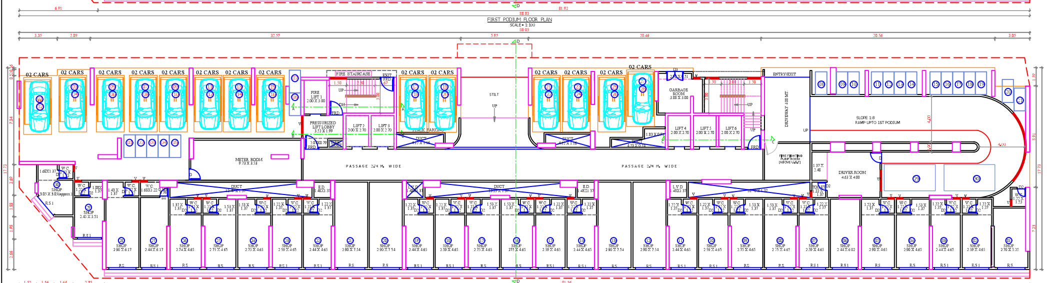
AREA OF BLOCK [ABCD] = 87.46 X 16.89 = 1477.20 SQ.M	
ADDITIONS =	
A. 2/3 X 1.70 X 0.30 X 2 =	0.68 SQ.M
TOTAL ADDITIONS =	0.68 SQ.M
STANDARD DEDUCTIONS =	
1. 3.35 X 7.38 =	24.71 SQ.M
2. 8.39 X 9.05 =	75.94 SQ.M
3. 11.48 X 7.15 =	82.08 SQ.M
4. 2.57 X 1.37 =	3.52 SQ.M
5. 2.00 X 3.00 =	6.00 SQ.M
7. 1.22 X 0.64 =	0.78 SQ.M
8. 2.00 X 2.70 X 5 =	27.00 SQ.M
9. 5.49 X 6.16 =	33.81 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
13. 16.51 X 1.37 =	22.62 SQ.M
14. 8.33 X 1.37 =	11.41 SQ.M
15. 4.00 X 10.57 =	42.27 SQ.M
16. 6.30 X 6.42 =	40.45 SQ.M
17. 9.81 X 10.57 =	103.68 SQ.M
18. 1.48 X 11.34 =	16.78 SQ.M
19. 1.72 X 9.66 =	16.61 SQ.M
20. 2.60 X 2.66 =	6.91 SQ.M
21. 1/2 X 2.44 X 1.20 =	1.46 SQ.M
22. 3.20 X 2.83 =	9.05 SQ.M
23. 11.55 X 3.42 =	39.50 SQ.M
24. 3.05 X 0.90 =	2.74 SQ.M
25. 3.20 X 0.91 =	2.91 SQ.M
26. 0.15 X 6.71 =	1.00 SQ.M
27. 0.15 X 9.28 =	1.39 SQ.M
TOTAL STANDARD DEDUCTIONS =	678.47 SQ.M
GROSS AREA (1477.20 + 0.68) - 678.47 =	799.41 SQ.M
TOTAL NET AREA =	799.41 SQ.M



SECOND PODIUM FLOOR PLAN
SCALE - 1:100



FIRST PODIUM FLOOR PLAN
SCALE - 1:100



GROUND(PT.) + STILT (PT.) FLOOR PLAN
SCALE - 1:100

FLOOR	SHOP NO.	TYPE	CARPET AREA	FLOOR	SHOP NO.	TYPE	CARPET AREA
GROUND FLOOR	1	SHOP	16.37 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	16.85 sqm.
	12	SHOP	22.22 sqm.		27	SHOP	18.71 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	COVERED TERRACE CARPET AREA	BALCONY CARPET AREA	TERRACE CARPET AREA
1ST FLOOR	1	1-RK	25.36 sqm.		—	9.59 sqm.
	1A	1-RK	27.10 sqm.	5.78 sqm.	—	7.22 sqm.
	2	2-BHK	53.62 sqm.	6.20 sqm.	—	16.60 sqm.
	3	2-BHK	59.37 sqm.	—	5.87 sqm.	4.27 sqm.
	4	2-BHK	59.43 sqm.	—	5.87 sqm.	3.98 sqm.
	5	2-BHK	59.43 sqm.	—	5.87 sqm.	3.98 sqm.
	6	2-BHK	59.43 sqm.	—	5.87 sqm.	3.98 sqm.
	7	2-BHK	59.43 sqm.	—	5.87 sqm.	3.98 sqm.
	8	2-BHK	59.43 sqm.	—	5.87 sqm.	3.98 sqm.
	9	2-BHK	59.54 sqm.	—	5.76 sqm.	3.98 sqm.
	10	3-BHK	77.10 sqm.	6.57 sqm.	—	9.67 sqm.
	11	2-BHK	60.15 sqm.	6.70 sqm.	—	19.28 sqm.
	12	1-BHK	41.07 sqm.	6.88 sqm.	—	7.38 sqm.
	13	1-BHK	41.07 sqm.	6.88 sqm.	—	7.19 sqm.
	14	1-BHK	40.91 sqm.	5.87 sqm.	—	3.26 sqm.

FLOORS	FLAT NO.	TYPE	CARPET AREA	BALCONY CARPET AREA	ENCL BALC CARPET AREA
2ND, 3RD, 5TH, 6TH, 7TH, 8TH, 10TH, 11TH, 12TH, 13TH, 15TH, 16TH, 17TH, 18TH, 20TH, 21ST, 22ND, 23RD, FLOOR	1	1-RK	24.29 sqm.	—	—
	1A	1-RK	27.07 sqm.	5.04 sqm.	—
	2	2-BHK	52.29 sqm.	5.42 sqm.	—
	3	2-BHK	58.61 sqm.	5.87 sqm.	—
	4	2-BHK	58.67 sqm.	5.87 sqm.	—
	5	2-BHK	58.67 sqm.	5.87 sqm.	—
	6	2-BHK	58.67 sqm.	5.87 sqm.	—
	7	2-BHK	58.67 sqm.	5.87 sqm.	—
	8	2-BHK	58.67 sqm.	5.87 sqm.	—
	9	2-BHK	58.79 sqm.	5.76 sqm.	—
	10	3-BHK	73.14 sqm.	5.76 sqm.	3.00 sqm.
	11	2-BHK	58.58 sqm.	5.87 sqm.	—
	12	1-BHK	40.56 sqm.	5.87 sqm.	—
	13	1-BHK	40.56 sqm.	5.87 sqm.	—
	14	1-BHK	40.45 sqm.	5.87 sqm.	—
4TH, 9TH, 14TH, 19TH FLOORS	1	1-RK	24.29 sqm.	—	—
	1A	1-RK	27.07 sqm.	5.04 sqm.	—
	2	2-BHK	52.29 sqm.	5.42 sqm.	—
	3	2-BHK	58.61 sqm.	5.87 sqm.	—
	4	2-BHK	58.67 sqm.	5.87 sqm.	—
	5	3-BHK	82.05 sqm.	9.13 sqm.	—
	7	2-BHK	58.67 sqm.	5.87 sqm.	—
	8	2-BHK	58.67 sqm.	5.87 sqm.	—
	9	2-BHK	58.79 sqm.	5.76 sqm.	—
	10	3-BHK	73.14 sqm.	5.76 sqm.	3.00 sqm.
	11	2-BHK	58.58 sqm.	5.87 sqm.	—
	12	1-BHK	40.56 sqm.	5.87 sqm.	—
	13	1-BHK	40.56 sqm.	5.87 sqm.	—
	14	1-BHK	40.45 sqm.	5.87 sqm.	—

BUILT UP AREA STATEMENT

FLOORS	AREA IN SQ. MT
GROUND FLOOR	799.41 sq.mt.
1ST PODIUM FLOOR	—
2ND PODIUM FLOOR	574.07 sq.mt.
1ST FLOOR	1,190.83 sq.mt.
2ND FLOOR	1,190.83 sq.mt.
3RD FLOOR	1,190.83 sq.mt.
4TH FLOOR	1,150.45 sq.mt.
5TH FLOOR	1,190.83 sq.mt.
6TH FLOOR	1,190.83 sq.mt.
7TH FLOOR	1,190.83 sq.mt.
8TH FLOOR	1,190.83 sq.mt.
9TH FLOOR	1,150.45 sq.mt.
10TH FLOOR	1,190.83 sq.mt.
11TH FLOOR	1,190.83 sq.mt.
12TH FLOOR	1,190.83 sq.mt.
13TH FLOOR	1,190.83 sq.mt.
14TH FLOOR	1,150.45 sq.mt.
15TH FLOOR	1,190.83 sq.mt.
16TH FLOOR	1,190.83 sq.mt.
17TH FLOOR	1,190.83 sq.mt.
18TH FLOOR	1,190.83 sq.mt.
19TH FLOOR	1,150.45 sq.mt.
20TH FLOOR	1,190.83 sq.mt.
21ST FLOOR	1,190.83 sq.mt.
22ND FLOOR	1,190.83 sq.mt.
23RD FLOOR	1,190.83 sq.mt.
TOTAL	28,601.05 sq.mt.
NET BUILT UP AREA PROPOSED = 28,601.05 SQ.MT.	

PARKING AREA STATEMENT

COMMERCIAL / RESIDENTIAL	PROPOSED CARPET AREA IN SQ.MT.	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	MULTIPLICATION FACTOR AS PER TABLE 8C total parking X 0.80	REQUIRED PARKING CAR	REQUIRED PARKING SCOOTER	VISITORS PARKING	VISITORS PARKING CAR	VISITORS PARKING SCOOTER	TOTAL REQUIRED PARKING CAR	TOTAL REQUIRED PARKING SCOOTER
FOR EVERY 100.00 SQ.MT. AREA OR FRACTION 2 CAR & 6 SCOOTERS	521.78	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	04 NOS	04	04	149 X 0.80 = 119	119	341	5%	06	17	125	358
FOR EVERY 2 TENAMENT BETWEEN 40 TO 80 SQ.MT. 1 CAR & 2 SCOOTERS	291 NOS	145	291								
FOR EVERY 2 TENAMENT LESS THAN 30 SQ.MT. 0 CAR & 2 SCOOTERS	46 NOS	—	46								
TOTAL NO. OF PARKING		149	341							133	383

TOTAL NO. OF 4 WHEELER PARKING = 133 X 13.75 = 1,828.75 SQ.MT.
TOTAL NO. OF 2 WHEELER PARKING = 383 X 2.00 = 766.00 SQ.MT.

PROPOSED STILT CAR PARKING = 30 NOS
PROPOSED OPEN CAR PARKING = 24 NOS.
PROPOSED PUZZLE CAR PARKING = 74 NOS
COMPOSITE CAR PARKING = 30/06 = 05 NOS.

PROPOSED TOTAL CAR PARKING = 133 NOS.

PROPOSED STILT SCOOTER PARKING = 21 NOS.
Proposed 1st & 2nd Podium Scooter Parking = 464 NOS.

PROPOSED TOTAL SCOOTER PARKING = 485 NOS.

TOTAL REQUIRED CAR = 133 NOS.
TOTAL PROPOSED CAR = 133 NOS
TOTAL REQUIRED SCOOTER = 383 NOS.
TOTAL PROPOSED SCOOTER = 485 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
	46 NOS.	69 NOS.	199 NOS	27 NOS.	341 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.- 39A , S. NO.- 40, H. NO.- 1, 2 , VILL.- NETIVALI, TAL.- KALYAN, DIST.- THANE.

OWNERS NAME :

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

SIGNATURE

S.S.
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	27 / 06 / 2024	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 :
PROPOSED RESIDENTIAL AND COMMERCIAL COMPLEX ON PLOT 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 , AT VILLAGE - NETIVALI, TAL- KALYAN,

Name Of Architect : SHOBHANA JAYANT DESHPANDE

LOGO | ADDRESS OF OFFICE
OFFICE -
KALYAN

OWNERS SIGN - | TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100 | Date: 02/07/24
JOB NO - KDMCC-23-ENTRY-65697 | CHECK BY - -

SUBMISSION DRAWING