SHEET NO.01/10

Signature valid
Digitally signed by DISHA PRABHAKAR SAWANT
Date: 2024.02.08 19:42:21 IST
Reason: Approved Drawing Plan
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMCC-22-ENTRY-91108
Application Number : RKDMCC202300230
Proposal Number : 227641
Certificate Number : KDMCC/RB/2024/APL/00030

1) FSI AREA STATEMENT , WING-A , WING-B , WING-C , WING-D , WING-E & CLUB HOUSE

DETAILS OF FSI.AREA	WING-A	WING-B	WING-C	WING-D	WING-E	CLUB HOUSE	TOTAL AREA
APPROVED PROP.AREA AS 26-4-2017	4876.47	-------	-------	------	-------	1976.62	6853.09 SQ.MT.
PROP.AREA AS PER UPDCR.	---------	12667.83	6084.37	1187.91	617.36	-------	20557.47 SQ.MT.
TOTAL FSI WING-A,B,C,D,E & CLUB HOUSE	4876.47	12667.83	6084.37	1187.91	617.36	1976.62	27410.56 SQ.MT.
TOTAL BUILT UP AREA A , B , C , D , E & CLUB HOUSE							**27410.56 SQ.MT.**

2) NON FSI AREA STATEMENT , WING-A , WING-B , WING-C , WING-D , WING-E & CLUB HOUSE

DETAILS OF NON FSI.AREA	WING-A	WING-B	WING-C	WING-D	WING-E	CLUB HOUSE	TOTAL AREA
STILT	144.00	307.00	278.00	86.00	131.00	-------	946.00 SQ.MT.
BALCONY	456.99	-------	-------	-------	-------	-------	456.99 SQ.MT.
CUP BOARD	248.86	-------	-------	-------	-------	-------	248.86 SQ.MT.
TERRACE	426.00	18.00	19.00	-------	6.00	-------	469.00 SQ.MT.
A.P.	608.00	470.00	303.00	-------	62.00	-------	1443.00 SQ.MT.
REFUGE AREA	264.40	140.00	47.00	------	-------	-------	451.40 SQ.MT.
STAIR & FIRE & PASSAGE AREA	809.60	------	-------	------	------	-------	809.60 SQ.MT.
TOTAL NON FSI WING-A,B & CLUB HOUSE	2957.85	935.00	647.00	86.00	199.00	-------	4824.85 SQ.MT.
ADD 20% WING-B PROPOSED INCLUSIVE HOUSING AREA TO BE HANDED OVER TO MHADA IN WING-C & E							2517.90 SQ.MT.
TOTAL NON FSI AREA INCLUDING 20% INCLUSIVE HOUSING AREA TO BE HANDED OVER TO MHADA							**7342.75 SQ.MT.**

3) TOTAL FSI AREA + NON FSI AREA

TOTAL FSI AREA WING-A , B , C , D , E & CLUB HOUSE	27410.56 SQ.MT.
TOTAL NON FSI AREA INCLUDING 20% INCLUSIVE TO BE HANDOVER	7342.75 SQ.MT.
TOTAL FSI + NON FSI AREA	34753.31 SQ.MT.

CAR PARKING DETAILS STATEMENT PLOT-A WING-B , C , D & E

DETAILS	WING-B	WING-C	WING-D	WING-E	OPEN PARKINGS	TOTAL PROPOSED NOS.	REQUIRED NO.
STILTS	48 NO.	42 NO.	10 NO.	18 NO.	67 NO.	185 NO.	103 NO.

SCOOTER PARKING DETAILS STATEMENT PLOT-A WING-B , C , D & E

DETAILS	WING-B	WING-C	WING-D	WING-E	OPEN PARKINGS	TOTAL PROPOSED NOS.	REQUIRED NO.
STILTS	79 NO.	79 NO.	29 NO.	37 NO.	669 NO.	893 NO.	399 NO.

SUMMARY AREA 20% INCLUSIVE HOUSING AREA STATEMENT HANDED OVER TO MHADA IN WING-E

FLOOR	WING-C SQ.MT.	WING-E SQ.MT.
FIRST FLOOR SECOND FLOOR FLAT 3(C) THIRD FLOOR FIFTH FLOOR	352.58 47.77 494.71 494.71	400.56 255.75 471.82
INCLUSIVE HOUSING 20% TO BE HANDED TO MHADA	**1389.77**	**1128.13**
TOTAL INCLUSIVE HOUSING 20% TO BE HANDED TO MHADA	2517.90 SQ.MT.	
REQUIRED INCLUSIVE 20% TO BE HANDED TO MHADA 20% OF 12509.20	2501.84 SQ.MT.	

SUMMARY AREA 20% INCLUSIVE HOUSING FLATS STATEMENT TO BE HANDED OVER IN **WING-C**

FLOOR	FLAT NOS.	1-BHK	2-BHK	TOTAL
1ST FLOOR	2 TO 6	2 NO.	3 NO.	5 NO.
2ND FLOOR	FLAT 3	1 NO.	----	1 NO.
3RD FLOOR	1 TO 8	3 NO.	5 NO.	8 NO.
5TH FLOOR	1 TO 8	3 NO.	5 NO.	8 NO.
FLATS 20% INCLUSIVE TO BE HANDED OVER TO MHADA IN **WING-C**		**9 NO.**	**13 NO.**	**22 NO.**

SUMMARY AREA 20% INCLUSIVE HOUSING FLATS STATEMENT TO BE HANDED OVER IN **WING-E**

FLOOR	FLAT NOS.	1-BHK	2-BHK	TOTAL
1ST FLOOR	1 TO 6	3 NO.	3 NO.	6 NO.
2ND FLOOR	3 TO 5,7,8	5 NO.	----	5 NO.
3RD FLOOR	1 TO 8	6 NO.	2 NO.	8 NO.
FLATS 20% INCLUSIVE TO BE HANDED OVER TO MHADA IN **WING-E**		**14 NO.**	**5 NO.**	**19 NO.**
FLATS 20% INCLUSIVE TO BE HANDED OVER TO MHADA IN **WING-C & E**		22 + 19		**41 NO.**

ALREADY APPROVED BUILT UP AREA AREA WING-A OBTAINED COMPLETION & CLUB HOUSE

FLOOR	WING-A	CLUB HOUSE
GROUND FLOOR	70.11	663.38
FIRST FLOOR	110.08	656.62
SECOND FLOOR	220.16	656.62
THIRD FLOOR	220.16	
FOURTH FLOOR	220.16	
FIFTH FLOOR	163.95	
SIXTH FLOOR	220.16	
SEVENTH FLOOR	220.16	
EIGHTH FLOOR	163.95	
NINTH FLOOR	220.16	
TENTH FLOOR	220.16	
ELEVENTH FLOOR	220.16	
TWELVTH FLOOR	220.16	
THIRTEENTH FLOOR	163.95	
FOURTEENTH FLOOR	220.16	
FIFTEENTH FLOOR	220.16	
SIXTEENTH FLOOR	220.16	
SEVENTEENTH FLOOR	220.16	
EIGHTEENTH FLOOR	163.95	
NINTEENTH FLOOR	220.16	
TWENTEETH FLOOR	220.16	
TWENTEONETH FLOOR	220.16	
TOTAL BUILT UP AREA	4876.47	1976.62
TOTAL ALREADY APPROVED BUILT UP AREA		6853.09 SQ.MT.

HEIGHT DETAILS OF WINGS

HEIGHT OF WING-B =	76.05 R.MT.
HEIGHT OF WING-C =	47.55 R.MT.
HEIGHT OF WING-D =	8.80 R.MT.
HEIGHT OF WING-E =	14.50 R.MT.
HEIGHT OF CLUB HOUSE =	11.55 R.MT.

PROPOSED BUILT UP AREA STATEMENT

FLOOR	WING-B	WING-C	WING-D	WING-E
GROUND	120.50	126.99	572.68	360.79
FIRST	465.73	105.00	615.23	57.21
SECOND	513.24	448.86		199.36
THIRD	507.16	------		
FOURTH	513.24	496.63		
FIFTH	507.16	------		
SIXTH	513.24	496.63		
SEVENTH	507.16	494.71		
EIGHTH	472.28	467.78		
NINTH	507.16	494.71		
TENTH	513.24	496.63		
ELEVENTH	507.16	494.71		
TWELVTH	513.24	496.63		
THIRTINTH	466.52	473.75		
FOURTINTH	513.24	496.63		
FIFTINTH	507.16	494.71		
SIXTINTH	513.24			
SEVENTINTH	507.16			
EIGHTINTH	472.28			
NINTINTH	507.16			
TWENTIETH	513.24			
TWENTYFIRST	507.16			
TWENTYSECOND	513.24			
TWENTYTHIRD	466.52			
TWENTYFOURTH	513.24			
TWENTYFIFTH	507.16			
TOTAL AREA	12667.83	6084.37	1187.91	617.36
TOTAL PROPOSED BUILT UP AREA		**20557.47 SQ.MT.**		
PREVIOUS APPROVED **CLUB HOUSE** G + 2		**1976.62 SQ.MT.**		
PREVIOUS APPROVED AREA IN **WING-A** STILT + 21 FLR.COMPLETION CERTIFICATE OBTAINED DT. 23-12-22		**4876.47 SQ.MT.**		
TOTAL BUILT UP AREA		**27410.56 SQ.MT.**		

TOTAL BUILT UP AREA STATEMENT OF SPLIT UP OF 22426.47 SQ.MT.

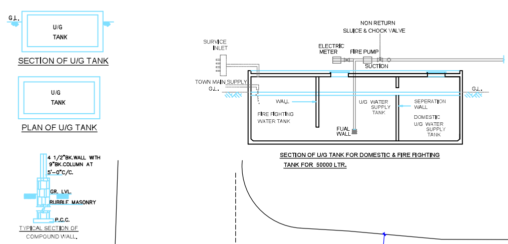
1) PREVIOUS APPROVED AREA DATED. - 18-10-2017 WING-A & CLUB HOUSE	**6853.09 SQ.MT.**
2) PREVIOUS APPROVED AREA DATED. - 29-07-2021	**15135.43 SQ.MT.**
3) PREVIOUS APPROVED AREA DATED. - 10-11-2022	**437.95 SQ.MT.**
4) NEWLY PROPOSED AREA FOR APPROVAL	**4984.09 SQ.MT.**
TOTAL PROPOSED AREA (1 TO 4)	**27410.56 SQ.MT.**

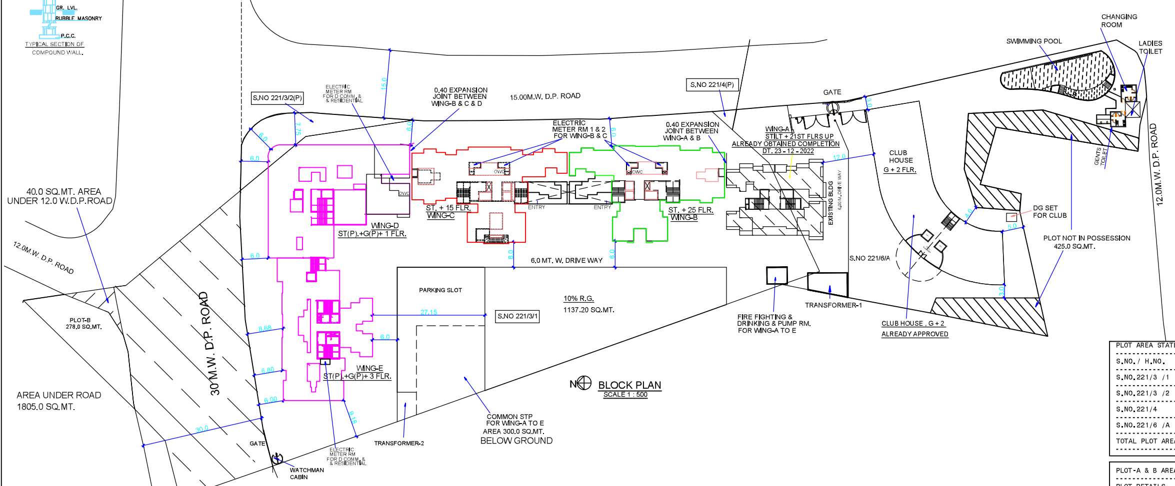
TENEMENTS STATEMENT PLOT-A WING-B,C,D & E & CAR PARKINGS

DETAILS	WING-B	WING-C	WING-D	WING-E	TOTAL NOS.	CAR REQD.
BELOW 30.0 SQ.MT.	70 NOS	44 NOS.	------	15 NOS.	129 NOS.	-------
40.0 TO 80.0 SQ.MT.	125 NOS.	73 NOS.	------	7 NOS.	205 NOS.	103 NOS.
TOTAL	195 NOS.	117 NOS.	------	22 NOS.	334 NOS.	**103 NOS.**
COMMERCIAL CARPET AREA GROUND FLOOR SHOPS		546.0 SQ.MT.				**11 NOS.**
COMMERCIAL CARPET AREA 1ST FLOOR OFFICES		483.0 SQ.MT.				**8 NOS.**
ADD 5% CARS FOR VISITORS FOR RESIDENTIAL (5% OF 103 = 5.15)						**6 NOS.**
TOTAL CAR PARKING 100% REQUIRED (103 + 11 + 8 + 6)						**128 NOS.**
80% CAR REQUIRED (80% OF 128 = 103)						103 NOS.
TOTAL CAR PROPOSED						185 NOS.

TENEMENTS STATEMENT PLOT-A WING-B,C,D & E & SCOOTER PARKINGS

DETAILS	WING-B	WING-C	WING-D	WING-E	TOTAL NOS.	SCOOTER REQD.
BELOW 30.0 SQ.MT.	70 NOS	44 NOS.	------	15 NOS.	129 NOS.	129 NOS.
40.0 TO 80.0 SQ.MT.	125 NOS.	73 NOS.	------	7 NOS.	205 NOS.	205 NOS.
TOTAL	195 NOS.	117 NOS.	------	22 NOS.	334 NOS.	334 NOS.
COMMERCIAL CARPET AREA GROUND FLOOR SHOPS		546.0 SQ.MT.				**33 NOS.**
COMMERCIAL CARPET AREA 1ST FLOOR OFFICES		483.0 SQ.MT.				**27 NOS.**
TOTAL COMMERCIAL 100% SCOOTERS (33 + 27 = 60.0 NO.)						
80% SCOOTER REQUIRED FOR COMMERCIAL (80% OF 60.0 = 48.0 NOS.						48 NOS.
ADD 5% SCOOTERS FOR VISITORS FOR RESIDENTIAL (5% OF 334.0 = 16.7)						**17 NOS.**
TOTAL SCOOTERS PARKING 100% REQUIRED (334.0 + 48.0 + 17.0 = 399.0)						**399 NOS.**
TOTAL SCOOTER PROPOSED						893.00 NOS.





BLOCK PLAN
SCALE 1 : 500

PLOT AREA STATEMENT

S.NO. / H.NO.	AREA AS 7 / 12 IN SQ.MT.
S.NO.221/3 /1	9570.00 SQ.MT.
S.NO.221/3 /2	350.00 SQ.MT.
S.NO.221/4	15.00 SQ.MT.
S.NO.221/6 /A	3985.00 SQ.MT.
TOTAL PLOT AREA	13920.00 SQ.MT.

PLOT-A & B AREA STATEMENT

PLOT DETAILS	AREA AS 7 / 12 IN SQ.MT.
PLOT-A	13642.00 SQ.MT.
PLOT-B	278.00 SQ.MT.
TOTAL PLOT AREA	13920.00 SQ.MT.

DOOR AND WINDOW SCHEDULE

TYPE	SIZE IN MT.	DESCRIPTION	AREA SQ.MT.
D	0.99 x 2.13	T.W.PANALLED DOOR	
D1	0.91 x 2.13	T.W.FLUSH DOOR	
D2	0.76 x 1.98	T.W.FLUSH DOOR	
W	1.83 x 1.98	ALU.GLAZED SLIDING WINDOW	3.62 SQ.MT.
W1	1.52 x 1.98	ALU.GLAZED SLIDING WINDOW	3.01 SQ.MT.
W2	1.22 x 1.60	ALU.GLAZED SLIDING WINDOW	1.95 SQ.MT.
W3	1.22 x 1.22	ALU.GLAZED SLIDING WINDOW	1.49 SQ.MT.
W4	2.44 x 1.98	ALU.GLAZED SLIDING WINDOW	4.83 SQ.MT.
V	0.60 x 0.90	T.W.GLAZED LOUVERED WINDOW	0.54 SQ.MT.

NOTES

1	PLOT SHOWN IN	THICK BLACK
2	EXISTING STREET	GREEN
3	PROPOSED WORK	RED FILLED IN
4	DRAINAGE & SEWERAGE WORK	RED DOTTED
5	RECREATION GROUND	GREEN WASH
6	ROAD AND SET BACK	BURNT SIENNA
7	A.P.ARCHITECTURAL PPOJECTION 0.75 MT.W.	

SIGNATURE

NAME OF R.C.C CONSULTANT

STAMP OF APPROVAL OF PLAN | MAIN SHEET | SHEET NO.01/15

Town Planner Date: 25/01/2024

Deputy Engineer Date: 25/01/2024

PROFORMA - I , AS PER NEW BYE LAWS (Sr.No. 3,10,11 & 19 IN ANNEXURE "1")

A.	AREA STATEMENT	IN SQM
1. a	AREA OF PLOT S.NO.221/3 /1 9570.00 SQ.MT. S.NO.221/3 /2 350.00 SQ.MT. S.NO.221/4 15.00 SQ.MT. S.NO.221/6 /A 3985.00 SQ.MT. TOTAL PLOT 13920.00 SQ.MT.	13920.00
		PLOT A
b	CONSIDERING PLOT - A AREA	13642.00
2.	DEDUCTIONS FOR	
a	AREA NOT IN POSSESSION	425.00
b	BALANCE PLOT - A = (1b - 2 a)	13217.00
c	DEDUCTIONS FOR ROADS	
d	12.0 M W. D.P ROAD	40.00
e	PROPOSED ROAD (30.0M W D.P ROAD)	1805.00
	TOTAL (d + e)	1845.00
3.	BALANCE AREA OF PLOT (2 a - 2 e)	11372.00
4.	DEDUCTION FOR AMENITY OPEN SPACE	NIL
5.	BALANCE AREA OF PLOT (3 MINUS 4)	11372.00
6.	DEDUCTION FOR	NIL
a	RECREATIONAL GROUND 10% BALANCE PLOT ONLY SHOWN NOT DEDUCTED 10% OF 11372.00 = 1137.20 SQ.MT.	
7.	INTERNAL ROAD	NIL
8.	PLOT ABLE AREA OF PLOT (NET AREA OF PLOT)	11372.00
9.	BUILT UP AREA WITH REFERNCE TO BASIC FSI AS PER FRONT ROAD WIDTH (SR.NO.5x 1.10 BASIC FSI) = 1.10 x 11372.00	12509.20
10.	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH / TOD ZONE 50% OF 13217.00 = 6608.50 SQ.MT.	
a	PREMIUM REQUIRED = 23.01% OF 13217.0 = 3041.23 SQ.MT.	3041.23
11. a	FLOOR SPACE INDEX CREDIT AVAILABLE BY DEVELOPEMENT RIGHTS MAXIMUM TDR PERM. = 1.4 x 13217.00 = 18503.80 SQ.MT.	
b	IN SITU AREA AGAINST DP ROAD (2.15 x SR.NO.2a) = (1845.0 x 2.15 = 3966.75 SQ. MT.) (ALREADY APPROVED)	3966.75
12.	ADDITION FSI AREA UNDER CHAPTER NO. 7	
13. a	TOTAL ENTITLEMENT OF FSI IN PROPOSAL (9 + 10a + 11b) = = (12509.20 + 3041.23 + 3966.75 = 19431.27 SQ. MT.)	19517.18
b	LESS AREA ALREADY APPROVED = (WING-A + CLUB HOUSE = 4876.47 + 1976.62)	6853.09
c	BALANCE BUILT UP AREA = (13a - b) = (19517.18 - 6853.09)	12664.09
d	ANCILLARY AREA RESIDENTIAL AREA UP TO 60% WITH PAYMENT OF CHARGES OF BALANCE BUILT UP = 0.60 x 11058.18 = 6634.90	6634.90
e	ACCLIARY AREA FOR COMMERCIAL 80% WITH PAYMENT OF CHARGES 0.8 x 1605.91 = 1284.72 SQ. MT.	1284.72
f	TOTAL ENTITLEMENT AREA (13 c + d + e) INCLUDING ANCILLARY = (12664.09 + 6634.90 + 1284.72)	20583.71
14	MAXIMUM UTILIZATION LIMIT OF F.S.I.(BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH {(AS PER REGULATION NO. 6.1 OR 6.2 OR 6.3 OR 6.4 AS APPLICABLE)} x 1.60 OR 1.80} = (1.10+0.50+1.40) = 3.0 x 1.80 = 5.40	5.40
15.	TOTAL PERMISSIBLE BUILT UP AREA IN PROPOSAL (13b + 13f) = (6853.09 + 20583.71 = 27436.80	27436.80
a	ALREADY APPROVED FLOOR AREA IN WING-A COMPLETION OBTAINED	4876.47
b	ALREADY APPROVED CLUB HOUSE AREA (G + 2)	1976.62
c	PREVIOUSLY APPROVED DT. 18-10-2017 TOTAL (a + b)	6853.09
d.	NEWLY PROPOSED BUILT UP AREA BY PLINE AS WING-B TO E	20557.47
f.	TOTAL PROPOSED BUILT UP AREA (c + d)	27410.56
16.	F S I CONSUMED 15d / 8	2.073
17.	AREA FOR INCLUSIVE HOUSING	
a	REQUIRED 20% OF (9) = 0.20 x 12509.20 = 2501.84 SQ.MT.	2501.84
b	PROPOSED AREA HANDED OVER IN WING-C & WING-E	2517.90
	TENEMENT STATEMENT.	
a	TOTAL PROPOSED AREA (15 f)	27410.56
b	LESS DEDUCTION OF NON RES AREA (SHOPS ECT.)	1605.91
c	LESS DEDUCTION ALREADY APPROVED WING-A & CLUB HOUSE AREA	6853.09
d	TOTAL (b + c)	8459.00
e	AREA FOR TENEMENTS (a - d)	18951.56
f	ADD 20% INCLUSIVE AREA TO BE HANDED TO MHADA IN WING-C,E	2517.90
g	AREA FOR TENEMENTS PERMISSIBLE (e + f)	21469.46
h	PERMISSIBLE TENEMENTS	644 NOS.
j	ALREADY GETTING COMPLETION TENEMENTS IN WING-A	78 NOS.
k	TENEMENTS NEWLY PROPOSED IN WING-B , C & E = (195 + 117 + 22) = 334 NOS.	334 NOS.
m	TOTAL TENEMENTS PROPOSED INCL. WING-A (WING-B,C & E)	412 NOS.

PROPOSED BLDGS.ON PLOT BEARING ON S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221, H. NO.4(P), S.NO.221 , H. NO.6 / A(P) , VIL. - TITWALA , TAL. - KALYAN , DIST. - THANE.

FOR : THARWANI INFRASTRUCTURE

SIGNATURE OF OWNER

SATISH KANADE
ARCHITECT
CA/82/6998

ARCHITECTS INC.
SIDDHI APTS , GR.FLOOR ,
OPP LOURDES CHURCH ,
MURBAD ROAD , KALYAN.

DRN BY	CHKD BY	DATE	DRG. NO	JOB NO
PRASANNA	S.V. KANADE	22-12-2023	MA-6	K-

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	13642.00
(a) As per ownership document (7/12, CTS extract)	13920.00
(b) as per TILR or City Survey measurement sheet	13920.00
(c) as per Demarcated drawing area	13943.65
LESS	
2.Area not in possession	425.00
3. Entire area (1-2)	13217.00
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	1845.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	1845.00
5.Balance area of plot (3-4)	11372.00
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	11372.00
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	1137.20
Proposed	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc,then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-10-01 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.

Name Of : Owner Tharvani Infrastructure POA Mr Mohan Tharwani

Postal Address : Tharwani Villa 4 th floor,,,,Ulhasnagar,Thane-421001,Maharashtra

Phone No.:9820123700

DESCRIPTION OF PROJECT :

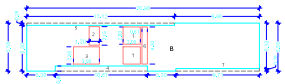
Type of Proposal : Mixed
BUILDING ON CTS. NO./SURVEY NO.- 221

SITE ADDRESS :
S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221,H. NO.4(P) ,S.NO.221 , H. NO.6/A(P) VIL. - TITWALA,VEDANT MILLENIA HAPPINESS PHASE 2, OPP. MAHAGANPATI MANDIR, TITWALA EAST

Name Of Architect : Mr.Satish V. Kanade

LOGO	ADDRESS OF OFFICE OFFICE - Ground Floor Ashirwad Apt. Next To Hotel Ambika Near Railway Station Badalpur (E)
OWNERS SIGN - Signature valid	TECHNICAL PERSON SIGN Signature valid
SCALE - 1:100	Date: 21/11/23
JOB NO - KDMCC-22-ENTRY-91108	CHECK BY - -

SUBMISSION DRAWING



GROUND FLOOR AREA DIAGRAM WING-C
(SCALE 1 : 200)

AREA CALCULATION GROUND FLOOR WING-C

B = 26.00 X 5.50 = 150.00 SQ.MT.
C = 3.25 X 3.20 = 10.72 SQ.MT.

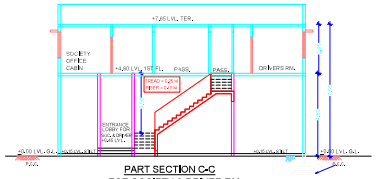
TOTAL AREA = 160.72 SQ.MT.

DEDUCTIONS

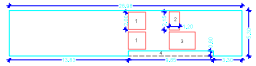
1 = 2.00 X 2.00 X 2 = 8.00
2 = 1.20 X 2.15 = 2.58
3 = 0.80 X 2.00 = 1.60
4 = 0.75 X 0.80 = 0.60
5 = 10.47 X 0.80 = 8.38
6 = 0.21 X 4.20 = 0.88
7 = 0.74 X 0.26 = 0.19
8 = 1.20 X 0.95 = 1.14

TOTAL DEDUCTIONS = 30.74 SQ.MT.

GROUND FLOOR WING-C AREA = 129.98 SQ.MT.



PART SECTION C-C
FOR SOCIETY & DRIVER RM



GROUND FLOOR AREA DIAGRAM WING-B
(SCALE 1 : 200)

AREA CALCULATION GROUND FLOOR WING-B

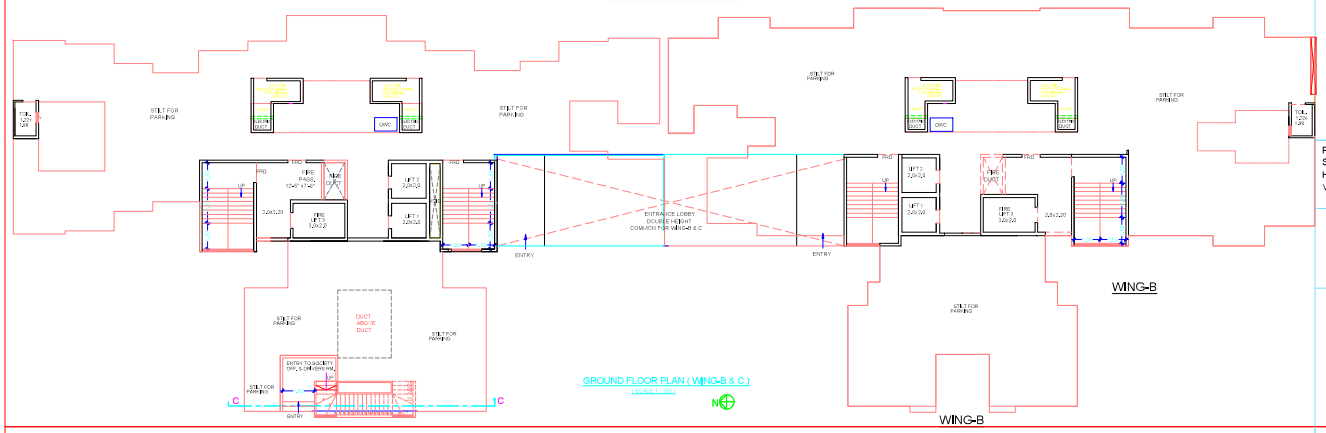
B = 26.00 X 5.50 = 142.99 SQ.MT.

DEDUCTIONS

1 = 2.00 X 2.00 X 2 = 8.00
2 = 1.20 X 2.15 = 2.58
3 = 0.80 X 2.00 = 1.60
4 = 0.85 X 0.80 = 0.61

TOTAL DEDUCTIONS = 12.79 SQ.MT.

GROUND FLOOR WING-B AREA = 130.50 SQ.MT.



GROUND FLOOR PLAN (WING-B & C)
(SCALE 1 : 100)

WING-B

STAMP OF APPROVAL OF PLAN | SHEET NO.02/15

WING-B & C GROUND FLOORS

PROPOSED BLDGS.ON PLOT BEARING ON S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221, H. NO.4(P) ,S.NO.221 , H. NO.6/A(P) , VIL. - TITWALA ,TAL. - KALYAN ,DIST. - THANE.

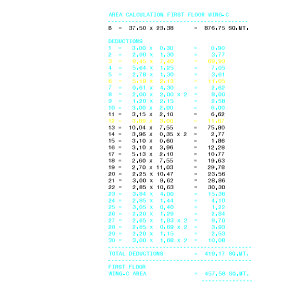
FOR : THARWANI INFRASTRUCTURE

SIGNATURE OF OWNER

SHEET NO.02/15

Signature valid

Digitally signed by DIGVAL PRAKASH SAWANT
Date: 2024.02.08 15:40:31 IST
Reason: Approved
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMC/BP/2023/01GB
Application Number : 80/2023/00230
Proposal Number : 22/Kdmc/Ulb/Ap/2023/00230
Certificate Number : KDMCCRB/2024/APL/00030



FIRST FLOOR AREA DIAGRAM WING-C
(SCALE 1 : 100)

AREA CALCULATION FIRST FLOOR WING-C

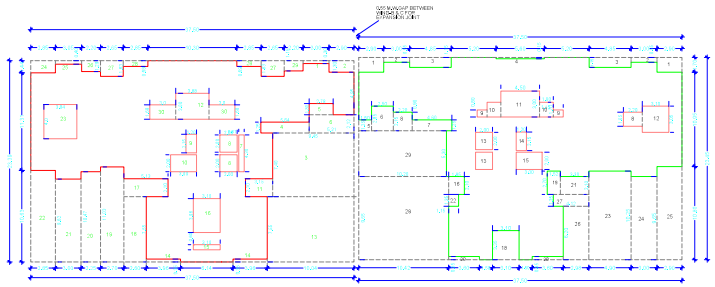
B = 37.50 X 23.38 = 876.75 SQ.MT.

DEDUCTIONS

1 = 3.00 X 0.30 = 0.90
2 = 2.00 X 1.38 = 2.77
3 = 0.40 X 1.40 = 0.56
4 = 5.64 X 1.25 = 7.05
5 = 2.78 X 1.30 = 3.61
6 = 0.40 X 1.40 = 0.56
7 = 0.61 X 0.30 = 0.18
8 = 2.00 X 2.00 X 2 = 8.00
9 = 1.20 X 2.15 = 2.58
10 = 2.00 X 2.00 = 8.00
11 = 3.15 X 2.10 = 6.62
12 = 1.20
13 = 10.04 X 7.55 = 75.80
14 = 3.96 X 0.35 X 2 = 2.77
15 = 3.10 X 0.60 = 1.86
16 = 3.10 X 3.90 = 12.09
17 = 5.13 X 2.10 = 10.77
18 = 2.60 X 7.55 = 19.63
19 = 2.70 X 11.03 = 29.78
20 = 2.25 X 10.47 = 23.56
21 = 3.00 X 9.02 = 26.86
22 = 2.85 X 10.63 = 30.28
23 = 3.84 X 4.00 = 15.36
24 = 2.85 X 2.44 = 7.10
25 = 2.85 X 0.65 = 1.85
26 = 2.85 X 0.65 = 1.85
27 = 2.85 X 1.03 X 2 = 5.87
28 = 2.85 X 0.69 X 2 = 3.93
29 = 2.20 X 1.15 = 2.53
30 = 3.00 X 1.02 X 2 = 10.08

TOTAL DEDUCTIONS = 419.17 SQ.MT.

FIRST FLOOR WING-C AREA = 457.58 SQ.MT.



FIRST FLOOR AREA DIAGRAM WING-B
(SCALE 1 : 100)

AREA CALCULATION FIRST FLOOR WING-B

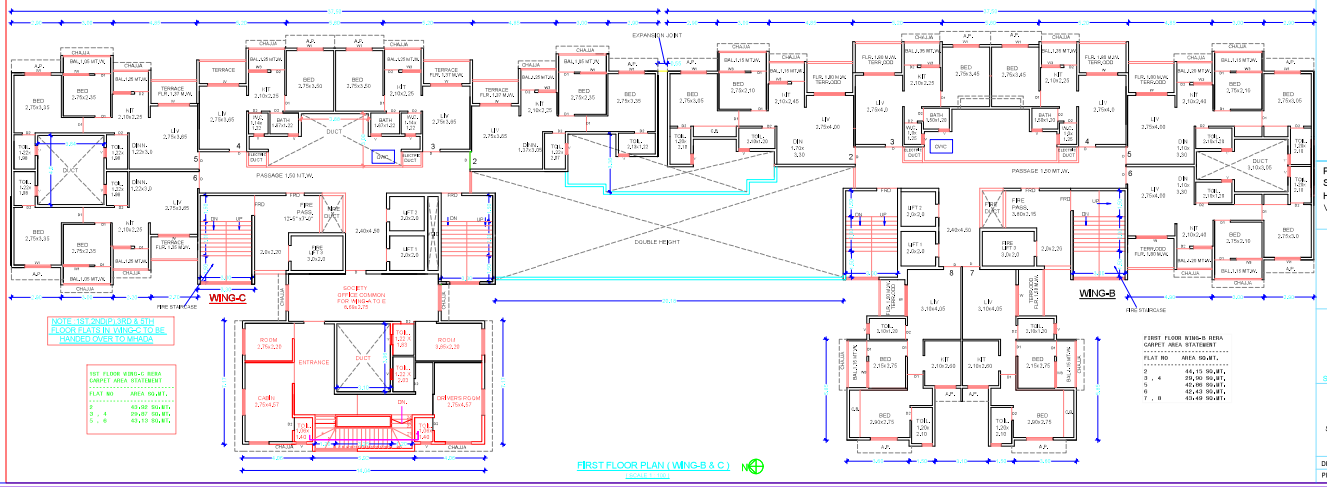
B = 37.50 X 23.45 = 879.38 SQ.MT.

DEDUCTIONS

1 = 3.00 X 1.70 X 2 = 9.86
2 = 2.00 X 2.15 X 2 = 8.60
3 = 0.85 X 0.75 = 0.64
4 = 5.64 X 1.25 = 7.05
5 = 2.78 X 1.30 = 3.61
6 = 0.40 X 1.20 = 0.48
7 = 2.00 X 1.20 = 2.40
8 = 2.00 X 1.00 = 2.00
9 = 3.15 X 0.80 X 2 = 5.04
10 = 2.00 X 0.70 X 2 = 2.80
11 = 4.50 X 3.00 = 13.50
12 = 3.10 X 3.05 = 9.46
13 = 2.00 X 2.00 X 2 = 8.00
14 = 1.20 X 2.15 = 2.58
15 = 3.00 X 2.00 = 6.00
16 = 1.85 X 2.10 = 3.88
17 = 2.25 X 2.15 = 4.83
18 = 3.10 X 3.25 = 10.08
19 = 3.00 X 2.10 = 6.30
20 = 3.40 X 2.15 X 2 = 14.62
21 = 3.30 X 2.10 = 6.93
22 = 1.20 X 2.15 = 2.58
23 = 1.20 X 2.15 = 2.58
24 = 3.00 X 2.05 = 6.15
25 = 2.00 X 2.00 = 4.00
26 = 2.00 X 1.20 = 2.40
27 = 1.20 X 2.15 = 2.58
28 = 10.40 X 2.00 = 20.80
29 = 10.40 X 2.00 = 20.80

TOTAL DEDUCTIONS = 413.65 SQ.MT.

FIRST FLOOR WING-B AREA = 465.73 SQ.MT.



FIRST FLOOR PLAN (WING-B & C)
(SCALE 1 : 100)

WING-C

WING-B

NOTE :1ST,2ND,FLOOR3 & 5TH FLOOR FLATS IN WING-C TO BE HANDED OVER TO MHADA

1ST FLOOR WING-C RERA CARPET AREA STATEMENT

FLAT NO	AREA SQ.MT.
2	43.08 SQ.MT.
3 , 4	29.87 SQ.MT.
5 , 6	43.19 SQ.MT.

FIRST FLOOR WING-B RERA CARPET AREA STATEMENT

FLAT NO	AREA SQ.MT.
2	44.15 SQ.MT.
3 , 4	29.90 SQ.MT.
5	45.86 SQ.MT.
6	45.43 SQ.MT.
7 , 8	45.49 SQ.MT.

STAMP OF APPROVAL OF PLAN | SHEET NO.03/15

WING-B & C FIRST FLOOR

PROPOSED BLDGS.ON PLOT BEARING ON S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221, H. NO.4(P) ,S.NO.221 , H. NO.6/A(P) , VIL. - TITWALA ,TAL. - KALYAN ,DIST. - THANE.

FOR : THARWANI INFRASTRUCTURE

SIGNATURE OF OWNER

SIGNATURE | NAME OF R.C.C CONSULTANT

SATISH KANADE
ARCHITECT
CA/82/6898

ARCHITECTS INC.
SATISH KANADE , GR.FLOOR
OPP.LOURDES CHURCH
MURBAD ROAD , KALYAN.

DRN BY	CHKD BY	DATE	DRG. NO	JOB NO
PRASANNA	S.V. KANADE	06-11-2023	M-6	K-

Name Of Owner Tharwani Infrastructure PC/A 80 Mohan Tharwani

Postal Address Thanvale Villa 4th floor , Ulhasnagar Thane-421 001 Maharashtra

Phone No. 9833012703

DESCRIPTION OF PROJECT :

Type of Proposal Mixed
BUILDING ON CTS NO/SURVEY NO:- 221

SITE ADDRESS :-
S.NO.221 , H.NO.221 , 221 , H.NO.3/1(P) 221,H.NO.3/2(P) ,S.NO.221 , H.NO.4(P) ,S.NO.221 , H.NO.6/A(P) ,S.NO.221 , H.NO.6/B(P) VILLAGE :- TITWALA ,TALUKA :- KALYAN ,DISTRICT :- THANE.

DETAILS OF OWNER & APPLICANT

NAME	ADDRESS OF OWNER
Tharwani Infrastructure PC/A 80 Mohan Tharwani	Thanvale Villa 4th floor , Ulhasnagar Thane-421 001 Maharashtra

SIGNATURE OF OWNER
Signature valid
Digitally signed by DIGVAL PRAKASH SAWANT
Date: 2024.02.08 15:40:31 IST
Reason: Approved
Location: Kalyan Dombivli Municipal Corporation

SIGNATURE OF ARCHITECT
Signature valid
Digitally signed by SATISH KANADE
Date: 2024.02.08 15:40:31 IST
Reason: Approved
Location: Kalyan Dombivli Municipal Corporation

SCALE :- 1:100 | Date :- 24/1/23

JOB NO :- KDMC/CC/CA/24/0701/A4 | SHEET NO :- 01

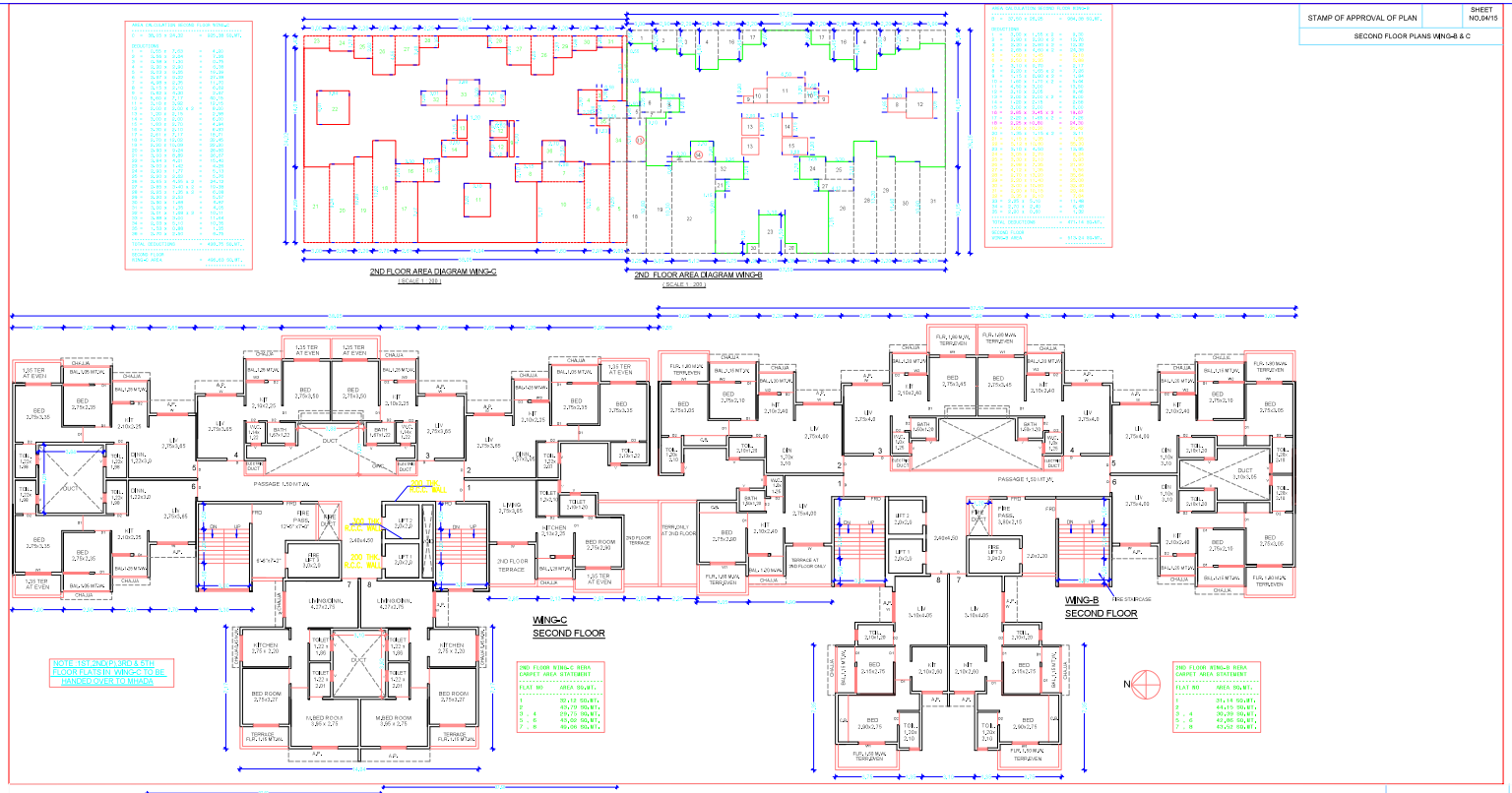
SUBMISSION DRAWING

STAMP OF APPROVAL OF PLAN	SHEET NO.04/15
SECOND FLOOR PLANS WING-B & C	

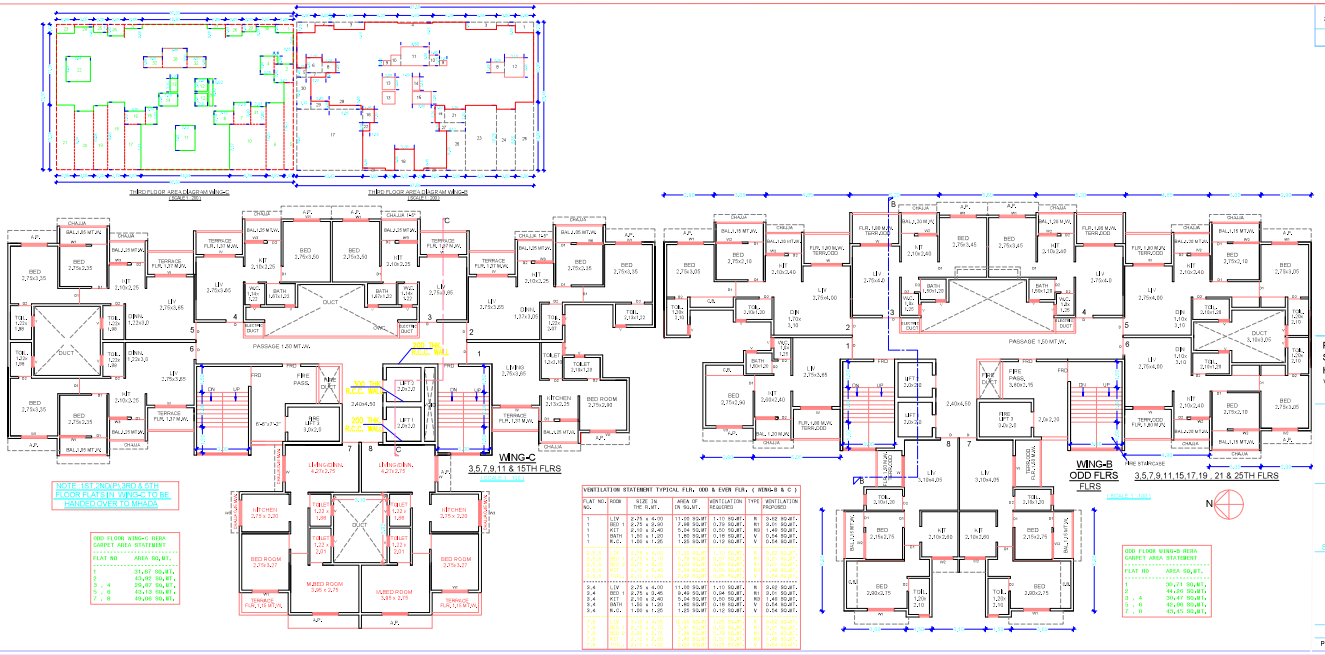
SHEET NO.03/10

Signature valid

Digitally signed by DISHA PRAKASH SAWANT
Date: 2024.02.08 15:42:22 IST
Reason: Approved
Location: Kalyan Dombivli Municipal Corporation
Project Code: KDMC-BP-01-0108
Application Number: 80120230230
Proposal Number: 227504
Certificate Number: KDMCCRB2024APL00030



STAMP OF APPROVAL OF PLAN	SHEET NO.05/15
3RD & 5TH FLR.WING-C & ODD FLR. PLANS WING-B	



AREA CALCULATION ODD FLOOR WING-C

C = 37x10 x 27x37	= 861.38 SQ.MT.
DEDUCTIONS	
1 = 2.85 x 1.35	= 3.85
2 = 3.11 x 1.35	= 4.19
3 = 5.18 x 1.35	= 6.99
4 = 5.18 x 1.35	= 6.99
5 = 5.47 x 15.77	= 86.24
6 = 2.90 x 5.47	= 15.86
7 = 3.70 x 5.47	= 20.24
8 = 5.15 x 5.15	= 26.52
9 = 5.02 x 5.15	= 25.85
10 = 5.47 x 5.47	= 29.92
11 = 5.47 x 5.47	= 29.92
12 = 2.10 x 2.10 x 2	= 8.82
13 = 2.10 x 2.10	= 4.41
14 = 2.10 x 2.10	= 4.41
15 = 2.10 x 2.10	= 4.41
16 = 2.10 x 2.10	= 4.41
17 = 2.11 x 2.11	= 4.45
18 = 2.70 x 10.05	= 27.14
19 = 2.70 x 10.05	= 27.14
20 = 3.05 x 8.24	= 25.13
21 = 3.05 x 10.24	= 31.23
22 = 3.05 x 4.01	= 12.23
23 = 3.05 x 4.01	= 12.23
24 = 3.05 x 0.42	= 1.28
25 = 3.05 x 0.42	= 1.28
26 = 3.05 x 1.83 x 2	= 11.18
27 = 3.05 x 1.83 x 2	= 11.18
28 = 3.05 x 3.05	= 9.30
29 = 3.05 x 3.05	= 9.30
30 = 3.05 x 3.05	= 9.30
31 = 3.05 x 3.05	= 9.30
32 = 3.05 x 1.83 x 2	= 11.18
TOTAL DEDUCTIONS	= 359.87 SQ.MT.
ODD FLOOR WING-C AREA	= 501.51 SQ.MT.

AREA CALCULATION ODD FLOOR WING-B

B = 37.50 x 23.45	= 879.38 SQ.MT.
DEDUCTIONS	
1 = 3.00 x 1.70 x 2	= 9.20
2 = 3.00 x 0.50 x 2	= 3.00
3 = 4.85 x 1.15 x 2	= 11.15
4 = 5.60 x 0.15	= 0.84
5 = 2.00 x 0.15	= 0.30
6 = 2.00 x 0.15	= 0.30
7 = 3.00 x 0.70	= 2.10
8 = 3.00 x 1.70 x 2	= 10.20
9 = 3.00 x 0.85 x 2	= 5.10
10 = 3.00 x 0.70 x 2	= 4.20
11 = 4.50 x 3.00	= 13.50
12 = 3.05 x 3.05	= 9.30
13 = 3.00 x 3.00 x 2	= 18.00
14 = 3.00 x 3.00	= 9.00
15 = 3.00 x 3.00	= 9.00
16 = 3.00 x 3.00	= 9.00
17 = 10.82 x 9.85	= 106.55
18 = 9.50 x 9.85	= 93.58
19 = 1.50 x 0.70	= 1.05
20 = 3.00 x 0.85 x 2	= 5.10
21 = 3.30 x 0.10	= 0.33
22 = 3.00 x 0.70	= 2.10
23 = 4.00 x 0.15	= 0.60
24 = 3.00 x 3.00	= 9.00
25 = 3.00 x 0.60	= 1.80
26 = 3.00 x 0.60	= 1.80
27 = 3.00 x 0.60	= 1.80
28 = 3.00 x 0.60	= 1.80
29 = 3.00 x 0.60	= 1.80
30 = 3.00 x 0.60	= 1.80
31 = 2.25 x 0.10	= 0.23
TOTAL DEDUCTIONS	= 323.97 SQ.MT.
ODD FLOOR WING-B AREA	= 557.16 SQ.MT.

VENTILATION STATEMENT TYPICAL FLR. (ODD & EVEN FLR. (WING-B & C)

FLAT NO.	ROOM	SIZE IN THE PLAN	AREA OF VIN SQ.MT.	VENTILATION REQUIRED	TYPE	VENTILATION PROVIDED
1	LIV	3.75 x 4.00	11.00 SQ.MT.	1/10 SQ.MT.	N	3.00 SQ.MT.
1	BED	3.75 x 3.40	11.28 SQ.MT.	1/10 SQ.MT.	N	3.00 SQ.MT.
1	KIT	2.10 x 3.40	7.28 SQ.MT.	0.50 SQ.MT.	N	1.48 SQ.MT.
1	BATH	1.20 x 1.20	1.18 SQ.MT.	0.18 SQ.MT.	V	0.24 SQ.MT.
1	W.C.	1.20 x 1.20	1.28 SQ.MT.	0.12 SQ.MT.	V	0.24 SQ.MT.
2,4	LIV	3.75 x 4.00	11.00 SQ.MT.	1/10 SQ.MT.	N	3.00 SQ.MT.
2,4	BED	3.75 x 3.40	11.28 SQ.MT.	1/10 SQ.MT.	N	3.00 SQ.MT.
2,4	KIT	2.10 x 3.40	7.28 SQ.MT.	0.50 SQ.MT.	N	1.48 SQ.MT.
2,4	BATH	1.20 x 1.20	1.18 SQ.MT.	0.18 SQ.MT.	V	0.24 SQ.MT.
2,4	W.C.	1.20 x 1.20	1.28 SQ.MT.	0.12 SQ.MT.	V	0.24 SQ.MT.

PROPOSED BLDGS.ON PLOT BEARING ON S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221, H. NO.4(P) ,S.NO.221 , H. NO.6/A(P) , VIL. - TITWALA ,TAL. - KALYAN ,DIST. - THANE.

FOR : THARWANI INFRASTRUCTURE

SIGNATURE OF OWNER

SIGNATURE	NAME OF R.C.C CONSULTANT
	SATISH KANADE ARCHITECT CA/82/6998

ARCHITECTS INC.
DESIGN APTS. GR.FLOOR
OPP.LOURDES CHURCH
MURBAD ROAD , KALYAN.

PRASANNA	S.V. KANADE	06-11-2023	M4-6	K-
CHKD BY		DATE	DRG. NO	JOB NO

Name Of Owner Tharwani Infrastructure POA Mr Mohan Tharwani

Postal Address Tharwani Villa 4th
Near Jhulelal Tharwani Ulhasnagar-421001 Maharashtra

Phone No. 9820012706

DESCRIPTION OF PROJECT :
Type of Project Mixed
BUILDING ON CTS NO.SURVEY NO.- 221

SITE ADDRESS :
S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221 H.NO.4(P) S.NO.221 , H. NO.6/A(P) VIL. - TITWALA ,TITWALA MELENA HAPPINESS PHASE 2, OPP. MAHAVIDHYPITHA,TAL. TITWALA,DIST.

NAME OF OWNER : THARWANI INFRASTRUCTURE

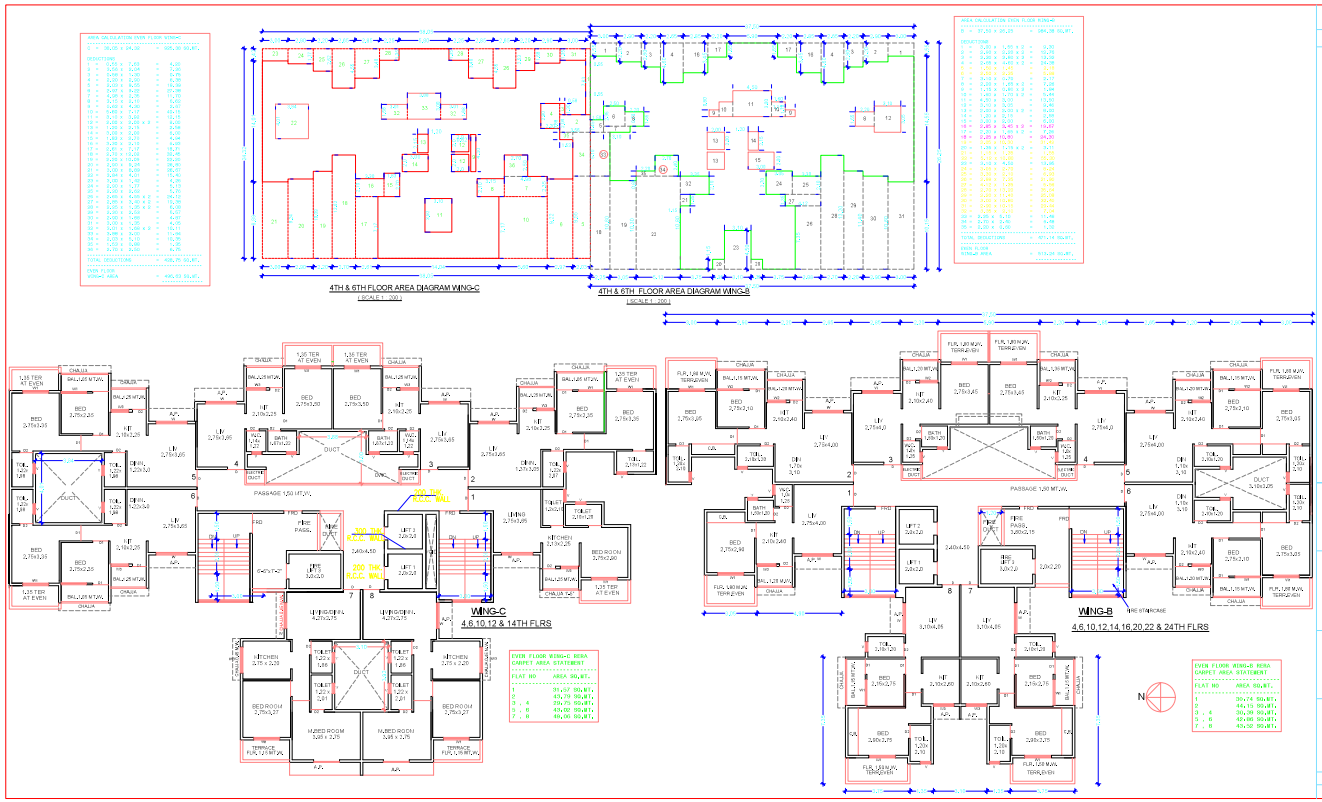
| STAMP | ARCHITECT
SATISH V. KANADE
Consultant Near Ambernath Ang. Next To Hotel Krishna Near Railway Station Badlapur (E) |
|---|---|

SIGNATURE WITH STAMP	SIGNATURE WITH STAMP
Name of Owner Tharwani Infrastructure POA Mr Mohan Tharwani	Name of Consultant Architect Satish Kanade Reg. No. CA/82/6998

SCALE- 1:100	Date: 27/11/23
JOB NO -> (Block)(Sector)(Year)	CHECK BY -

SUBMISSION DRAWING

SHEET NO.04/13



STAMP OF APPROVAL OF PLAN

SHEET NO.6/15

EVEN FLR.WING-C & EVEN FLR. PLANS WING-B

PROPOSED BLDGS.ON PLOT BEARING ON S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221, H. NO.4(P) ,S.NO.221 , H. NO.6/A(P) , VIL. - TITWALA ,TAL. - KALYAN ,DIST. - THANE.

FOR : THARWANI INFRASTRUCTURE

SIGNATURE OF OWNER

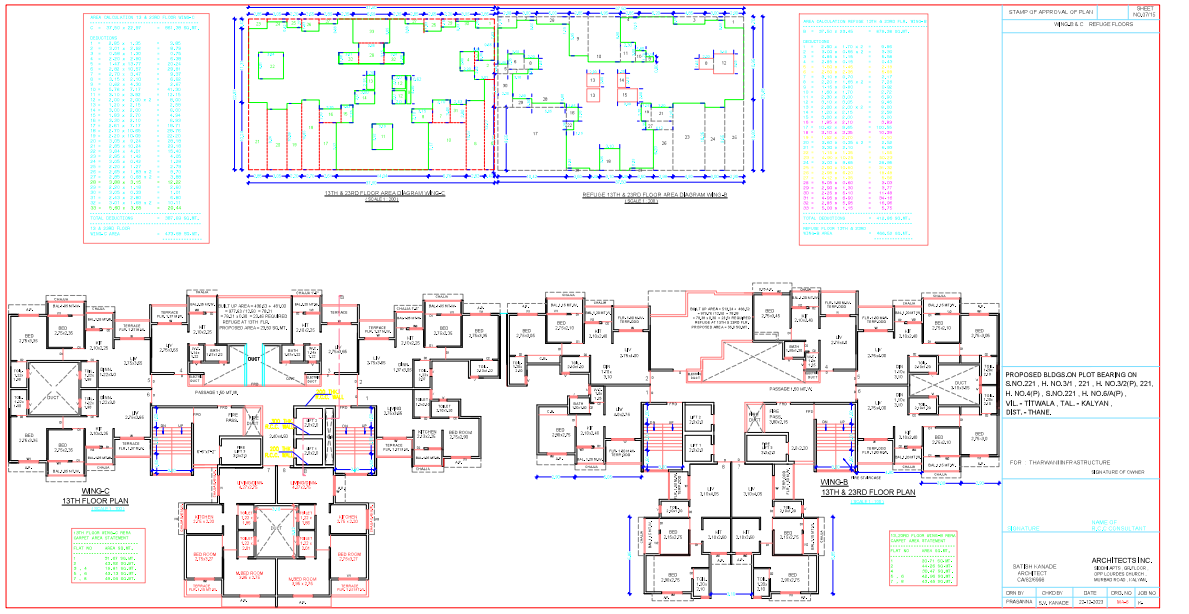
SIGNATURE

NAME OF R.C.C CONSULTANT

SATISH KANADE
ARCHITECT
CA/82698

ARCHITECTS INC.
SIDDHARTA , GR.FLOOR
OPP.LOURDES CHURCH
MURBAD ROAD , KALYAN .

DRN BY	CHKD BY	DATE	DRG. NO	JOB NO
PRASANNA	S.V. KANADE	22-12-2023	M-6	-



STAMP OF APPROVAL OF PLAN

SHEET NO.7/15

WING-B & C REFUGE FLOORS

PROPOSED BLDGS.ON PLOT BEARING ON S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221, H. NO.4(P) , S.NO.221 , H. NO.6/A(P) , VIL. - TITWALA , TAL. - KALYAN , DIST. - THANE.

FOR : THARWANI INFRASTRUCTURE

SIGNATURE OF OWNER

SIGNATURE

NAME OF R.C.C CONSULTANT

SATISH KANADE
ARCHITECT
CA/82698

ARCHITECTS INC.
SIDDHARTA , GR.FLOOR
OPP.LOURDES CHURCH
MURBAD ROAD , KALYAN .

DRN BY	CHKD BY	DATE	DRG. NO	JOB NO
PRASANNA	S.V. KANADE	22-12-2023	M-7	-

Signature valid

Digitally signed by DISHA PRAKASH SAWANT
Date: 2024.02.08 15:42:10 IST
Reason: Approved
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMC/RB/2024/APL/00130
Application Number : RB/1100/202300230
Proposal Number : 227504
Certificate Number : KDMC/CRB/2024/APL/00030

Name Of Owner Thanwani Infrastructure PO4 Mr Mohan Thanwani

Postal Address Thanwani Villa 419
Near , Ulhasnagar Thane-421301 Maharashtra

Phone No. 9820120706

DESCRIPTION OF PROJECT :

Type of Proposal Revised
BUILDING ON CTS NO.SURVEY NO.- 221

SITE ADDRESS :
S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221,H.NO.4(P) S.NO.221 , H. NO.6/A(P) VIL. - TITWALA,VISSAN IT BELLISA HAPPINESS PHASE 2, OPP. MAHAVIDYALAYA,KALYAN , TITWALA-421101

NAME OF OWNER THANWANI INFRA

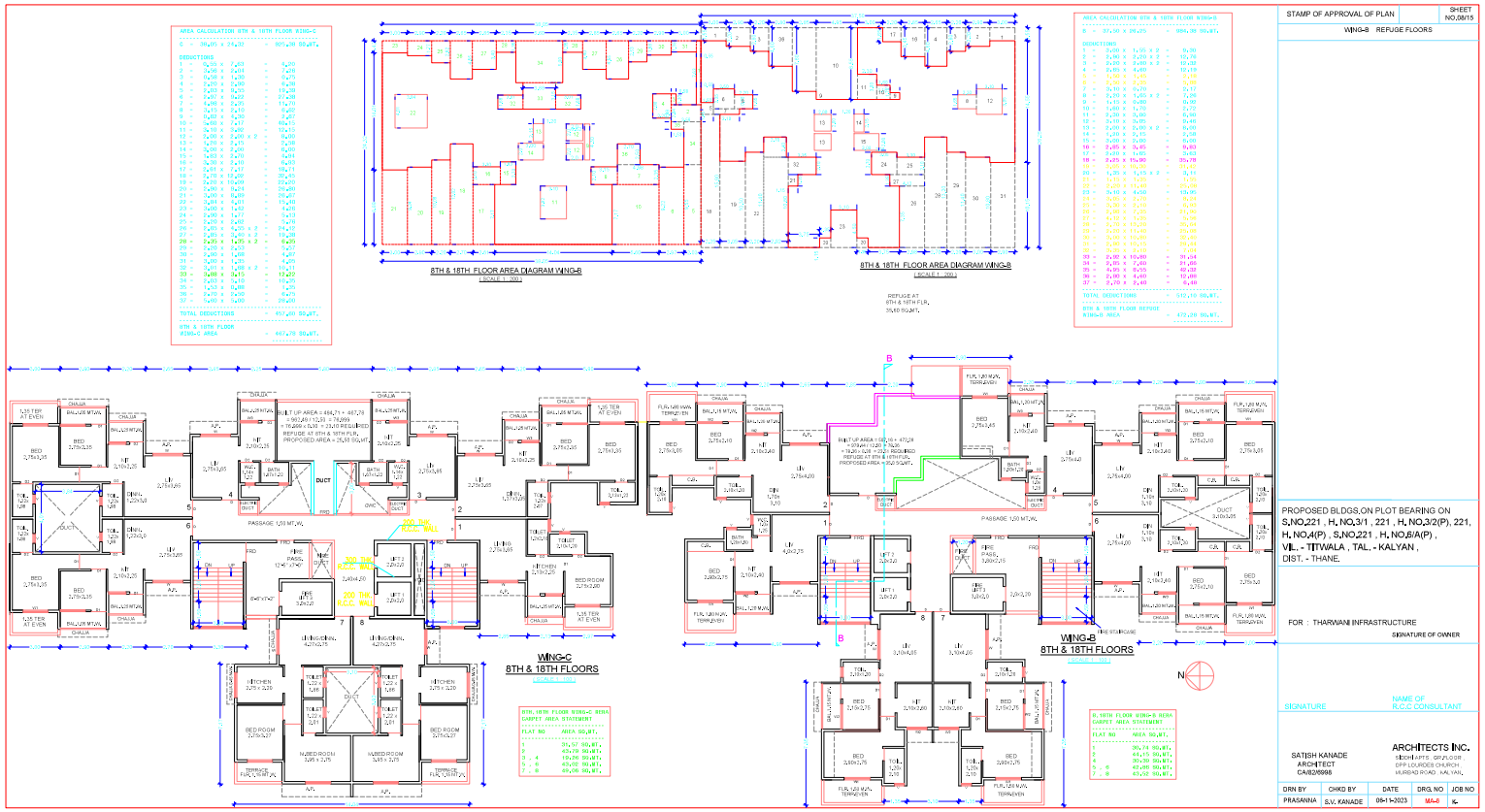
STATUS

SUBMISSION UNDER Signature valid	SCRUTINY UNDER Signature valid

SCALE- 1 : 100 | Date: 27/1/23

JOB NO - 0 | DATE - 0 | DRAWING NO - 0 | CHECK BY - -

SUBMISSION DRAWING



STAMP OF APPROVAL OF PLAN	SHEET NO.08/15
WING-B REFUGE FLOORS	

PROPOSED BLDGS,ON PLOT BEARING ON S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221, H. NO.4(P) , S.NO.221 , H. NO.5/A(P) , VIL. - TITWALA , TAL. - KALYAN , DIST. - THANE.

FOR : THARWANI INFRASTRUCTURE

SIGNATURE OF OWNER

SIGNATURE | NAME OF R.C.C CONSULTANT

SATISH KANADE
ARCHITECT
CA/82/6598

ARCHITECTS INC.
SIDDHI HUTS , SR.P.L.O.SR ,
OPP.LOURDES CHURCH ,
MURBAD ROAD , KALYAN ,

DRN BY	CHKD BY	DATE	DRG. NO	JOB NO
PRASANNA	S.V. KANADE	06-1-2023	M/-8	K-

SHEET NO.08/10

Signature valid
Digitally signed by DISHA PRAKASH SAWANT
Date: 2024.02.08 15:42:10 IST
Reason: Approved
Location: Kalyan Dombivli Municipal Corporation
Project Code: KDMC/CRB/2024/APL/00030
Application Number: 80/2023/00230
Proposal Number: 227/2023
Certificate Number: KDMC/CRB/2024/APL/00030

Name Of Owner Thanwani Infrastructure PO4 Mr Mohan Thanwani

Postal Address Thanwani Villa 419
Near , Ulhasnagar Thane-421301 Maharashtra

Phone No. 9833012706

DESCRIPTION OF PROJECT :

Type of Proposal Revised
BUILDING ON CTS, NO.SURVEY NO.- 221

SITE ADDRESS :
S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221 H.NO.4(P) S.NO.221 , H. NO.5/A(P) VIL. - TITWALA TAL.-KALYAN HAPPY NESS PHASE 2, OPP. MAHAGANPATI TEMPLE KHOT

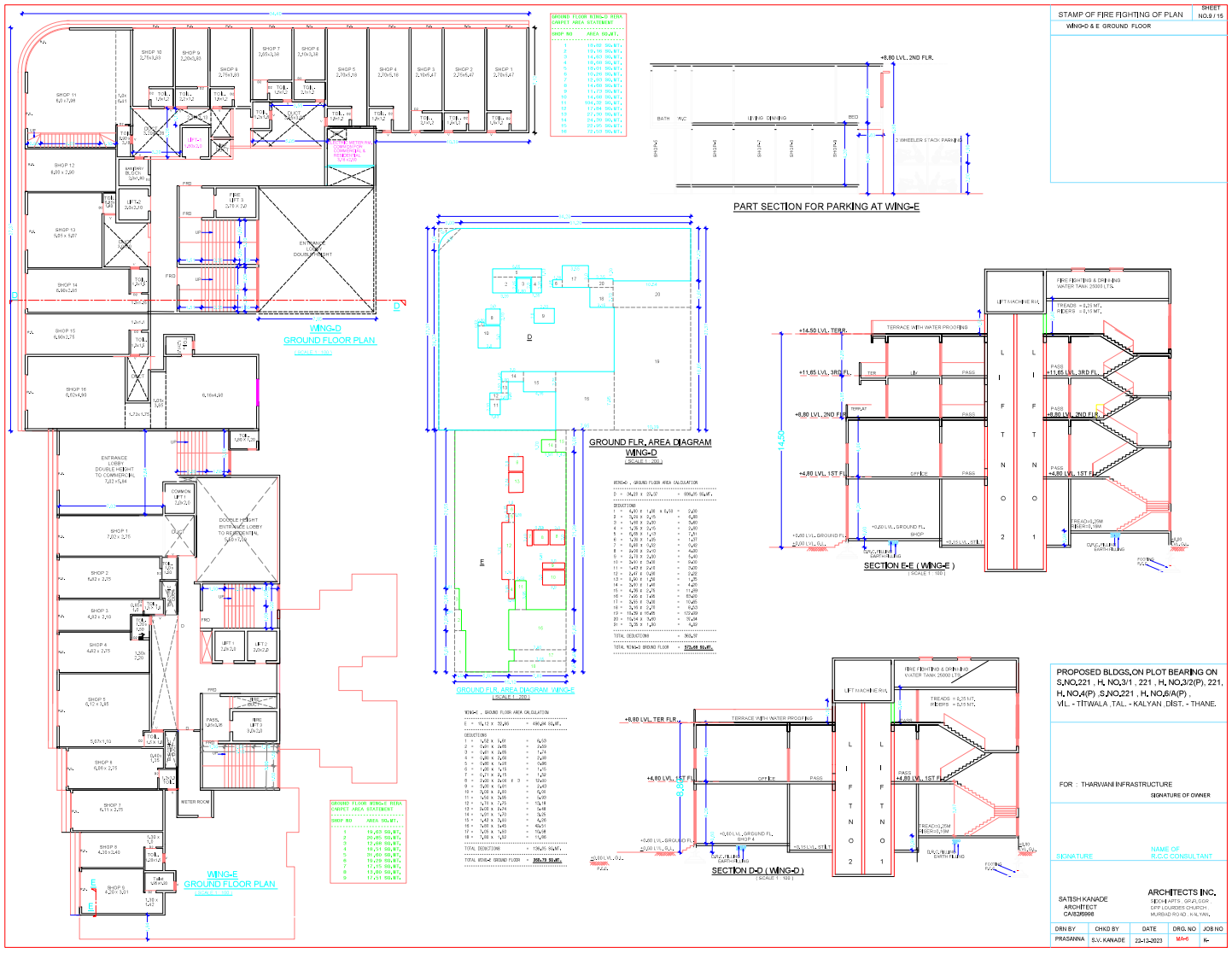
NAME OF PROPERTY : HAPPY NESS

STAMP	NAME OF ZONE
	ZONE - Ground Floor Admeasurd Area Near To Hotel Kalyan Near Railway Station Sector 03

SIGNATURE OF OWNER	SIGNATURE OF ARCHITECT
Signature valid	Signature valid

SCALE- 1:100	Date: 27/1/23
JOB NO -> (DATE)(CENTRY)(Y)-(BLOCK NO)	

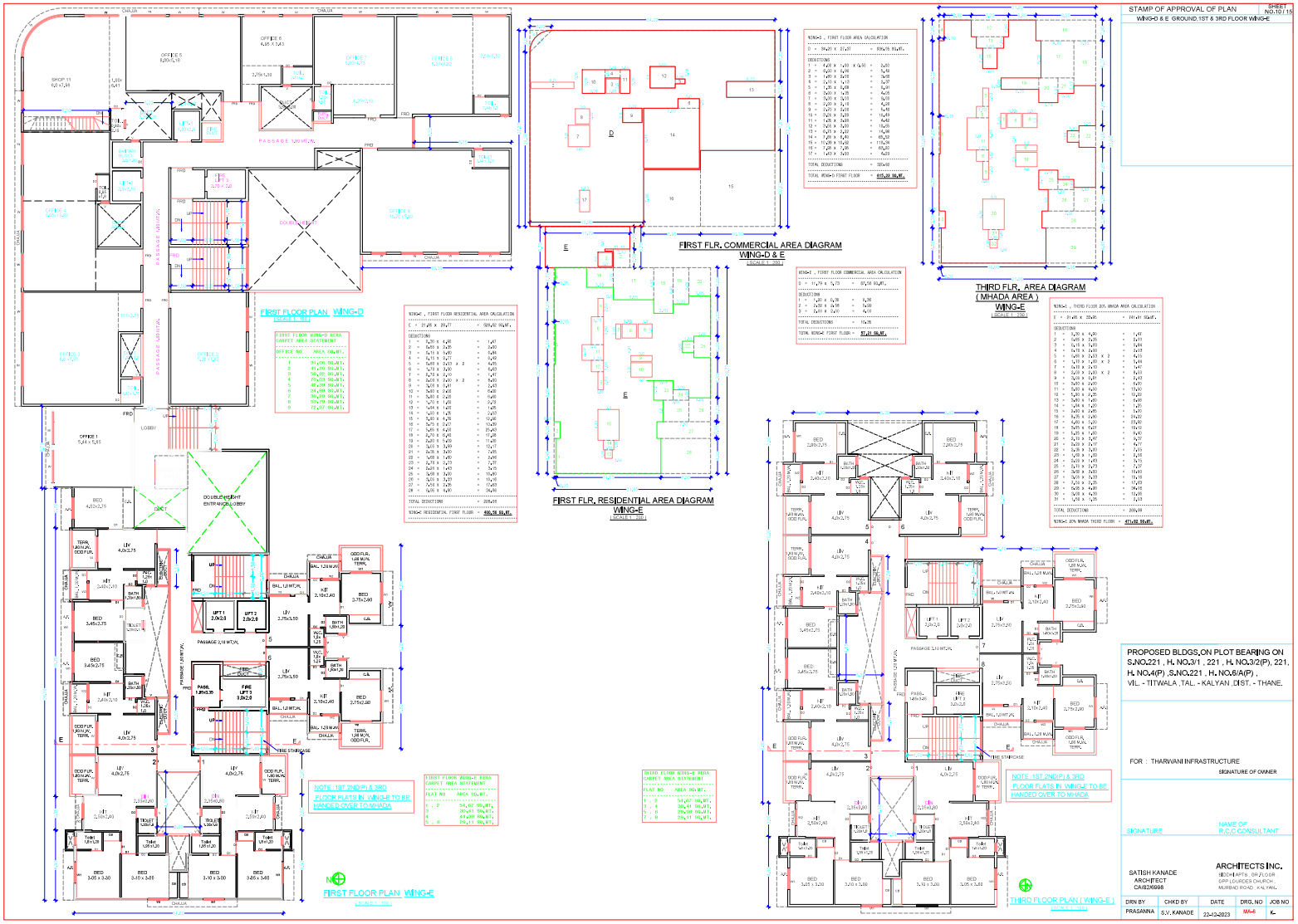
SUBMISSION DRAWING


WING-D
GROUND FLOOR PLAN
(SCALE 1 : 100)
WING-E
GROUND FLOOR PLAN
(SCALE 1 : 100)
GROUND FLOOR WING-D AREA CARPET AREA STATEMENT
GROUND FLOOR WING-E AREA CARPET AREA STATEMENT
GROUND FLR. AREA DIAGRAM WING-D
(SCALE 1 : 200)
GROUND FLR. AREA DIAGRAM WING-E
(SCALE 1 : 200)
PART SECTION FOR PARKING AT WING-E
SECTION E-E (WING-E)
(SCALE 1 : 100)
SECTION D-D (WING-D)
(SCALE 1 : 100)
SECTION B-B (WING-D & C)
(SCALE 1 : 100)
STAMP OF FIRE FIGHTING OF PLAN
WING-D & E GROUND FLOOR
SHEET NO.9 / 15
PROPOSED BLDGS.ON PLOT BEARING ON S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221, H. NO.4(P) ,S.NO.221 , H. NO.5/A(P) , VIL. - TITWALA ,TAL. - KALYAN ,DIST. - THANE.
FOR : THARWANI INFRASTRUCTURE
SIGNATURE OF OWNER
SIGNATURE
NAME OF R.C.C CONSULTANT
SATISH KANADE ARCHITECT CA/92/6998
ARCHITECTS INC.
DRN BY PRASANNA
CHKD BY S.V. KANADE
DATE 22-12-2023
DRG. NO M/-5
JOB NO K-
Signature valid
Name Of Owner Tharwani Infrastructure PCH Mr Mohan Tharwani
Postal Address Tharwani Villa 419
Tel. Ulhasnagar Thane-421001 (Maharashtra)
Phone No. 09001 22706
DESCRIPTION OF PROJECT :
Type of Project Mixed
BUILDING ON CTS NO.SURVEY NO.- 221
SITE ADDRESS :
SURVEY 221 , H. NO.3/1 , 221 , H. NO.3/2(P) 221 H.NO.4(P) SURVEY 221 , H. NO.5/A(P) VILL.- TITWALA (VISHNU NILESH HAPPINESS PHASE 2 , OPP. MAHAGANPATI TEMPLE) KASHT
Name of Project : SUNCITY
STATUS
Ground floor Commercial cum Hotel Building near Railway station Station (E)
SCALE = 1:100
Date 27/1/23
SUBMISSION DRAWING

SHEET NO.07/10

Signature valid

Digitally signed by DISHA PRASANNA SAWANT
Date: 2024.02.08 15:42:13 IST
Reason: Approved
Location: Kalyan Dombivli Municipal Corporation
Project Code: KDMC/MRP/0001/2018
Application Number: 80/2023/00230
Proposal Number: 22750
Certificate Number: KDMC/CRB/2024/APL/00030



PROPOSED BLDGS,ON PLOT BEARING ON S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221, H. NO.4(P) ,S.NO.221 , H. NO.6/A(P) , VIL. - TITWALA ,TAL. - KALYAN ,DIST. - THANE.

FOR : THARWANI INFRASTRUCTURE

SIGNATURE OF OWNER

SIGNATURE

NAME OF R.C.C CONSULTANT

SATISH KANADE
ARCHITECT
CA/82/26998

ARCHITECTS INC.
401/HAPPY 6 , 6th FLOOR ,
OPP LOURDES CHURCH ,
MURBAD ROAD KALYAN.

DRN BY	CHKD BY	DATE	DRG. NO	JOB NO
PRASANNA	S.V. KANADE	22-12-2023	MA-6	K-

Name Of Owner Tharwani Infrastructure POA Mr Mohan Tharwani

Postal Address Tharwani Villa 418
Tal. - Ulhasnagar Thane-421301 (Maharashtra)

Phone No. 9820122706

DESCRIPTION OF PROJECT :

Type of Proposal Revised
BUILDING ON CTS, NO.SURVEY NO.- 221

SITE ADDRESS :
S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P) 221 H.NO.4(P) S.NO.221 , H. NO.6/A(P) VIL. - TITWALA ,TITSHIT BELSHIA HAPPINESS PHASE 2, OPP MOHAN SHOPPING MALL TITWALA EXT.

Name of Applicant : THARWANI INFRA

Name of Owner of Plot

Sr.No.	Name
1	Tharwani Raw Architectural Adj. Hotel Tirupati Kalyan Railway Station Station (E)

Signature of Owner
Signature valid

Signature of Applicant
Signature valid

SCALE = 1:100 | Date: 27/1/23

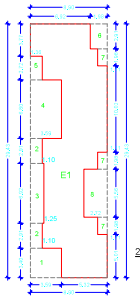
JOB NO - (DATE)(SENTIN)(BRICK) -

SUBMISSION DRAWING

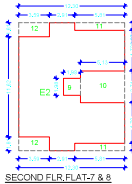
SHEET NO.08/10

Signature valid

Digitally signed by DISHA PRAKASH SAWANT
Date: 2024.02.08 15:30:24 IST
Reason: Approved
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMC/MH/B/0234/APL/00030
Application Number : 80/202302230
Proposal Number : 227504
Certificate Number : KDMC/CRB/0234/APL/00030



SECOND FLR.FLAT-3 TO 5
20% INCLUSIVE AREA DIAGRAM
WING-E



SECOND FLR.FLAT-7 & 8
20% INCLUSIVE AREA DIAGRAM
WING-E

WING-E , 2ND FLR.,20% INCLUSIVE AREA CALCULATION
TO BE HANDED OVER TO MHADA FLATS 3 TO 5 ,7 & 8

E1 = 7.20 x 24.80 = 171.36 SQ.MT.
E2 = 9.95 x 12.00 = 119.40 SQ.MT.

TOTAL AREA E1 + E2 = 290.76 SQ.MT.

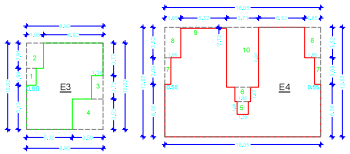
DEDUCTIONS
1 = 2.80 x 2.75 = 7.98
2 = 1.10 x 2.85 x 2 = 6.17
3 = 1.25 x 2.85 = 3.56
4 = 2.80 x 5.50 = 15.35
5 = 1.10 x 2.00 = 2.42
6 = 1.60 x 2.35 = 3.76
7 = 2.80 x 1.80 x 3 = 15.12
8 = 2.00 x 4.80 = 9.60
9 = 1.60 x 1.60 = 2.56
10 = 4.15 x 3.00 = 12.45
11 = 4.70 x 0.70 x 2 = 6.58
12 = 2.80 x 1.30 x 2 = 7.28

TOTAL DEDUCTIONS = 85.69 SQ.MT.

TOTAL WING-E SECOND FLOOR
20% INCLUSIVE AREA = 205.13 SQ.MT.

ADD STAIRCASE + PASSAGE = 50.62 SQ.MT.

WING-E SECOND FLOOR MHADA
20% INCLUSIVE AREA = 255.75 SQ.MT.



SECOND FLR.FLAT-1,2 & 6
SALEBLE AREA DIAGRAM
WING-E

WING-E , 2ND FLR.,FLAT-1,2 & 6 SALEBLE AREA

E 3 = 7.20 x 8.10 = 58.32 SQ.MT.
E 4 = 14.60 x 10.25 = 149.65 SQ.MT.

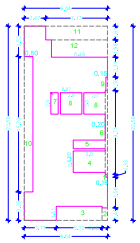
TOTAL E3 + E4 = 207.97 SQ.MT.
DEDUCTIONS
1 = 0.90 x 1.60 = 1.44
2 = 1.60 x 2.35 = 3.76
3 = 1.10 x 2.00 = 2.42
4 = 0.90 x 2.85 = 2.56
5 = 1.04 x 1.20 = 1.25
6 = 1.50 x 1.60 = 2.40
7 = 0.95 x 2.50 x 2 = 2.75
8 = 1.50 x 2.85 x 2 = 8.55
9 = 4.30 x 0.10 = 0.43
10 = 0.30 x 5.60 = 1.68

TOTAL DEDUCTIONS = 48.06 SQ.MT.

TOTAL WING-E SECOND FLOOR
SALEBLE AREA = 159.91 SQ.MT.

ADD STAIRCASE & PASSAGE = 39.45 SQ.MT.

2ND FLR.FLAT 1,2 & 6 SALEBLE = 199.36 SQ.MT.



SECOND FLR.
STAIRCASE AREA
WING-E

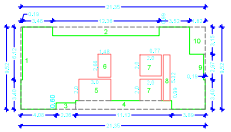
SECOND FLOOR STAIRCASE AREA WING-E

C = 7.80 x 18.20 = 141.96 SQ.MT.

DEDUCTIONS
1 = 0.15 x 0.27 = 0.04
2 = 0.20 x 1.15 = 0.23
3 = 4.30 x 1.30 = 5.59
4 = 3.00 x 0.20 = 0.60
5 = 3.00 x 0.81 = 2.43
6 = 0.20 x 7.85 = 1.57
7 = 0.70 x 2.00 = 1.40
8 = 2.00 x 2.00 x 2 = 8.00
9 = 0.15 x 1.28 = 0.19
10 = 0.80 x 12.70 = 10.16
11 = 5.80 x 1.30 = 7.54
12 = 2.20 x 1.00 = 2.20

TOTAL DEDUCTIONS = 51.95 SQ.MT.

STAIRCASE WING-E = 90.01 SQ.MT.



SECOND FLR. STAIRCASE AREA
WING-C

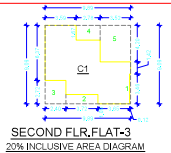
SECOND FLOOR STAIRCASE AREA WING-C

C = 17.27 x 7.20 = 124.36 SQ.MT.

DEDUCTIONS
1 = 0.15 x 4.95 = 0.74
2 = 10.00 x 0.80 = 8.00
3 = 1.83 x 0.80 = 1.46
4 = 8.99 x 0.80 = 7.19
5 = 3.00 x 2.00 = 6.00
6 = 1.20 x 3.15 = 3.78
7 = 2.00 x 2.00 x 2 = 8.00
8 = 0.60 x 4.20 = 2.52
9 = 0.15 x 2.40 = 0.36
10 = 1.47 x 2.25 = 3.31

TOTAL DEDUCTIONS = 40.38 SQ.MT.

STAIRCASE WING-E = 83.98 SQ.MT.



SECOND FLR.FLAT-3
20% INCLUSIVE AREA DIAGRAM
WING-C

WING-C,2ND FLR.,FLAT 3 FOR 20% INCLUSIVE MHADA AREA

C1 = 8.00 x 7.35 = 58.80 SQ.MT.

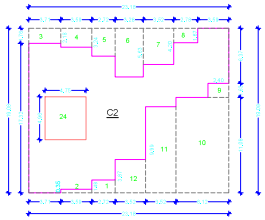
DEDUCTIONS
1 = 0.10 x 2.80 = 0.28
2 = 3.21 x 0.80 = 2.65
3 = 1.94 x 2.20 = 4.27
4 = 2.25 x 1.25 = 2.81
5 = 2.85 x 3.40 = 9.69

TOTAL DEDUCTIONS = 19.93 SQ.MT.

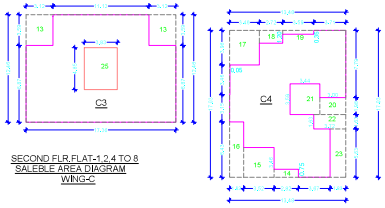
TOTAL WING-C SECOND FLOOR
FLAT-3 , MHADA AREA = 38.87 SQ.MT.

ADD STAIRCASE & PASSAGE = 8.90 SQ.MT.

2ND FLOOR FLAT 3 , WING-C
MHADA 20% INCLUSIVE AREA = 47.77 SQ.MT.



SECOND FLR.FLAT-1,2,4 TO 8
SALEBLE AREA DIAGRAM
WING-C



WING-C , 2ND FLR.,FLAT 1,2 & 4 TO 8 SALEBLE AREA

C 2 = 18.75 x 15.49 = 289.31 SQ.MT.
C 3 = 14.04 x 10.07 = 141.38 SQ.MT.
C 4 = 12.60 x 12.77 = 160.90 SQ.MT.

TOTAL C2 + C3 + C4 = 590.78 SQ.MT.

DEDUCTIONS
1 = 0.20 x 1.20 = 0.24
2 = 0.40 x 0.35 = 1.00
3 = 1.20 x 1.42 = 4.26
4 = 2.00 x 1.77 = 5.13
5 = 2.00 x 2.62 = 5.76
6 = 2.85 x 4.55 = 13.06
7 = 2.85 x 3.40 = 9.69
8 = 2.25 x 1.25 = 2.04
9 = 1.04 x 1.32 = 2.56
10 = 4.85 x 9.20 = 44.62
11 = 2.85 x 8.08 = 23.03
12 = 2.85 x 3.13 = 8.92
13 = 2.03 x 2.80 x 2 = 14.07
14 = 0.28 x 0.73 = 1.71
15 = 2.85 x 2.80 = 7.98
16 = 1.32 x 5.20 = 6.86
17 = 2.80 x 3.22 = 9.02
18 = 2.02 x 1.22 = 2.64
19 = 2.30 x 0.55 = 1.32
20 = 2.43 x 1.20 = 2.92
21 = 2.78 x 2.30 = 6.39
22 = 3.01 x 1.12 = 3.37
23 = 1.48 x 4.55 = 6.73
24 = 3.84 x 4.01 = 15.40
25 = 2.10 x 3.20 = 6.72

TOTAL DEDUCTIONS = 215.62 SQ.MT.

TOTAL WING-C SECOND FLOOR
SALEBLE AREA = 365.16 SQ.MT.

ADD STAIRCASE & PASSAGE = 83.73 SQ.MT.

2ND FLR., FLAT 1,2 & 4 TO 8
SALEBLE WING-C = 448.89 SQ.MT.

STAMP OF APPROVAL OF PLAN | SHEET NO.11 / 15

WING-B & E 2ND FLOOR WITH 20% MHADA CALCULATION

TOTAL BUILT UP AREA 2ND TO FLOOR AREA WING-C

1) BUILT UP AREA OF FREE SALES FLATS = 365.62 SQ.MT.
2) BUILT UP AREA OF MHADA FLATS = 38.87 SQ.MT.

TOTAL BUILT UP AREA (1 + 2) = 404.49 SQ.MT.

% OF FREE SALE FLATS = 90.39%
% OF MHADA FLATS = 9.61%

AREA OF STAIRCASE + PASSAGE = 82.80 SQ.MT.

% AREA FOR FREE SALE FLATS = 90.39% OF 82.80 M² = 83.70 SQ.MT.
% AREA FOR MHADA FLATS = 9.61% OF 82.80 M² = 8.90 SQ.MT.

TOTAL AREA STAIRCASE + PASSAGE = 82.80 SQ.MT.

TOTAL BUILT UP AREA 2ND TO FLOOR AREA WING-E

1) BUILT UP AREA OF FREE SALES FLATS = 159.91 SQ.MT.
2) BUILT UP AREA OF MHADA FLATS = 205.13 SQ.MT.

TOTAL BUILT UP AREA (1 + 2) = 365.04 SQ.MT.

% OF FREE SALE FLATS = 43.80%
% OF MHADA FLATS = 56.20%

AREA OF STAIRCASE + PASSAGE = 90.07 SQ.MT.

% AREA FOR FREE SALE FLATS = 43.80% OF 90.07 M² = 39.45 SQ.MT.
% AREA FOR MHADA FLATS = 56.20% OF 90.07 M² = 50.62 SQ.MT.

TOTAL AREA STAIRCASE + PASSAGE = 90.07 SQ.MT.

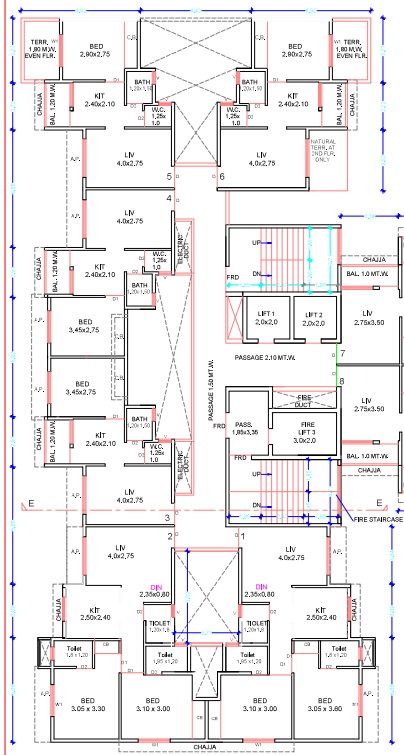
WING-C FOR SALE & MHADA AREA STATEMENT

FLOOR	FREE SALE FLAT AREA	MHADA AREA	TOTAL AREA
1ST FLOOR	105.00 SQ.MT.	352.58 SQ.MT.	457.58 SQ.MT.
2ND FLOOR	448.86 SQ.MT.	47.77 SQ.MT.	496.63 SQ.MT.
3RD FLOOR	------	494.71 SQ.MT.	494.71 SQ.MT.
5TH FLOOR	------	494.71 SQ.MT.	494.71 SQ.MT.
TOTAL	553.86 SQ.MT.	1389.77 SQ.MT.	1943.63 SQ.MT.

WING-E FOR SALE & MHADA AREA STATEMENT

FLOOR	FREE SALE FLAT AREA	MHADA AREA	TOTAL AREA
1ST FLOOR	57.21 SQ.MT.	400.36 SQ.MT.	457.57 SQ.MT.
2ND FLOOR	199.36 SQ.MT.	255.75 SQ.MT.	455.11 SQ.MT.
3RD FLOOR	------	471.82 SQ.MT.	471.82 SQ.MT.
TOTAL	256.57 SQ.MT.	1128.13 SQ.MT.	1384.70 SQ.MT.

TOTAL C + E	810.43 SQ.MT.	2517.90 SQ.MT.	3328.33 SQ.MT.



SECOND FLOOR PLAN (WING-E) (SCALE 1 : 100)

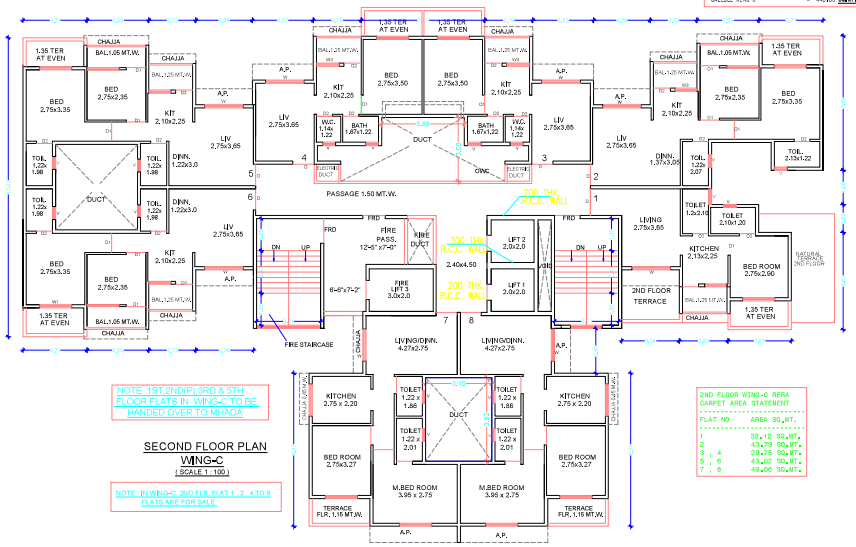
NOTE :1ST,2ND(P) & 3RD FLOOR FLATS IN WING-E TO BE HANDED OVER TO MHADA

SECOND FLOOR WING-E RERA CARPET AREA STATEMENT

FLAT NO	AREA SQ.MT.
1 , 2	54.25 SQ.MT.
3 , 4 & 5	90.00 SQ.MT.
6	30.48 SQ.MT.
7 , 8	29.16 SQ.MT.

SECOND FLOOR PLAN
(WING-E)
(SCALE 1 : 100)

NOTE : IN WING-E, 2ND FLR. FLAT 1 , 2 & 6 FLATS ARE FOR SALE.



NOTE :1ST,2ND(P),3RD & 5TH FLOOR FLATS IN WING-C TO BE HANDED OVER TO MHADA

SECOND FLOOR PLAN
WING-C
(SCALE 1 : 100)

NOTE : IN WING-C, 2ND FLR. FLAT 1 , 2 , 4 TO 8 FLATS ARE FOR SALE.

2ND FLOOR WING-C RERA CARPET AREA STATEMENT

FLAT NO	AREA SQ.MT.
1	39.12 SQ.MT.
2	43.79 SQ.MT.
3 , 4	29.75 SQ.MT.
5 , 6	43.06 SQ.MT.
7 , 8	48.06 SQ.MT.

PROPOSED BLDGS.ON PLOT BEARING ON S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221, H. NO.4(P) ,S.NO.221 , H. NO.6/A(P) , VIL. - TITWALA ,TAL. - KALYAN ,DIST. - THANE.

FOR : THARWANI INFRASTRUCTURE

SIGNATURE OF OWNER

SIGNATURE

NAME OF
R.C.C CONSULTANT

SATISH KANADE
ARCHITECT
CA/82/6998

ARCHITECTS INC.
SIDDHI APTS , GR.FLOOR ,
OPP-LOURDES CHURCH ,
MURBAD ROAD , KALYAN.

DRN BY	CHKD BY	DATE	DRG. NO	JOB NO
PRASANNA	S.V. KANADE	06-11-2023	MA-5	K-

Name Of Owner Tharwani Infrastructure POA Mr Mohan Tharwani

Postal Address : Thanwani Villa 4th floor , Ulhasnagar Thane-421001 Maharashtra

Phone No. 9820012706

DESCRIPTION OF PROJECT :
Type of Proposal : Mixed
BUILDING ON CTS, NO.SURVEY NO.- 221

SITE ADDRESS :
S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P) 221 H.NO.4(P) S.NO.221 , H. NO.6/A(P) VIL. - TITWALA ,TITWALA VILLAGE ,TITWALA HAPPINESS PHASE 2 , OPP MAHAGANPATI TEMPLE,TITWALA,KDMT

NAME OF OWNER : THARWANI INFRA

SIGNATURE OF OWNER

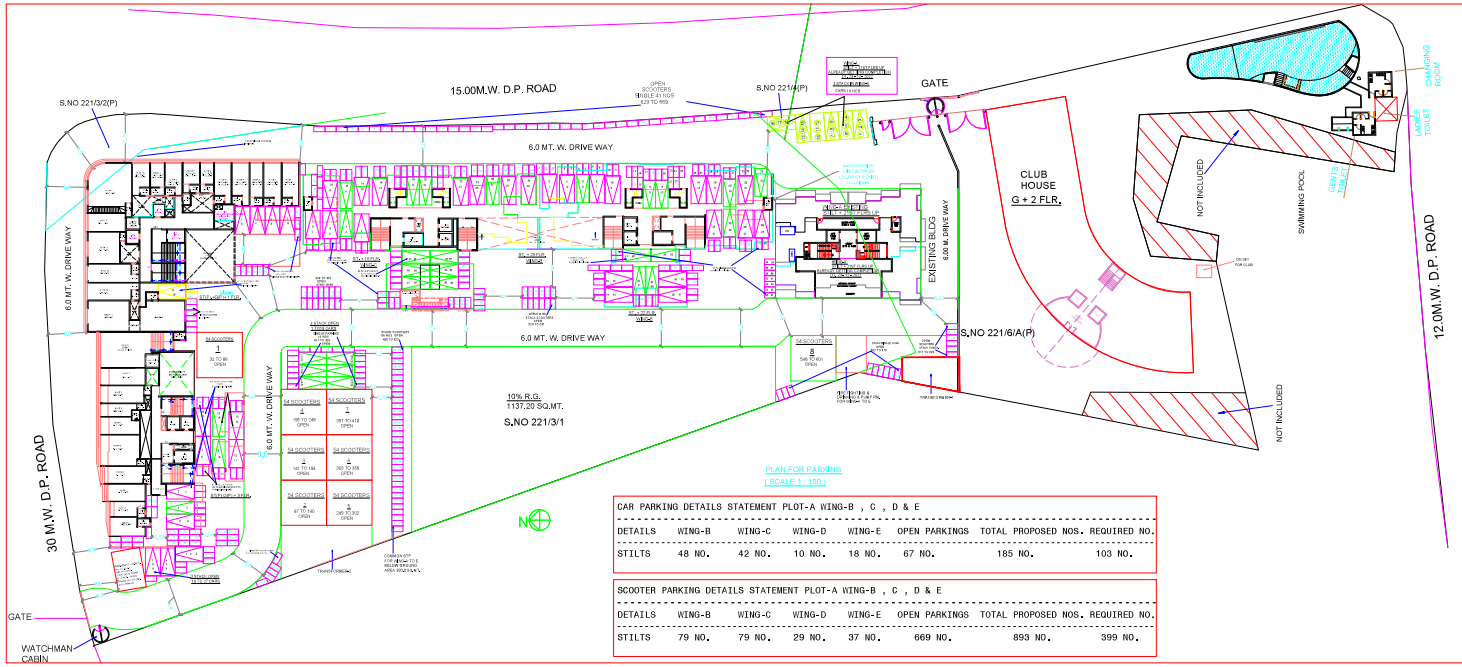
SIGNATURE OF ARCHITECT
Signature valid

SIGNATURE OF R.C.C. CONSULTANT
Signature valid

SCALE- 1:100 | Date: 27/11/23

JOB NO - K- | DRG NO - MA-5 | CHECK BY -

SUBMISSION DRAWING



PLAN FOR PARKING
(SCALE 1 : 100)

CAR PARKING DETAILS STATEMENT PLOT-A WING-B , C , D & E

DETAILS	WING-B	WING-C	WING-D	WING-E	OPEN PARKINGS	TOTAL PROPOSED NOS.	REQUIRED NO.
STILTS	48 NO.	42 NO.	10 NO.	18 NO.	67 NO.	185 NO.	103 NO.

SCOOTER PARKING DETAILS STATEMENT PLOT-A WING-B , C , D & E

DETAILS	WING-B	WING-C	WING-D	WING-E	OPEN PARKINGS	TOTAL PROPOSED NOS.	REQUIRED NO.
STILTS	79 NO.	79 NO.	29 NO.	37 NO.	669 NO.	893 NO.	399 NO.

STAMP OF APPROVAL		SHEET NO.13/15
GROUND FLOOR FOR PARKING NOT TO SCALE		

PROPOSED BLDGS.ON PLOT BEARING ON S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P) , 221 , H. NO.4(P),S.NO.221 ,H. NO.6/A(P) , VIL.-TITWALA, TAL.- KALYAN , DIST. - THANE.

FOR : THARWANI INFRASTRUCTURE

SIGNATURE OF OWNER

SIGNATURE

NAME OF R.C.C CONSULTANT

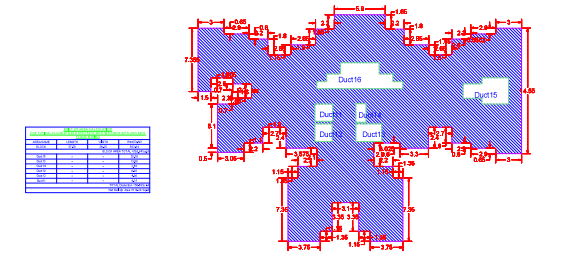
SATISH KANADE
ARCHITECT
CA/82/6998

ARCHITECTS INC.
SIDDHI APTS , GR.FLOOR ,
OPP LOURDES CHURCH ,
MURBAD ROAD , KALYAN.

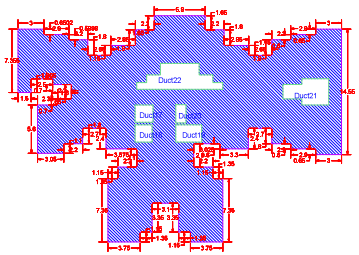
DRN BY	CHKD BY	DATE	DRG. NO	JOB NO
PRASANNA	S.V. KANADE	22-12-2023	MA-6	K-

SHEET NO.08/13

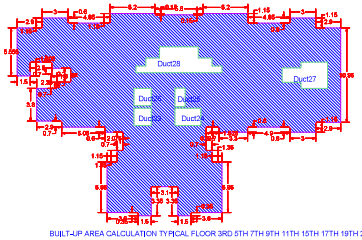
Signature valid



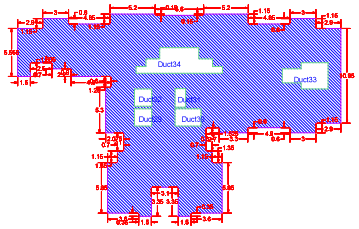
BUILT-UP AREA CALCULATION TYPICAL FLOOR 4TH 6TH 10TH 12TH 14TH 16TH 20TH 22TH AND 24TH FLOOR B WING



BUILT-UP AREA CALCULATION SECOND FLOOR B WING



BUILT-UP AREA CALCULATION TYPICAL FLOOR 3RD 5TH 7TH 9TH 11TH 15TH 17TH 19TH 21ST 25TH B WING



BUILT-UP AREA CALCULATION FIRST FLOOR B WING

Name Of Owner Tharwani Infrastructure PCH Mr Mohan Tharwani

Postal Address Tharwani Villa 419
Near Lokmanyar Thane-421301 Maharashtra

Phone No. 9820122706

DESCRIPTION OF PROJECT :

Type of Proposal Model
BUILDING ON CTS, NO.SURVEY NO.- 221

SITE ADDRESS :
S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P) 221 H.NO.4(P) S.NO.221 , H. NO.6/A(P) , VIL.-TITWALA, VIDEON IT BELLEVA HAPPINESS PHASE 2, OPP. MAHAGANPATI TEMPLE, TITWALA EXIT

NAME OF OWNER : THARWANI INFRA

STATUS	LOCATION OF SITE
	CITY : Ground Floor Admission Log, Next To Hotel Kamala Near Railway Station Badlapur (E)

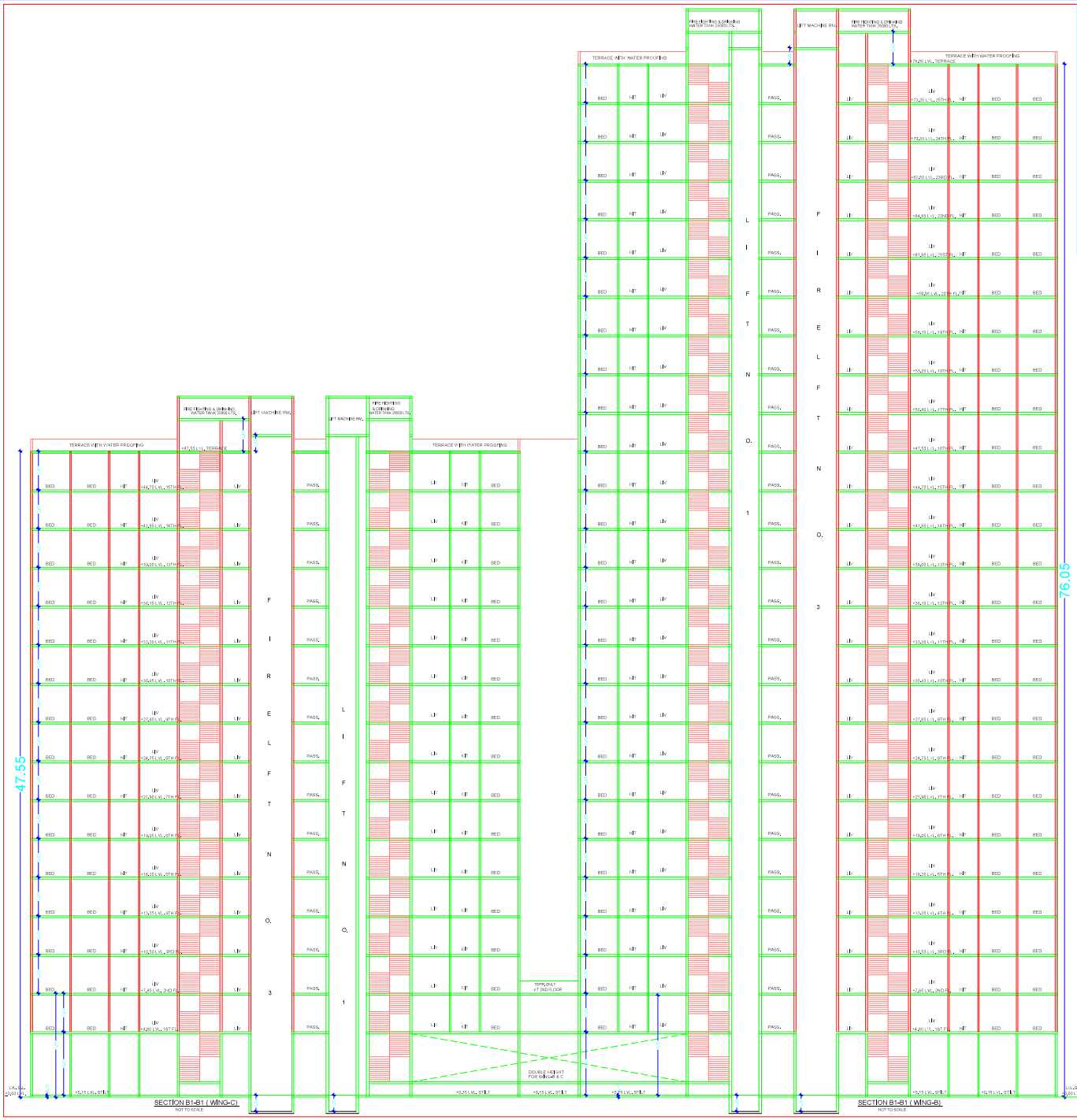
SIGNATURE WITH Signature valid

SIGNATURE WITH Signature valid

SCALE- 1 : 100 | Date: 27/1/03

JOB NO - (SHEET NO.)-(DRG NO.)-(REV NO.)

SUBMISSION DRAWING



STAMP OF FIRE FIGHTING OF PLAN

SHEET NO.14 / 15

WING-B & C SECTION

PROPOSED BLDGS.ON PLOT BEARING ON S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221, H. NO.4(P) ,S.NO.221 , H. NO.6 / A (P) , VIL. - TITWALA ,TAL. - KALYAN ,DIST. - THANE.

FOR : THARWANI INFRASTRUCTURE

SIGNATURE OF OWNER

SIGNATURE

NAME OF R.C.C CONSULTANT

SATISH KANADE
ARCHITECT
CA/82/6998

ARCHITECTS INC.
SIDDHI APTS , GR.FLOOR ,
OPP LOURDES CHURCH ,
MURBAD ROAD , KALYAN.

DRN BY	CHKD BY	DATE	DRG. NO	JOB NO
PRASANNA	S.V. KANADE	22-12-2023	MA-6	K-

SHEET NO.10/10

Signature valid

Digitally signed by DISHA PRAKASH SAWANT
Date: 2024.02.08 15:42:19 IST
Reason: Approved
Location: Kalyan Dombivli Municipal Corporation
Project Code : KDMC/R/B/2024/APL/00130
Application Number : 80/202302230
Proposal Number : 227647
Certificate Number : KDMC/CRB/2024/APL/00030

Name Of Owner Tharwani Infrastructure PCH Mr Mohan Tharwani

Postal Address Tharwani Villa 418
Near Dhanalaxmi Thane 421301 Maharashtra

Phone No. 9820122708

DESCRIPTION OF PROJECT :

Type of Proposal Mixed
BUILDING ON CTS, NO.SURVEY NO.- 221

SITE ADDRESS :
S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221 H.NO.4(P) S.NO.221 , H. NO.6/A(P) , TITWALA ,VIDEH IT BELESIN HAPPINESS PHASE 2 , OPP MAHAGANPATI TEMPLE ,KATT

NAME OF OWNER : THARWANI INFRA

SIGNATURE

NAME OF ARCHITECT
SATISH KANADE
Ground Floor Amrapali Apt, Near To Hotel Krishna Near Railway Station Badlapur (E)

SIGNATURE WITH SEAL
Signature valid
Digitally signed by SATISH KANADE
Date: 2023.12.22 15:17:13 IST
Reason: Approved
Location: Mumbai

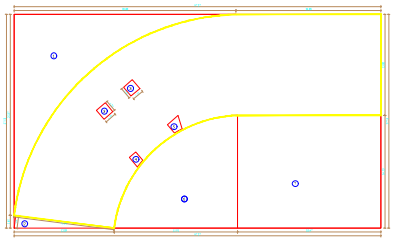
SIGNATURE WITH SEAL
Signature valid
Digitally signed by SATISH KANADE
Date: 2023.12.22 15:17:13 IST
Reason: Approved
Location: Mumbai

SCALE- 1:100

Date: 27/1/23

JOB NO.- K- DATE- 22/12/23 DRAWING NO.- MA-6 REV. NO.- -

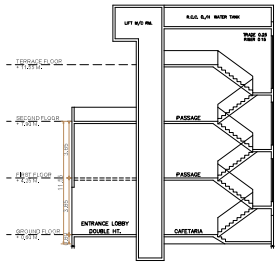
SUBMISSION DRAWING



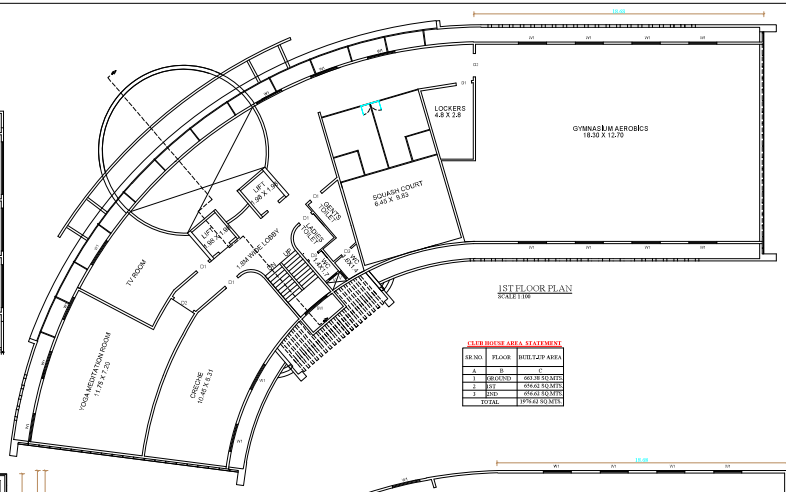
CLUB HOUSE
TERRACE FLOOR
SCALE 1:100

BUILT UP AREA STATEMENT		
CLUB HOUSE		
GROUND FLOOR		
A= 47.27 X 27.73 = 1301.31		
DEDUCTION		
1	181.8980	181.8980 MTR
2	0.50 X 13.00 X 1.61	10.6600 MTR
3	1.50 X 2	3.0000 MTR
4	71.7600	171.7600 MTR
5	8.47 X 12.13	205.7500 MTR
	TOTAL	#############
BUILT AREA = A-DEDUCTION		
1301.31 - 571.94		
= 663.38 SQ.MT.		

BUILT UP AREA STATEMENT		
CLUB HOUSE		
1ST & 2ND FLOOR		
A= 47.27 X 27.73 = 1301.31		
DEDUCTION		
1	181.81	181.8980 MTR
2	0.50 X 13.00 X 1.61	10.6600 MTR
3	1.50 X 1.50 X 2	4.5000 MTR
4	1.50 X 2	3.0000 MTR
5	71.7600	171.7600 MTR
6	2.2000	2.2000 MTR
7	8.47 X 12.13	205.7500 MTR
	TOTAL	#############
BUILT AREA = A-DEDUCTION		
1301.31 - 604.72		
= 696.62 SQ.MT.		

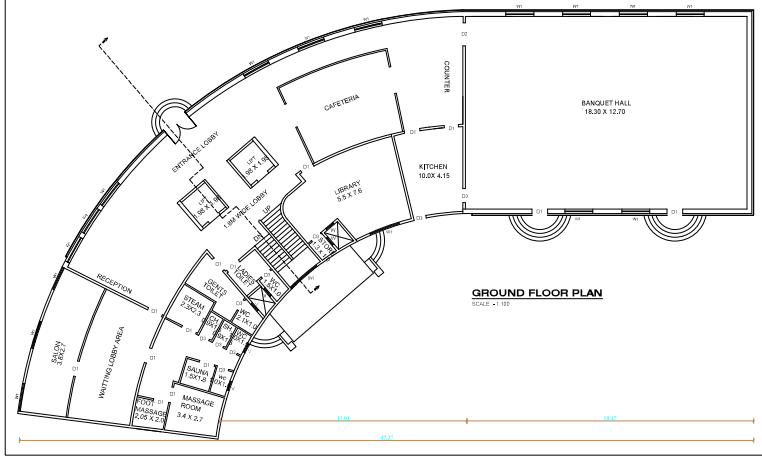


CLUB HOUSE
SECTION A-A
SCALE 1:100

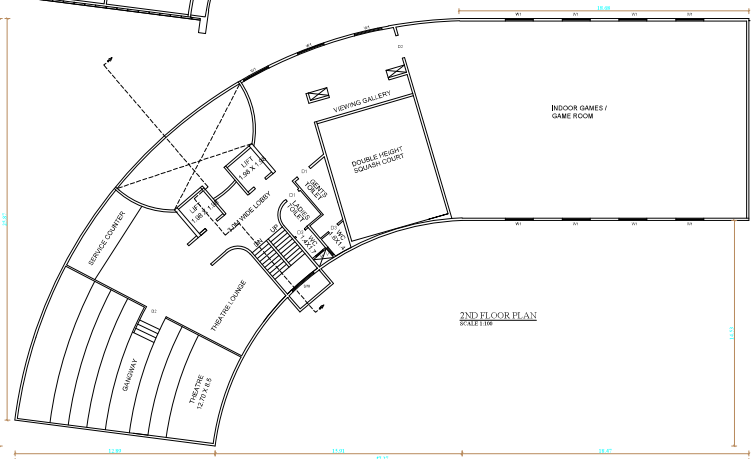


1ST FLOOR PLAN
SCALE 1:100

CLUB HOUSE AREA STATEMENT		
SR NO	FLOOR	BUILT-UP AREA
A	B	C
1	GROUND	663.38 SQ.MTS
2	1ST	696.62 SQ.MTS
3	2ND	696.62 SQ.MTS
	TOTAL	1976.62 SQ.MTS



GROUND FLOOR PLAN
SCALE 1:100



2ND FLOOR PLAN
SCALE 1:100

STAMP OF APPROVAL OF PLAN

SHEET NO.15/15

CLUB HOUSE 2ND FLOOR & SECTION

PROPOSED BLDGS.ON PLOT BEARING ON S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221,H. NO.4(P) , S.NO.221 , H. NO.6/A(P) , VIL. - TJTWALA ,TAL. - KALYAN DIST. - THANE.

FOR : THARWANI INFRASTRUCTURE

SIGNATURE OF OWNER

SIGNATURE

NAME OF R.C.C CONSULTANT

SATISH KANADE
ARCHITECT
CA/82/8998

ARCHITECTS INC.
SHOP NO.4 ARTS , GR.FLOOR ,
OPP.LOURDES CHURCH ,
MURBAD ROAD , KALYAN.

DRN BY	CHKD BY	DATE	DRG. NO	JOB NO
PRASANNA	S.V. KANADE	22-12-2023	MH-6	K-

Signature valid
Digitally signed by DIGNA PRAKASH SAWANT
Date: 2024.02.08 15:40:20 IST
Reason: Approved
Location: Kalyan Dombivli Municipal Corporation
Project Code: KDMC/RB/0234/APL/00128
Application Number : RN/202300230
Proposal Number : 227504
Certificate Number : KDMC/RB/0234/APL/00030

Name Of Owner Tharwani Infrastructure PO3 Mr Mohan Tharwani

Postal Address Tharwani Villa 418
Near Dhamaniya Thane-421301 Maharashtra

Phone No. 9820122708

DESCRIPTION OF PROJECT :

Type of Proposal Model
BUILDING ON CTS, NO.SURVEY NO.- 221

SITE ADDRESS :
S.NO.221 , H. NO.3/1 , 221 , H. NO.3/2(P), 221,H.NO.4(P) ,S.NO.221 , H. NO.6/A(P) , VIL. - TJTWALA ,TAL.- KALYAN HAPPY HOME PHASE 2 , OPP. MAHAGANPATI MANDIR , TJTWALA EXIST

NAME OF PROPOSED BUILDING IN LANDS

OWNER	NAME OF OWNER
	THARWANI INFRA Authorised Key Point To Hand Kalyan Near Railway Station Backside (E)

SIGNATURE OF OWNER	SIGNATURE OF ARCHITECT
Signature valid	Signature valid

SCALE- 1:100 | Date: 27/1/23

JOB NO - K-(SATISH CARCHITECT) - BLOCK 01 -

SUBMISSION DRAWING