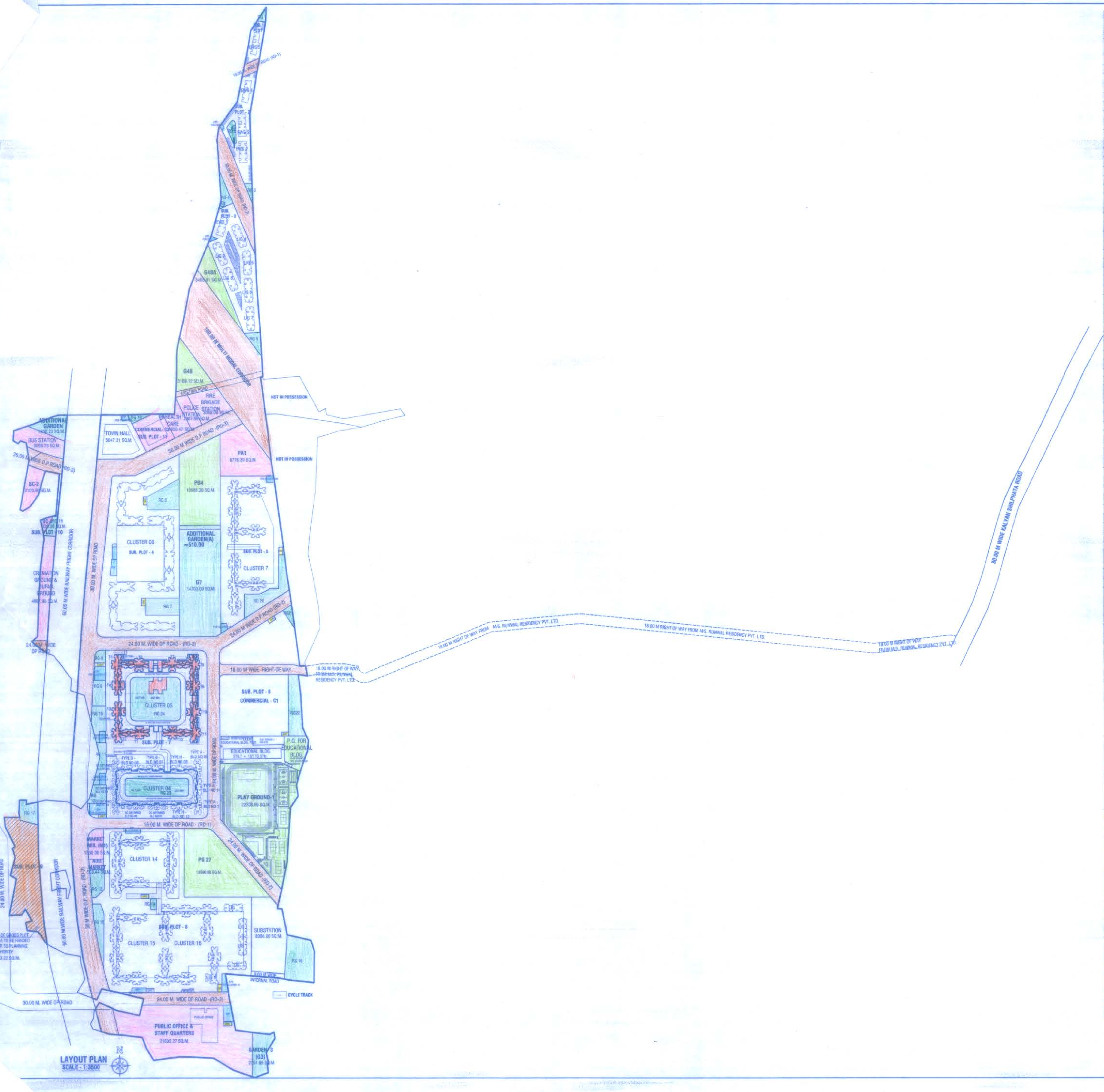


LAYOUT PLAN
SCALE - 1:3500

PLOT AREA STATEMENT AS PER 7-12 EXTRACT - VILLAGE - USARGHAR

SR. NO.	SURVEY NO.	AREA AS PER 7/12 EXTRACT (IN
1	17/1	610.00
2	17/2	1330.00
3	17/3/A	1030.00
4	17/3/B	390.00
5	17/4	170.00
6	17/5	50.00
7	19/1	350.00
8	19/2	1060.00
9	19/3	560.00
10	19/4	450.00
11	20/3	400.00
12	20/4	2620.00
13	20/5	1070.00
14	34/1	4430.00
15	36/1/A	1670.00
16	36/1/B	4400.00
17	37/1	1010.00
18	37/2	1720.00
19	38/1	5710.00
20	38/2	2860.00
21	38/3	380.00
22	38/4	380.00
23	70/9	6780.00
24	70/10	1590.00
25	70/11	830.00
26	71/1	14790.00
27	71/2	430.00
28	71/3	1160.00
29	71/4	150.00
30	71/8	510.00
31	91/1	450.00
32	91/2	150.00
33	91/3	710.00
34	91/4	990.00
35	91/5	1340.00
36	92/1	2350.00
37	92/2	80.00
38	93P	105900.00
39	103/2	510.00
40	103/3	400.00
41	103/4	200.00
42	103/5	330.00
43	103/6/A	1310.00
44	103/6/B	1460.00
45	103/7	700.00
46	103/8	700.00
47	103/9	3400.00
48	103/10	2200.00
49	103/11	2400.00
50	103/12	11100.00
51	103/13	16220.00
52	103/14/B	500.00
53	103/15	700.00
54	103/16	500.00
55	103/17	4300.00
56	103/18	6800.00
57	106/2	400.00
58	106/3	1200.00
59	106/6	4700.00
60	107/1	3550.00
61	107/2A	3800.00
62	107/2B	4540.00
63	107/3	22720.00
64	107/4	5940.00
65	107/5	700.00
66	107/6	5800.00
67	107/7	10600.00
68	107/8	2900.00
69	107/9	1800.00
70	107/10	200.00
71	107/11	900.00
72	107/12	730.00
73	107/13	760.00
74	107/14	600.00
75	107/15	450.00
76	107/16	450.00
77	107/17	3800.00
78	107/18	3700.00
79	107/19	150.00
80	107/20	5810.00
81	107/22	170.00
82	107/23	1300.00
83	107/24	560.00
84	107/25A	610.00
85	107/25B	1730.00
86	107/26A	630.00
87	107/26B	200.00
88	108/1	77390.00
89	108/2	90.00
90	108/3	600.00
91	109P	67840.00
92	134/1	2250.00
93	134/2	1240.00
94	134/3	1340.00
TOTAL (1)		466740.00

SR. NO.	SURVEY NO.	AREA AS PER 7/12 EXTRACT (IN SQ.M.)
VILLAGE - SANDAP		
1	21/1	60600.00
2	2	1870.00
TOTAL (4)		62470.00
TOTAL (A+B)		529210.00

PLOT AREA STATEMENT AS PER LOCATIONAL CLEARANCE – VILLAGE - USARGHAR

SR. NO.	SURVEY NO.	AREA AS PER LOCATIONAL CLEARANCE (IN SQ.M.)
1	17/1	610.00
2	17/2	1330.00
3	17/3/A	1030.00
4	17/3/B	390.00
5	17/4	170.00
6	17/5	50.00
7	19/1	350.00
8	19/2	1060.00
9	19/3	560.00
10	19/4	450.00
11	20/3	400.00
12	20/4	2620.00
13	20/5	1070.00
14	34/1	4430.00
15	36/1/A	1670.00
16	36/1/B	4400.00
17	37/1	1010.00
18	37/2	1720.00
19	38/1	5710.00
20	38/2	2860.00
21	38/3	380.00
22	38/4	380.00
23	70/9	6780.00
24	70/10	1590.00
25	70/11	830.00
26	71/1	14790.00
27	71/2	430.00
28	71/3	1160.00
29	71/4	150.00
30	71/8	510.00
31	91/1	450.00
32	91/2	150.00
33	91/3	710.00
34	91/4	990.00
35	91/5	1340.00
36	92/1	2350.00
37	92/2	80.00
38	93P	105900.00
39	103/2	510.00
40	103/3	400.00
41	103/4	200.00
42	103/5	330.00
43	103/6/A	1310.00
44	103/6/B	1460.00
45	103/7	700.00
46	103/8	700.00
47	103/9	3400.00
48	103/10	2200.00
49	103/11	2400.00
50	103/12	11100.00
51	103/13	16220.00
52	103/14/B	500.00
53	103/15	700.00
54	103/16	500.00
55	103/17	4300.00
56	103/18	6800.00
57	106/2	400.00
58	106/3	1200.00
59	106/6	4700.00
60	107/1	3550.00
61	107/2A	3800.00
62	107/2B	4540.00
63	107/3	22720.00
64	107/4	5940.00
65	107/5	700.00
66	107/6	5800.00
67	107/7	10600.00
68	107/8	2900.00
69	107/9	1800.00
70	107/10	200.00
71	107/11	900.00
72	107/12	730.00
73	107/13	760.00
74	107/14	600.00
75	107/15	450.00
76	107/16	450.00
77	107/17	3800.00
78	107/18	3700.00
79	107/19	150.00
80	107/20	5810.00
81	107/22	170.00
82	107/23	1300.00
83	107/24	560.00
84	107/25A	610.00
85	107/25B	1730.00
86	107/26A	630.00
87	107/26B	200.00
88	108/1	76530.00
89	108/2	90.00
90	108/3	600.00
91	109P	67840.00
92	134/1	2250.00
93	134/2	1240.00
94	134/3	1340.00
TOTAL (1)		465880.00

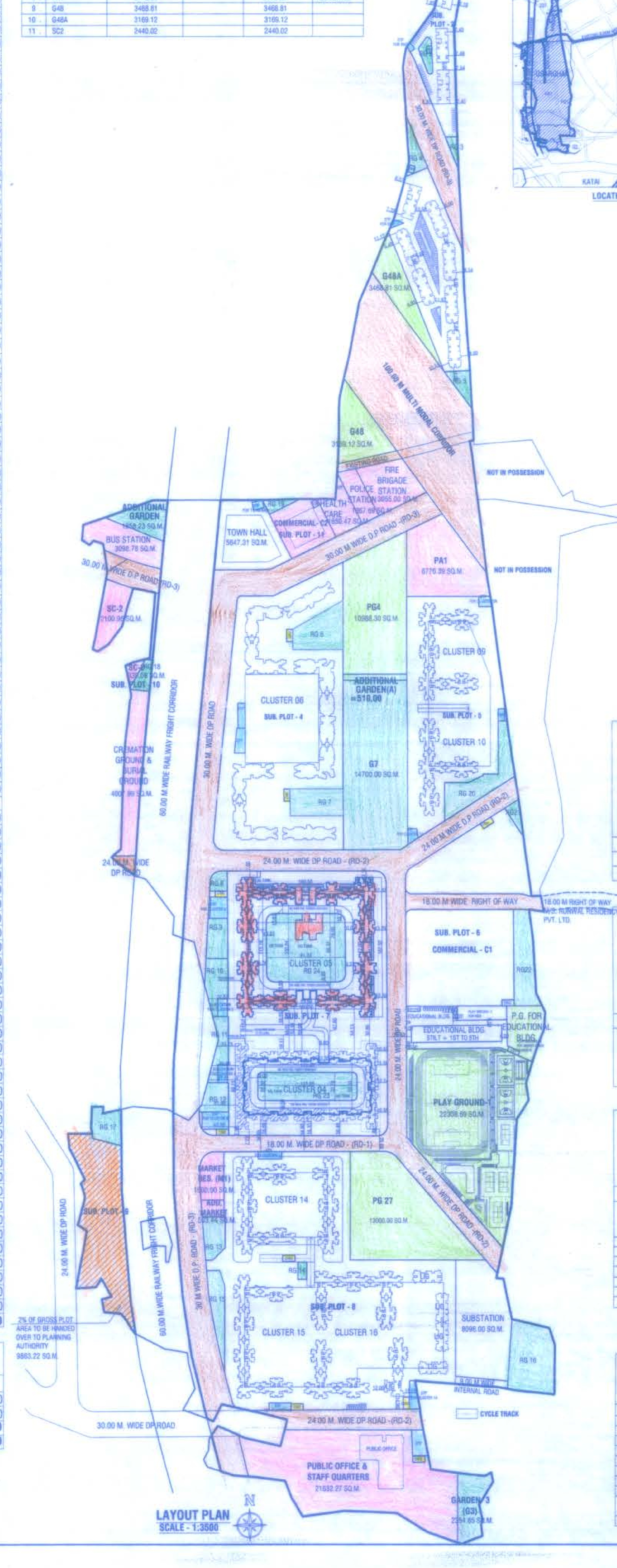
SR. NO.	SURVEY NO.	AREA AS PER LOCATIONAL CLEARANCE (IN SQ.M.)
VILLAGE - SANDAP		
1	21/1	60600.00
2	2	1870.00
TOTAL (4)		62470.00
TOTAL (A+B)		528350.00

PLOT AREA STATEMENT AS CONSIDERED FOR PROPOSAL (EXCLUDING S.NO 106/6) VILLAGE - USARGHAR

SR. NO.	SURVEY NO.	AREA (IN SQ.M.)
1	17/1	610.00
2	17/2	1330.00
3	17/3/A	1030.00
4	17/3/B	390.00
5	17/4	170.00
6	17/5	50.00
7	19/1	350.00
8	19/2	1060.00
9	19/3	560.00
10	19/4	450.00
11	20/3	400.00
12	20/4	2620.00
13	20/5	1070.00
14	34/1	4430.00
15	36/1/A	1670.00
16	36/1/B	4400.00
17	37/1	1010.00
18	37/2	1720.00
19	38/1	5710.00
20	38/2	2860.00
21	38/3	380.00
22	38/4	380.00
23	70/9	6780.00
24	70/10	1590.00
25	70/11	830.00
26	71/1	14790.00
27	71/2	430.00
28	71/3	1160.00
29	71/4	150.00
30	71/8	510.00
31	91/1	450.00
32	91/2	150.00
33	91/3	710.00
34	91/4	990.00
35	91/5	1340.00
36	92/1	2350.00
37	92/2	80.00
38	93P	105900.00
39	103/2	510.00
40	103/3	400.00
41	103/4	200.00
42	103/5	330.00
43	103/6/A	1310.00
44	103/6/B	1460.00
45	103/7	700.00
46	103/8	700.00
47	103/9	3400.00
48	103/10	2200.00
49	103/11	2400.00
50	103/12	11100.00
51	103/13	16220.00
52	103/14/B	500.00
53	103/15	700.00
54	103/16	500.00
55	103/17	4300.00
56	103/18	6800.00
57	106/2	400.00
58	106/3	1200.00
59	107/1	3550.00
60	107/2A	3800.00
61	107/2B	4540.00
62	107/3	22720.00
63	107/4	5940.00
64	107/5	700.00
65	107/6	5800.00
66	107/7	10600.00
67	107/8	2900.00
68	107/9	1800.00
69	107/10	200.00
70	107/11	900.00
71	107/12	730.00
72	107/13	760.00
73	107/14	600.00
74	107/15	450.00
75	107/16	450.00
76	107/17	3800.00
77	107/18	3700.00
78	107/19	150.00
79	107/20	5810.00
80	107/22	170.00
81	107/23	1300.00
82	107/24	560.00
83	107/25A	610.00
84	107/25B	1730.00
85	107/26A	630.00
86	107/26B	200.00
87	108/1	76530.00
88	108/2	90.00
89	108/3	600.00
90	109P	67840.00
91	134/1	2250.00
92	134/2	1240.00
93	134/3	1340.00
TOTAL (1)		461180.00

SR. NO.	SURVEY NO.	AREA (IN SQ.M.)
VILLAGE - SANDAP		
1	21/1	60600.00
2	2	1870.00
TOTAL (4)		62470.00
TOTAL (A+B)		523650.00

SR.NO.	RESERVATIONS	AREA AS PER D.P. PLAN (SQ.MT.)	ADDITIONAL AREA (SQ.MT.)	AREA AS PER PROPOSED PLAN (SQ.MT.)	
1	PG1	22308.69		22308.69	
2	PG4	9700.00	1288.30	10988.30	RELOCATED
3	PG27	13000.00		13000.00	RELOCATED
4	PUBLIC OFFICE 1	21632.27		21632.27	
5	G3	2354.65		2354.65	
6	M1	1500.00		1500.00	RELOCATED
7	G7	14700.00	510.00	15210.00	RELOCATED
8	PA1	6776.39		6776.39	RELOCATED
9	G48	3468.81		3468.81	
10	G48A	3169.12		3169.12	
11	SC2	2440.02		2440.02	



LAYOUT PLAN
SCALE - 1:3500

LOCATION PLAN

TABLE A

SR. NO.	DESCRIPTION	AREA IN SQ.M.
1	AREA OF PLOT AS PER LC (EXCLUDING S.NO. 106/6)	523650.00
2	AREA NOT IN POSSESSION	31732.28
3	AREA OF PLOT CONSIDERING FOR TOWNSHIP (1-2)	491917.72
4	BASIC FSI	1.00
5	PERMISSIBLE BUILT UP AREA (3 X 4)	491917.72
6	ADDITIONAL FSI AGAINST PAYMENT OF PREMIUM (NOT CONSIDERED ON 2% AMENITY PLOT)	0.70
7	PERMISSIBLE BUILT UP AREA (3 X 6)-(0.7X9838.35)	337455.56
8	BASIC FSI + ADDITIONAL FSI AGAINST PAYMENT OF PREMIUM (5+7)	829373.28
9	ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 60% ON(13) FOR RESIDENTIAL & UPTO 80%ON(11B+12)FOR COMMERCIAL	511837.58
10	TOTAL ENTITLEMENT OF PROJECT (8 + 9)	1341210.86
11	TOTAL AREA FOR ECONOMIC ACTIVITIES (ALL TYPES OF ACTIVITIES AS LISTED BELOW)	167252.02
11A	LESS FSI CONSUMED IN ECONOMIC ACTIVITY- EDUCATIONAL BUILDING	8096.78
11B	TOTAL AREA FOR ECONOMIC ACTIVITY (11-11A)	159155.24
12	TOTAL AREA FOR PUBLIC UTILITIES	1100.00
13	TOTAL AREA FOR RESIDENTIAL DEVELOPMENT	639388.98
14	TOTAL AREA FOR PUBLIC OFFICE AND STAFF QUATERS	21632.27
15	Total (11+12+13+14)	829373.28
16	PERMISSIBLE BUILT UP OR SOCIAL HOUSING DEVELOPMENT	55620.29

SR. NO.	DESCRIPTION	PLOT AREA: REQUIRED	PLOT AREA: AREA AS PER DP RESERVATION	PLOT AREA: TO BE PROVIDED	PLOT AREA: PROVISION	BUILT UP AREA TO BE PROVIDED FOR FSI 1: REQUIRED	BUILT UP AREA TO BE PROVIDED FOR FSI 1.7
17	MANDATORY TOWN LEVEL AMENITIES TO BE PROVIDED	a	b	c		d	e
A	SPACES FOR RECREATION						
	(i) GARDEN AND PARK 5%	24595.89	23692.58	24595.89	26060.81		
	(ii) PLAY GROUND 7.5%	36893.83	46257.36	46257.36	46296.99		
B	SPACE FOR COMBINED SCHOOL (PRIMARY SCHOOL + HIGH SCHOOL)	6148.97	2440.02	6148.97	7188.88	6148.97	10453.25
	PG FOR SCHOOL				3177.05		
C	COMMUNITY HEALTH CARE FACILITIES	1229.79		1229.79	1891.87	1844.69	3135.98
D	COMMUNITY MARKET						
	(i) MUTTON MARKET	1000.00	1496.56	2000.00	2003.44	1161.05	1700.00
	(ii) FISH MARKET & VEGETABLE MARKET	1000.00				1161.05	1700.00
E	PUBLIC ASSEMBLY FACILITIES	5000.00		5000.00	5004.92	5000.00	8500.00
G	ECONOMIC ACTIVITY B,C,D,E,F,H INCLUDED IN G	49191.77		49191.77	61262.85	98383.54	167252.02
H	ONLY FOR COMMERCIAL PURPOSE (G-(B+C+D+E))				45373.74		
I	PUBLIC UTILITIES						
	(i) FIRE BRIGADE STATION	3000.00		3000.00	3055.00	550.00	550.00
	(ii) SEWAGE WASTE MANAGEMENT PROJECT (S.W.M.P.)	4000.00		4000.00	4103.87		
	(iii) CREMATION GROUND	2000.00		2000.00	2000.00		
	(iv) BURRIAL GROUND	2000.00		2000.00	2007.99		
	(v) BUS STATION / TRANSPORT HUB	3000.00		3000.00	3098.77	50.00	50.00
	(vi) POLICE STATION	1000.00		1000.00	1367.69	500.00	500.00
	(vii) ELECTRIC SUB STATION	AS PER REQUIREMENT			8642.59		
	(viii) OTHER PUBLIC UTILITIES	AS PER REQUIREMENT					
	(ix) PUBLIC PARKING FACILITIES	AS PER PREVAILING DCR	6776.39	6776.39	6776.39	AS PER PREVAILING DCR	
	(x) SOLID WASTE MANAGEMENT	AS PER REQUIREMENT			1200.00		
	TOTAL (i to x)			21776.39	32252.30		
18	TOTAL (A+G+I)			141821.41	169050.00	99483.54	168352.02
19	PUBLIC OFFICE & STAFF QUARTERS		21632.27	21632.27	21632.27	21632.27	21632.27
20	D.P. ROAD & EXISTING ROAD		69135.30	69135.30	69135.30		
21	MULTIMODEL CORRIDOR			23822.00	23822.00		
22	2% OF GROSS PLOT AREA TO BE HANDED OVER TO PLANNING AUTHORITY	9838.35		9838.35	9863.22		
23	TOTAL AREA FOR RESIDENTIAL (3-(18+19+20+21+22))			225668.39	198414.93	370801.91	639388.98
24	0.15 FSI FOR SOCIAL HOUSING SCHEME EWS/ LIG					55620.29	
	25% FOR EWS					13905.07	
	75 % FOR LIG					41715.21	

PLOT REQUIREMENT FOR SPACES FOR RECREATION :

TOTAL PLOT AREA = 491917.72 SQ.M.

PLOT REQUIREMENT AS PER GOVT NOTIFICATION DTD 08.03.2019

PLOT AREA REQUIRED FOR GARDEN AND PARK = 5% OF 491917.72 = 24595.89 SQ.M.

PLOT AREA REQUIRED FOR PLAY GROUND = 7.5% OF 491917.72 = 36893.83 SQ.M.

SUMMARY OF PLOT AREA :

SR. NO.	TYPE OF SPACES FOR RECREATION	PLOT REQUIRED (IN SQ.M.)	AREA AS PER D.P. (IN SQ.M.) (i)	PROVIDED ADDITIONAL AREA (IN SQ.M.) (ii)	TOTAL PLOT AREA (IN SQ.M.) (i+ii)
1	GARDEN & PARK	24595.89	23692.58	2368.23	26060.81
2	PLAY GROUND	36893.83	45008.69	1288.30	46296.99
TOTAL		61489.72	68701.27	3656.53	72357.80

PLOT REQUIREMENT FOR COMBINED SCHOOL (PRIMARY &SECONDARY) :

TOTAL PLOT AREA = 491917.72 SQ.M.
PLOT REQUIREMENT AS PER GOVT NOTIFICATION DTD 08.03.2019
PLOT AREA REQUIRED FOR SCHOOL = (491917.72 X 5000 Sq.M.)/ 40Ha. = 6148.97 SQ.M.

SUMMARY OF PLOT AREA :

SR. NO.	DESCRIPTION	PLOT REQUIRED (IN SQ.M.)	PLOT PROVIDED: AREA AS PER D.P. (IN SQ.M.) (i)	PLOT PROVIDED: ADDITIONAL AREA (IN SQ.M.) (ii)	PLOT PROVIDED: TOTAL AREA (IN SQ.M.) iii =(i+ii)
1	EDUCATIONAL PLOT	6148.97	2440.02	4748.86	7188.88

EDUCATIONAL BUILDING PLOT AREA = 4748.86 SQ.M.
R.G REQUIRED FOR EDUCATIONAL PLOT = 1899.54SQ.M.
(40% OF EDUCATIONAL BUILDING PLOT AREA)
R.G PROVIDED FOR EDUCATIONAL PLOT = 3177.05 SQ.M.

PLOT REQUIREMENT FOR ECONOMIC ACTIVITIES :

TOTAL PLOT AREA = 491917.72 SQ.M.

PLOT REQUIREMENT AS PER GOVT NOTIFICATION DATED 08.03.2019

PLOT AREA REQUIRED FOR ECONOMIC ACTIVITIES = (491917.72 X 40000 Sq.M.)/ 40Ha. = 49191.77 SQ.M.

PERMISSIBLE B/UP AREA FOR ECONOMIC ACTIVITIES FOR BASIC FSI = 49191.77 X 2 = 98383.54 SQ.M.

PERMISSIBLE B/UP AREA FOR ECONOMIC ACTIVITIES FOR PREMIUM FSI =98383.54 X 1.7 = 167252.02 SQ.M.

SUMMARY OF PLOT AREA :

SR. NO.	TYPE OF ACTIVITIES	AREA AS PER D.P. (IN SQ.M.) (i)	ADDITIONAL PROVIDED PLOT AREA (IN SQ.M.) (ii)	TOTAL PLOT AREA (IN SQ.M.) (i+ii)
1	EDUCATIONAL PLOT (SC2)	2440.02	4748.86	7188.88
2	MARKET (M1)	1500.00	503.44	2003.44
3	HEALTH CARE		1650.47	1650.47
4	TOWN HALL		5647.31	5647.31
5	COMMERCIAL C1(SUB PLOT 6)		29177.31	29177.31
6	COMMERCIAL C2		3605.49	3605.49
TOTAL	(i+ii)	3940.02	45332.88	49272.90

PLOT AREA STATEMENT FOR PUBLIC UTILITIES :

SUMMARY OF PLOT AREA :

SR. NO.	TYPE OF UTILITIES	PLOT REQUIRED (IN SQ.M.)	AREA AS PER D.P. (IN SQ.M.) (i)	PROVIDED PLOT AREA (IN SQ.M.) (ii)	TOTAL PLOT AREA (IN SQ.M.) (i+ii)
1	FIRE BRIGADE STATION	3000.00		3055.00	3055.00
2	S.W.M.P	4000.00		4103.87	4103.87
3	CREMATION GROUND	2000.00		2000.00	2000.00
4	BURIAL GROUND	2000.00		2007.99	2007.99
5	BUS STATION	3000.00		3098.77	3098.77
6	POLICE STATION	1000.00		1367.69	1367.69
7	ELECTRIC SUBSTATION	AS PER REQ.		8642.59	8642.59
8	OTHER PUBLIC UTILITIES	AS PER REQ.			
9	PUBLIC PARKING	AS PER DP	6776.39		6776.39
10	SOLID WASTE MANAGEMENT	AS PER REQ.		1200.00	1200.00
TOTAL		15000.00	6776.39	25475.91	32252.30

PLOT AREA CALCULATION -RESIDENTIAL COMPONENT :

SR.NO.	DESCRIPTION	AREA (IN SQ.M.)
1	TOTAL PLOT AREA	491917.72
2	TOWN LEVEL AMENITIES	
i	SPACES FOR RECREATION	72357.80
ii	P.G FOR SCHOOL	3177.05
iii	ECONOMIC ACTIVITIES	49272.90
iii	PUBLIC UTILITIES	32252.30
iv	TOTAL ((i) to (iv)	157060.05
3	PUBLIC OFFICE & STAFF QUARTERS	21632.27
4	2 % GROSS PLOT TO BE HANDED OVER TO AUTHORITY	9863.22
5	AREA UNDER OF D.P & EXISTING ROADS	69135.30
6	AREA UNDER 100.00 M MULTIMODAL CORRIDOR	23822.00
7	BALANCE PLOT AREA FOR RESIDENTIAL = 1 - (2+3+4+5+6)	210404.88

RG AREA STATEMENT :

TOTAL RG REQUIRED = 10% OF (PLOT AREA FOR RESIDENTIAL + TOWN LEVEL AMENITIES EXCEPTING ECONOMIC ACTIVITIES
= 10% (210404.88+32782.80)
= 10% (243187.68)
= 24318.77 SQ.M.

TOTAL R.G PROVIDED :
ON GROUND= RG1+RG2+RG3+RG4+RG5+RG6+RG7+RG8+RG9+RG10+RG11+RG12+RG13+RG14+RG15+RG16+RG17+RG18+RG19+RG20+RG21+RG22
= 201.84+441.26+260.39+787.42+656.15+2334.39+1918.66+436.86+1117.27+1380.92+1035.90+991.14+1137.26+200.00+1427.92+4050.54+1287.82+564.90+362.59+2815.02+375.68+2589.26
= 26373.19 SQ.M. (1)

ON PODIUM = RG 23+RG 24
= 3743.68 +7198.43
= 10942.11 SQ.M. (2)

TOTAL RG PROVIDED (GROUND + PODIUM)(1+2) = 26373.19 + 10942.11
= 37315.30 SQ.M.

PLOT AREA FOR RESIDENTIAL	SUB PLOT AREA	10% R.G REQUIRED	10% R.G PROVIDED: GROUND	10% R.G PROVIDED: PODIUM	DESCRIPTION
SUB PLOT 1	1877.40	187.74	201.84		RG 1
SUB PLOT 2	6867.82	686.78	701.65		RG 2, RG 3
SUB PLOT 3	14148.00	1414.80	1443.57		RG 4, RG 5
SUB PLOT 4	42099.51	4209.95	4253.05		RG 6,RG 7
SUB PLOT 5	27843.14	2784.31	2815.02		RG 20
SUB PLOT 6 - C1	29177.31	2917.73	2964.94		RG 21,22
SUB PLOT 7	59477.60	5947.76	4962.09	10942.11	RG 8 TO RG12,RG 23,24
SUB PLOT 8	66846.21	6684.62	6815.72		RG 13 TO 16
SUB PLOT 9	1287.82	128.78	1287.82		RG 17
SUB PLOT 10	867.54	86.75	564.90		RG 18
SUB PLOT 11- C2	3605.49	360.55	362.59		RG 19
TOTAL			26373.19	10942.11	

SOCIAL HOUSING : BUILT UP AREA CALCULATION : REQUIREMENT FOR ENTIRE ITP

BASIC RESIDENTIAL BUILT UP AREA = 370801.91 SQ.M.
BASIC F.S.I OF RESIDENTIAL PLOT = 1.00
RESIDENTIAL PLOT BASIC F.S.I = 15% OF 370801.91
= 55620.29 SQ.M.
25% FOR EWS = 13905.07 SQ.M.
75% FOR LIG = 41715.22 SQ.M.

SOCIAL HOUSING : BUILT UP AREA CALCULATION : REQUIREMENT FOR CLUSTER 4 & 5

PROPOSED BUILT UP FOR CLUSTER 4 & 5 = 57265.31+ 106036.66
PERMISSIBLE SOCIAL HOUSING AREA = 15% OF 163301.97 SQ.M.
= 24495.30 SQ.M.
25% FOR EWS = 6123.83 SQ.M.
75% FOR LIG = 18371.47 SQ.M.
PROPOSED SOCIAL HOUSING AREA = 33226.69 SQ.M.
25% FOR EWS = 12511.97 SQ.M.
75% FOR LIG = 20714.72 SQ.M.

LAYOUT PLAN

01 / 57

CONTENTS OF SHEET

LAYOUT PLAN, BUILT UP AREA CALCULATION & SUMMARY PLOT AREA STATEMENT AS PER 7/12 EXTRACT & SUBDIVISION LAYOUT LOCATION PLAN

STAMP OF APPROVAL OF PLAN

PLANS (...) APPROVED (...) DRAWINGS) BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE/AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING NO. SROT/KGC/2401/BP/ITP-Usarghar Sandap01/Vol18 1188/2022.
DATE: 9/9/2022
AND THE CONDITIONS MENTIONED THEREIN.
Planner (...) MMRDA Sub-Regional Office

PROFORMA 'A'

AREA STATEMENT

SR. NO.	DESCRIPTION	TOTAL AREA IN SQ.M.
1.	AREA OF PLOT AS PER 7/12 EXTRACT	[illegible]
2.	AREA OF PLOT AS PER LOCATIONAL CLEARANCE DATED [illegible]	528350.00
3.	AREA OF PLOT CONSIDERED FOR ITP PROPOSAL (EXCLUDING S.NO 106/6)	[illegible]
4.	DEDUCTION FOR AREA NOT IN POSSESSION	31732.28
5.	AREA OF PLOT CONSIDERING FOR TOWNSHIP (3 - 4)	491917.72
6.	BASIC F.S.I	1
7.	PERMISSIBLE BUILT UP AREA AS PER BASIC F.S.I (5 X 6)	491917.72
8.	ADDITIONAL F.S.I AGAINST PAYMENT OF PREMIUM	0.70
9.	PERMISSIBLE BUILT UP AREA AS PER PREMIUM F.S.I (7 X 8) NOT CONSIDERED ON 2% AMENITY PLOT	337455.56
10.	TOTAL PERMISSIBLE BUILT UP AREA (8+9)	829373.28
11.	PERMISSIBLE RESIDENTIAL BUILT UP AREA (AS PER TABLE A)	639388.98
12.	PERMISSIBLE BUILT UP AREA FOR ECONOMIC ACTIVITIES (AS PER TABLE A)	167252.02
13.	PERMISSIBLE BUILT UP AREA FOR PUBLIC UTILITIES (AS PER TABLE A)	1100.00
14.	LESS FSI CONSUMED IN ECONOMIC ACTIVITY-EDUCATIONAL BUILDING	8096.78
15.	BALANCE FSI (10-14)	821276.50
16.	ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 60 % FOR RESIDENTIAL AREA [60% OF (11)]	383633.39
17.	ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 80 % FOR ECONOMIC ACTIVITIES [80% OF {(12+13)-14)}]	128204.19
18.	TOTAL ANCILLARY AREA ON PAYMENT OF PREMIUM (FOR RESIDENTIAL, ECONOMIC ACTIVITIES,PUBLIC UTILITIES) (16+17)	511837.58
19.	TOTAL ENTITLEMENT OF PROJECT (10+18)	1341210.86
20.	PROPOSED RESIDENTIAL BUILT UP AREA	163301.97
21.	PROPOSED BUILT UP AREA FOR ECONOMIC ACTIVITIES (SCHOOL+ SPORTS COMPLEX+RETAIL)	9442.06
22.	TOTAL PROPOSED BUILT UP AREA ...(a)	172744.03
23.	PROPOSED ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 60 % FOR RESIDENTIAL AREA ...(b)	97981.18
24.	PROPOSED ANCILLARY AREA ON PAYMENT OF PREMIUM UPTO 80 % FOR ECONOMIC ACTIVITIES ...(c)	479.81
25.	TOTAL PROPOSED BUILT UP AREA INCLUDING ANCILLARY (a+b+c)	271205.02
26.	PERMISSIBLE BUILT UP AREA FOR SOCIAL HOUSING	55620.29
27.	PROPOSED BUILT UP AREA FOR SOCIAL HOUSING	33226.69
28.	PROPOSED BUILT UP AREA INCLUDING ANCILLARY AND SOCIAL HOUSING(25+27)	304431.71

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON 16/08/2017 AND THE DIMENSIONSOF THE SIDES ETC. OF THE PLAN ARE AS MEASURED ON SITE AND AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN THE DOCUMENTS OF OWNERSHIP.

SIGNATURE OF ARCHITECT

OWNER'S DECLARATION -

I / WE UNDERSIGNED HEREBY CONFIRM THAT I / WE WOULD ABIDE BY PLANS APPROVED BY AUTHORITY M.M.R.D.A. APPROVED BY / 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

DESCRIPTION OF PROPOSAL

PROPOSED **INTEGRATED TOWNSHIP PROJECT** ON PLOT BEARING VILLAGE - USARGHAR BEARING S. NO. 17/1,17/2, 17/3/A, 17/3/B, 17/4, 17/5, 19/1,19/2,19/3,19/4,20/3,20/4,20/5,34/1,36 /1/A, 36 /1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93/P, 103/2,103/3,103/4,103/5,103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11,103/12,103/13,103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2,106/3,107/1, 107/2/A, 107/2/B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22,107/23, 107/24,107/25A,107/25B, 107/26A,107/26B,108/1, 108/2, 108 /3, 109P, 134/1, 134/2,134/3 DIST- THANE AND VILLAGE SANDAP BEARING S. NO. 2 , 21/1 DIST- THANE

NAME & ADDRESS OF OWNER / P.O.A.H.

M/S. HORIZON PROJECTS PVT. LTD.
RUNWAL GROUP, RUNWAL & OMKAR ESQUARE,
5TH FLOOR, OPP SION CHUNABHATTI SIGNAL,
SION (EAST) MUMBAI - 400022.

SIGNATURE OF OWNER/ P.O.A.H. | SIGNATURE OF ARCHITECT

ARCHITECT NAME & ADDRESS

saakaar ARCHITECTS
2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W). 400 602
PHONE - 2537 8701,TELEFAX - 2536 4700
E MAIL - saakaararchitects@yahoo.co.in

DRG.NO	SCALE	DATE	DRN.BY	CHKD. BY
C-669/2022/M/01	AS SHOWN	18/05/2022	SIDDHI/ RAKSHA	

BUILT UP AREA SUMMARY FOR EDUCATIONAL BUILDING (AS PER OLD DCR)

BUILDING TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA (A) (IN SQ.M.)	PROPOSED FREE FSI (B)	PERMISSIBLE 30% FREE FSI OF BUA (C)	EXCESS FREE FSI (D = B - C)	TOTAL AREA (A + D)	HEIGHT (IN M.)
EDUCATIONAL BUILDING	STILT + 1ST TO 5TH	1	7763.17	2662.56	2328.95	333.61	8096.78	21.35
TOTAL							8096.78 -- (D)	

SPORTS COMPLEX STATEMENT - (AS PER OLD DCR)
PG-1 - 22308.69 SQ.M.

TOTAL PG AREA = 22308.69 SQ.M.
PERMISSIBLE BUILT UP FOR SPORTS COMPLEX
= 10% OF 22308.69 SQ.M. = 2230.87 SQ.M.

PROPOSED BUILT UP AREA OF SPORTS COMPLEX:
GROUND FLOOR = 729.61 SQ.M.
FIRST FLOOR = 15.90 SQ.M.
TOTAL PROPOSED BUILT UP AREA = 745.51 SQ.M.

SPORTS COMPLEX HEIGHT - 7.95 MTS.

PROPOSED BUILT UP AREA STATEMENT FOR EWS BUILDINGS (AS PER OLD DCR)

BLDG.TYPE	DESCRIPTION	NO. OF FLOORS	BUILT UP AREA	BUILT UP AREA PER BLDG.	TOTAL BUILT UP AREA	HEIGHT (IN M.)
BLD NO - 1, 2, 3	STILT + 1ST TO 7TH	TYPICAL 1ST TO 7TH FLOOR	374.07 X 7 = 2618.49	2618.49	2618.49 X 3 = 7855.47	22.45
BLD NO - 4	STILT + 1ST TO 7TH	TYPICAL 1ST TO 7TH FLOOR	310.40 X 7 = 2172.80	2172.80	2172.80 X 1 = 2172.80	22.45
BLD NO - 5	STILT + 1ST TO 6TH	TYPICAL 1ST TO 6TH FLOOR	310.40 X 6 = 1862.40	1862.40	1862.40 X 1 = 1862.40	19.70
TOTAL PROPOSED BUILT UP AREA FOR EWS BUILDINGS = 11890.67 SQ.M. ---------- (E)						

PROPOSED BUILT UP AREA STATEMENT FOR LIG BUILDINGS (AS PER OLD DCR)

BLDG.TYPE	DESCRIPTION	NO. OF FLOORS	BUILT UP AREA	BUILT UP AREA PER BLDG.	TOTAL BUILT UP AREA	HEIGHT (IN M.)
BLD NO - 4, 5, 6, 7, 8, 9	STILT + 1ST TO 7TH	TYPICAL 1ST TO 7TH FLOOR	416.98 X 7 = 2918.86	2918.86	2918.86 X 6 = 17513.16	22.45
TOTAL PROPOSED BUILT UP AREA FOR LIG BUILDINGS = 17513.16 SQ.M. ---------- (F)						

PROPOSED BUILT UP AREA SUMMARY RESIDENTIAL BUILDING - CLUSTER 4 - (BLDG 1-12- AS PER UDCPR) :

BLDG. TYPE	FLOORS	NO. OF BLDG.	TOTAL BUILT UP AREA INCLUDING ANCILLARY AREA (I) (IN SQ.M.)	PROPOSED BUILT UP AREA (I/1.6)(II)	PROPOSED ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES (I-II)(III)	HEIGHT (IN M.)
TYPE-E BLD NO - 1	LOWER STILT + UPPER STILT + PODIUM P1 + STILT/LOBBY FLOOR + 1ST TO 20TH	1	8082.34	5051.46	3030.88	68.90
TYPE-D BLD NO - 2		1	7691.06	4806.91	2884.15	68.90
TYPE-A BLD NO - 3		1	8535.77	5334.86	3200.91	68.90
TYPE-B BLD NO - 4		1	6975.49	4359.68	2615.81	68.90
TYPE-A BLD NO - 5		1	8512.17	5320.11	3192.06	68.90
TYPE-D BLD NO - 6		1	7717.04	4823.15	2893.89	68.90
TYPE-B BLD NO - 7		1	6983.38	4364.61	2618.77	68.90
TYPE-H BLD NO - 8		1	6499.73	4062.33	2437.40	68.90
TYPE-A BLD NO - 9		1	8515.00	5321.88	3193.13	68.90
TYPE-B BLD NO - 10		1	6974.60	4359.13	2615.48	68.90
TYPE-A BLD NO - 11		1	8621.41	5388.38	3233.03	68.90
TYPE-H BLD NO - 12		1	6496.50	4060.31	2436.19	68.90
SOCIETY OFFICE			20	12.50	7.50	68.90
TOTAL (c)		12	91624.49	57265.31	34359.18	0.00

PROPOSED BUILT UP AREA SUMMARY RESIDENTIAL BUILDING - CLUSTER 5 - (AS PER UDCPR) :

BLDG. TYPE	FLOORS	NO. OF BLDG.	TOTAL BUILT UP AREA INCLUDING ANCILLARY AREA (I) (IN SQ.M.)	PROPOSED BUILT UP AREA (I/1.6)(II)	PROPOSED ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES (I-II)(III)	HEIGHT (IN M.)
TOWER - 1	LOWER GROUND /PODIUM PT + GROUND /PODIUM PT + UPPER GROUND /PODIUM PT + STILT/LOBBY + 1ST TO 25TH FLOORS	1	13530.95	8456.84	5074.11	82.50
TOWER - 2		1	15275.04	9546.90	5728.14	82.50
TOWER - 3		1	13711.21	8569.51	5141.70	82.50
TOWER - 4		1	13529.39	8455.87	5073.52	82.50
TOWER - 5		1	15277.17	9548.23	5728.94	82.50
TOWER - 6		1	13732.58	8582.86	5149.72	82.50
TOWER - 7		1	13290.47	8306.54	4983.93	82.50
TOWER - 8		1	15250.11	9531.32	5718.79	82.50
TOWER - 9		1	13763.50	8602.19	5161.31	82.50
TOWER - 10	GROUND /PODIUM PT + UPPER GROUND /PODIUM PT + STILT/LOBBY + 1ST TO 25TH FLOORS	1	13292.59	8307.87	4984.72	82.50
TOWER - 11		1	15290.89	9556.81	5734.08	82.50
TOWER - 12		1	13714.76	8571.73	5143.04	82.50
TOTAL (c)		12	169658.66	106036.66	63622.00	

PROPOSED BUILT UP AREA SUMMARY RESIDENTIAL BUILDING - CLUSTER 5 - SHOPS (BLDG 5-8- AS PER UDCPR) :

SHOPS	BLDG. TYPE	NO. OF SHOPS	TOTAL BUILT UP AREA INCLUDING ANCILLARY AREA (I) (IN SQ.M.)	PROPOSED BUILT UP AREA (I/1.8)(II)	PROPOSED ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES (I-II)(III)
SHOP 48 - SHOP 53	TOWER - 05	6	138.14	76.74	61.40
SHOP 42 - SHOP 47	TOWER - 06	6	123.12	68.40	54.72
SHOP 34 - SHOP 41	TOWER - 07	8	153.80	85.44	68.36
SHOP 22 - SHOP 33	TOWER - 08	12	241.60	134.22	107.38
SHOP 16 - SHOP 21	TOWER - 09	6	102.03	56.68	45.35
SHOP 07 - SHOP 15	TOWER - 10	9	211.22	117.34	93.88
SHOP 01 - SHOP 06	TOWER - 11	6	109.67	60.93	48.74
TOTAL (c)		53.00	1079.58	599.77	479.81

PROPOSED BUILT UP AREA SUMMARY RESIDENTIAL BUILDING - AS PER UDCPR :

	DESCRIPTION	TOTAL BUILT UP AREA INCLUDING ANCILLARY AREA (I) (IN SQ.M.)	PROPOSED BUILT UP AREA (I/1.6)(II)	PROPOSED ANCILLARY AREA FSI UPTO 60% WITH PAYMENT OF CHARGES (I-II)(III)
1	CLUSTER - 4 (AS PER UDCPR)	91624.49	57265.31	34359.18
2	CLUSTER - 5 (AS PER UDCPR)	169658.66	106036.66	63622.00
4	TOTAL RESIDENTIAL BUILT UP AREA	261283.15	163301.97	97981.18

BUILT UP AREA SUMMARY ECONOMIC ACTIVITIES (AS PER OLD DCR) :

SR. NO	DESCRIPTION	BUILT UP AREA (A) (IN SQ.M.)	PROPOSED FREE FSI (B)	PERMISSIBLE 30% FREE FSI OF BUA (C)	EXCESS FREE FSI (D = B - C)	TOTAL AREA (A + D)
1	EDUCATIONAL BUILDING (AS PER OLD DCR)	7763.17	2662.56	2328.95	333.61	8096.78
2	SPORTS COMPLEX (AS PER OLD DCR)	745.51				745.51
3	TOTAL ECONOMIC ACTIVITIES BUILT UP AREA	8508.68	2662.56	2328.95	333.61	8842.29 (a)

BUILT UP AREA SUMMARY ECONOMIC ACTIVITIES (AS PER UDCPR) :

	DESCRIPTION	TOTAL BUILT UP AREA INCLUDING ANCILLARY AREA (I) (IN SQ.M.)	PROPOSED BUILT UP AREA (I/1.8)(II)	PROPOSED ANCILLARY AREA FSI UPTO 80% WITH PAYMENT OF CHARGES (I-II)(III)	
3	CLUSTER - 5 (TOWER 5-11 AS PER UDCPR)	1079.58	599.77	479.81	
4	TOTAL ECONOMIC ACTIVITIES BUILT UP AREA	1079.58	599.77	479.81	(b)

TOTAL BUILT UP AREA SUMMARY OF ECONOMIC ACTIVITIES (8842.29 + 599.77)	9442.06 SQ.M.
TOTAL BUILT UP AREA SUMMARY INCLUDING ANCILLARY AREA OF ECONOMIC ACTIVITIES (a + b) (8842.29 + 1079.58)	9921.87 SQ.M.

TOTAL BUILT UP AREA SUMMARY (RESIDENTIAL + ECONOMIC ACTIVITIES) :(BASE FSI):

SR. NO	DESCRIPTION	BUILT UP AREA (IN SQ.M.)
1	RESIDENTIAL (CLUSTER 4,5)	163301.97
2	ECONOMIC ACTIVITIES (EDUCATIONAL + SPORTS COMPLEX + CLUSTER 5- TOWER 5 TO 11)	9442.06
3	TOTAL BUILT UP AREA (1+ 2)	172744.03

TOTAL BUILT UP AREA SUMMARY (RESIDENTIAL + ECONOMIC ACTIVITIES) (BUILT UP AREA INCLUDING ANCILLARY):

SR. NO	DESCRIPTION	BUILT UP AREA (IN SQ.M.)
1	RESIDENTIAL (CLUSTER 4,5)	261283.15
2	ECONOMIC ACTIVITIES (EDUCATIONAL + SPORTS COMPLEX + CLUSTER 5- TOWER 5 TO 11)	9921.87
3	TOTAL BUILT UP AREA INCLUDING ANCILLARY AREA (1+ 2)	271205.02

BUILT UP AREA SUMMARY (E.W.S BUILDINGS) : (AS PER OLD DCR)

BLDG. TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA (A) (IN SQ.M.)	PROPOSED FREE FSI (B)	PERMISSIBLE 30% FREE FSI OF BUA (C)	EXCESS FREE FSI (D = B - C)	TOTAL AREA (A + D)	HEIGHT (IN M.)
BUILDING 1	STILT + 1ST TO 7TH	1	2618.49	856.73	785.55	71.18	2689.67	22.45
BUILDING 2	STILT + 1ST TO 7TH	1	2618.49	856.73	785.55	71.18	2689.67	22.45
BUILDING 3	STILT + 1ST TO 7TH	1	2618.49	856.73	785.55	71.18	2689.67	22.45
BUILDING 4	STILT + 1ST TO 7TH	1	2172.80	856.05	651.84	204.21	2377.01	22.45
BUILDING 5	STILT + 1ST TO 6TH	1	1862.40	762.27	558.72	203.55	2065.95	19.70
	TOTAL	5	11890.67	4188.51	3567.21	621.30	12511.97--(1)	

BUILT UP AREA SUMMARY (L.I.G BUILDINGS) : (AS PER OLD DCR)

BLDG. TYPE	FLOORS	NO. OF BLDG.	BUILT UP AREA (A) (IN SQ.M.)	PROPOSED FREE FSI (B)	PERMISSIBLE 30% FREE FSI OF BUA (C)	EXCESS FREE FSI (D = B - C)	TOTAL AREA (A + D)	HEIGHT (IN M.)
BUILDING 4	STILT + 1ST TO 7TH	1	2918.86	907.66	875.66	32.00	2950.86	22.45
BUILDING 5	STILT + 1ST TO 7TH	1	2918.86	907.66	875.66	32.00	2950.86	22.45
BUILDING 6	STILT + 1ST TO 7TH	1	2918.86	907.66	875.66	32.00	2950.86	22.45
BUILDING 7	STILT + 1ST TO 7TH	1	2918.86	907.66	875.66	32.00	2950.86	22.45
BUILDING 8	STILT + 1ST TO 7TH	1	2918.86	907.66	875.66	32.00	2950.86	22.45
BUILDING 9	STILT + 1ST TO 7TH	1	2918.86	907.66	875.66	32.00	2950.86	22.45
	TOTAL	6	17513.16	5445.96	5253.96	192.00	17705.16--(2)	

PROPOSED BUILT UP AREA STATEMENT LIG(AS PER UDCPR)

BLDG.TYPE	DESCRIPTION	NO. OF FLOOR	BUILT UP AREA RESIDENTIAL (IN SQ.M.)	BUILT UP AREA PER BLDG.	TOTAL BUILT UP AREA
LIG -1	STILT + 1ST TO 8TH FLOOR	STILT FLOOR TYPICAL 1ST TO 8TH	128.92 X 1 = 128.92 360.08 X 8 = 2880.64	3009.56	3009.56

BUILT UP AREA SUMMARY (SOCIAL HOUSING) :

SR. NO	DESCRIPTION	BUILT UP AREA (A) (IN SQ.M.)	PROPOSED FREE FSI (B)	PERMISSIBLE 30% FREE FSI OF BUA (C)	EXCESS FREE FSI (D = B - C)	TOTAL AREA (A + D + E)
1	E.W.S (AS PER OLD DCR)	11890.67	4188.51	3567.21	621.30	12511.97
2	L.I.G (AS PER OLD DCR)	17513.16	5445.96	5253.96	192.00	17705.16
3	L.I.G (AS PER UDCPR)	3009.56				3009.56
4	TOTAL BUILT UP AREA (D)	32413.39	9634.47	8821.17	813.30	33226.69

PROVIDED AREA OF R.G 32 (CLUSTER 5) = 7198.43 SQ.M.

PLINTH AREA PERMISSIBLE FOR CLUB HOUSE OF CLUSTER 5 = 10 % OF 7198.43= 719.84 SQ.M.

PROPOSED PLINTH AREA = 718.09 SQ.M.
PERMISSIBLE BUILT UP AREA OF CLUB HOUSE = 15 % OF 7198.43 = 1079.76 SQ.M.
PROPOSED BUILT UP AREA OF CLUB HOUSE:
GROUND FLOOR = 719.53
FIRST FLOOR = 357.50
TOTAL PROPOSED BUILT UP AREA = 1077.03 SQ.M.

COVERED BUILT UP AREA STATEMENT – CLUSTER 4 (AS PER UDCPR)

BUILDING NO	FLOORS	F.S.I (IN SQ.M.)	O.H.T & L.M.R	METER ROOM	REFUGE AREA	PUMP ROOM	STILT	TOTAL (FSI + NON FSI AREA)	
TYPE E- BLDG 01	LOWER STILT + UPPER STILT + PODIUM P1 + STILT/LOBBY + 1ST TO 20TH	8082.34	89.14	25.27	102.60	14.95	246.68	8560.98	
TYPE D- BLDG 02		7691.06	92.72	25.34	97.20	13.94	228.52	8148.78	
TYPE A- BLDG 03		8535.77	102.15	22.51	111.60	11.81	232.72	9016.56	
TYPE B- BLDG 04		6975.49	87.86	26.36	88.20	17.60	194.33	7389.84	
TYPE A- BLDG 05		8512.17	102.15	24.04	111.60	14.94	121.05	8885.95	
TYPE D- BLDG 06		7717.04	92.72	28.04	97.20	14.98	214.42	8164.40	
TYPE B- BLDG 07		6983.38	87.86	29.09	88.20	17.10	175.59	7381.22	
TYPE H- BLDG 08		6499.73	90.47	29.09	82.80	17.01	155.95	6875.05	
TYPE A- BLDG 09		8515.00	102.15	24.04	111.60	14.94	221.86	8989.59	
TYPE B- BLDG 10		6974.60	87.86	31.39	88.20	17.60	191.33	7390.98	
TYPE A- BLDG 11		8621.41	102.15	22.94	111.60	11.81	232.11	9102.02	
TYPE H- BLDG 12		6496.50	90.47	26.29	82.80	15.10	183.15	6894.31	
SOCIETY OFFICE		20.00						20.00	
TOTAL		91624.49	1127.70	314.40	1173.60	181.78	2397.71	96819.68	(1)
LOWER STILT AREA								8625.67	(2)
UPPER STILT AREA								8577.11	(3)
1ST PODIUM AREA								11329.11	(4)
TOTAL PROPOSED COVERED BUILT UP AREA (1+2+3+4)								125351.57	(A)

COVERED BUILT UP AREA STATEMENT - CLUSTER 5

BUILDING TYPE	FLOORS	NO. OF BUILDING	F.S.I. (IN SQ.M.) 1	METER ROOM 2	REFUGE AREA 3	O.H.T & L.M.R 4	PUMP ROOM 5	STILT AREA (GROUND FLOOR LEVEL) 6	STILT AREA (STILT/ LOBBY LEVEL) 7	TOTAL (FSI + NON FSI AREA) (IN SQ.M) 8 (1 TO 7)	
TOWER 1	LOWER GROUND/PODIUM PT FLOOR +GROUND /PODIUM PART FLOOR +UPPER GROUND/PODIUM PT FLOOR +STILT/LOBBY+ 1ST TO 25TH	1	13530.95	37.55	184.80	109.80	27.43	153.41	77.75	14,121.69	
TOWER 2		1	15275.04	46.22	206.40	119.38	116.42	229.39	75.64	16,068.49	
TOWER 3		1	13711.21	28.11	187.20	77.68	99.80	160.09	83.65	14,347.74	
TOWER 4		1	13529.39	37.63	184.80	109.80	27.53	157.76	77.48	14,124.39	
TOWER 5		1	15277.17	29.60	206.40	70.21	22.43	135.18	75.61	15,816.60	
TOWER 6		1	13732.58	31.22	187.20	109.80	102.46	51.09	84.05	14,298.40	
TOWER 7		1	13290.47	40.92	180.00	109.80	27.81	32.67	74.26	13,755.93	
TOWER 8		1	15250.11	22.44	206.40	70.21	30.48	50.91	116.05	15,746.60	
TOWER 9		1	13763.50	26.72	187.20	77.68	99.53	51.10	87.42	14,295.15	
TOWER 10	GROUND /PODIUM PART FLOOR +UPPER GROUND/PODIUM PT FLOOR +STILT/LOBBY+ 1ST TO 25TH	1	13292.59	40.18	180.00	110.17	24.75	34.97	82.11	13,784.77	
TOWER 11		1	15290.89	25.99	206.40	119.38	0.00	134.07	75.38	15,852.11	
TOWER 12		1	13714.76	28.95	187.52	110.05	0.00	160.50	84.05	14,285.83	
PROPOSED COVERED BUILT UP AREA		12	1,69,658.66	397.53	2,304.32	1,193.96	578.64	1,351.14	993.45	1,76,477.70	(1)
CLUB HOUSE										1077.03	(2)
LOWER GROUND/ PODIUM PT.										13257.98	(3)
GROUND/ PODIUM PT.										15515.86	(4)
UPPER GROUND/ PODIUM PT.										15847.53	(5)
TOTAL CONSTRUCTION AREA (1+2+3+4+5)										2,22,176.10	(B)

TOTAL PROPOSED RESIDENTIAL COVERED BUILT UP AREA (CLUSTER 4 & 5) (A + B) (1,25,351.57 + 2,22,176.10)	3,47,527.67 SQ.M. ---(K)

COVERED BUILT UP AREA STATEMENT - CLUSTER 5 – RETAIL (AS PER UDCPR)

BUILDING TYPE	NO OF SHOP	NO. OF SHOPS	TOTAL BUILT UP AREA (IN SQ.M.)	
RETAIL	SHOP 48 - SHOP 53 (TOWER 5)	6	138.14	
	SHOP 42 - SHOP 47 (TOWER 6)	6	123.12	
	SHOP 34 - SHOP 41 (TOWER 7)	8	153.80	
	SHOP 22 - SHOP 33 (TOWER 8)	12	241.60	
	SHOP 16 - SHOP 21 (TOWER 9)	6	102.03	
	SHOP 07 - SHOP 15 (TOWER 10)	9	211.22	
	SHOP 01 - SHOP 06 (TOWER 11)	6	109.67	
PROPOSED COVERED BUILT UP AREA		53	1079.58	(C)

TOTAL PROPOSED RETAIL COVERED BUILT UP AREA (CLUSTER 5) (C)	1079.58 SQ.M. —(L)

COVERED BUILT UP AREA STATEMENT – EDUCATIONAL BLDG (AS PER OLD DCR)

BUILDING TYPE	FLOORS	NO. OF BUILDING	F.S.I (IN SQ.M.) TOTAL BUILT UP AREA 1	NON F.S.I (IN SQ.M.) STAIRCASE, ENTRANCE LOBBY, PASSAGE 2	REFUGE AREA 3	O.H.T & L.M.R 4	STILT 5	TOTAL (FSI + NON FSI AREA) 6 (1TO 5)	
EDUCATIONAL BLDG	GROUND + 5TH	1	7,763.17	2,537.59	-	124.97	1,203.40	11,629.13	
PROPOSED COVERED BUILT UP AREA		1	7,763.17	2,537.59	-	124.97	1,203.40	11,629.13	(B)

TOTAL PROPOSED COVERED BUILT UP AREA FOR EDUCATIONAL BUILDING	11,629.13 SQ.M.---(M)
TOTAL PROPOSED COVERED BUILT UP AREA FOR SPORTS COMPLEX (BASEMENT + GROUND + 1ST) -(2416.18 + 745.51)	3161.69 SQ.M.---(N)

COVERED BUILT UP AREA STATEMENT – EWS BUILDINGS (AS PER OLD DCR)

BUILDING TYPE	FLOORS	NO. OF BUILDING	F.S.I (IN SQ.M.) TOTAL BUILT UP AREA 1	STAIRCASE AREA 2	ENTRANCE LOBBY 3	SOCIETY OFFICE 4	METER ROOM 5	O.H.T & L.M.R 6	STILT AREA 7	TOTAL (FSI + NON FSI AREA) 8(1 TO 7)	
EWS-1	STILT+1ST TO 7TH	1	2618.49	776.38	13.81	8.17	9.28	49.09	330.89	3,806.11	
EWS-2	STILT+1ST TO 7TH	1	2618.49	776.38	13.81	8.17	9.28	49.09	330.89	3,806.11	
EWS-3	STILT+1ST TO 7TH	1	2618.49	776.38	13.81	8.17	9.28	49.09	330.89	3,806.11	
EWS-4	STILT+1ST TO 7TH	1	2172.80	775.68	13.83	8.17	9.28	49.09	267.11	3,295.96	
EWS-5	STILT+1ST TO 6TH	1	1862.40	681.90	13.83	8.17	9.28	49.09	267.11	2,891.78	
PROPOSED COVERED BUILT UP AREA		5	11,890.67	3,786.72	69.09	40.85	46.40	245.45	1,526.89	17,606.07	(E)

COVERED BUILT UP AREA STATEMENT – LIG BUILDINGS (AS PER OLD DCR)

BUILDING TYPE	FLOORS	NO. OF BUILDING	F.S.I (IN SQ.M.) TOTAL BUILT UP AREA 1	STAIRCASE AREA	ENTRANCE LOBBY 2	SOCIETY OFFICE 3	METER ROOM 4	O.H.T & L.M.R 5	STILT AREA 6	TOTAL (FSI + NON FSI AREA) 7 (1 TO 6)	
LIG-4	STILT+1ST TO 7TH	1	2918.86	809.46	32.25	7.23	8.70	50.02	357.45	4,183.97	
LIG-5	STILT+1ST TO 7TH	1	2918.86	809.46	32.25	7.23	8.70	50.02	357.45	4,183.97	
LIG-6	STILT+1ST TO 7TH	1	2918.86	809.46	32.25	7.23	8.70	50.02	357.45	4,183.97	
LIG-7	STILT+1ST TO 7TH	1	2918.86	809.46	32.25	7.23	8.70	50.02	357.45	4,183.97	
LIG-8	STILT+1ST TO 7TH	1	2918.86	809.46	32.25	7.23	8.70	50.02	357.45	4,183.97	
LIG-9	STILT+1ST TO 7TH	1	2918.86	809.46	32.25	7.23	8.70	50.02	357.45	4,183.97	
PROPOSED COVERED BUILT UP AREA		5	17,513.16	4,856.76	193.50	43.38	52.20	300.12	2,144.70	25,103.82	(F)

COVERED BUA FOR LIG BUILDING 1 AS PER UDCPR

BUILDING TYPE	FLOORS	NO. OF BUILDING	FSI TOTAL BUILT UP AREA	NON FSI METER ROOM	O.H.T & L.M.R	STILT AREA (	TOTAL (FSI + NON FSI AREA)	
LIG 1	STILT +8	1	3009.56	15.4	103.88	216.93	3345.77	
PROPOSED COVERED BUA AREA			3009.56	15.4	103.88	216.93	3345.77	— (G)

TOTAL PROPOSED COVERED BUILT UP AREA FOR EWS LIG BUILDINGS (E + F+G) (17,606.07 + 25103.82+3,345.77)	46,055.66 SQ.M.	— (O)
TOTAL PROPOSED COVERED BUILT UP AREA INCLUDING SOCIAL HOUSING (K+L+M+N+O) (3,47,527.67 + 1079.58 + 11,629.13 + 3,161.69 + 46,055.66)	4,09,453.73 SQ.M.	

PROPOSED TENEMENT STATEMENT CLUSTER 4 (AS PER UDCPR)

SR.NO.	BUILDING	FLOORS	NO OF BUILDINGS	NO. OF FLATS RERA CARPET AREA IN SQ.M. BELOW 30.00	30.00 TO 40.00	40.00 TO 80.00	80.00 TO 150.00	150.00 AND ABOVE	TOTAL
1	TYPE E- BLDG 01	LOWER STILT + UPPER STILT + PODIUM P1 + STILT/LOBBY + 1ST TO 20TH	1			79			79
2	TYPE D- BLDG 02		1			79			79
3	TYPE A- BLDG 03		1		59	62			121
4	TYPE B- BLDG 04		1			79			79
5	TYPE A- BLDG 05		1		59	62			121
6	TYPE D- BLDG 06		1			79			79
7	TYPE B- BLDG 07		1			79			79
8	TYPE H- BLDG 08		1		18	61			79
9	TYPE A- BLDG 09		1		59	62			121
10	TYPE B- BLDG 10		1			79			79
11	TYPE A- BLDG 11		1		59	62			121
12	TYPE H- BLDG 12		1		18	61			79
TOTAL			12	0	272	844	0	0	1116

PARKING REQUIREMENT CLUSTER 4 (AS PER UDCPR):-

	USER	TENEMENT/ AREA (IN SQ.M.)	NO. OF TENEMENTS	4 WHEELER UNIT	REQUIRED PARKING	2 WHEELER UNIT	REQUIRED PARKING	
TYPICAL SECTOR	RESIDENTIAL	LESS THAN 30.00	0	NIL	0	2PARKING/ 1 FLAT	0	
		30.00 - LESS THAN 40.00	272	1PARKING/ 2 FLAT	136	1PARKING/ 1 FLAT	272	
		40.00 - LESS THAN 80.00	844	1PARKING/ 2 FLAT	422	5PARKING/ 2 FLAT	2110	
		80.00 - LESS THAN 150.00	0	1PARKING/ 1 FLAT	0	3PARKING/ 1 FLAT	0	
		150.00 AND ABOVE	0	2PARKING/ 1 FLAT		3PARKING/ 1 FLAT	0	
	TOTAL		1116		558		2382	
I	TOTAL PARKING REQUIRED				558		2382	
II	5% VISITORS				28		119	
III	TOTAL PARKING REQUIRED (I + II)				586		2501	
IV	OFF STREET PARKING MULTIPLYING FACTOR 0.7 X (III)				410		1751	
E	TOTAL PARKING REQUIREMENT				410		1751	— (1)

PROPOSED TENEMENT STATEMENT CLUSTER 5 (AS PER UDCPR)

BUILDING	FLOORS	NO OF BUILDINGS	NO. OF FLATS RERA CARPET AREA IN SQ.M. LESS THAN 30.00	30.00 - LESS THAN 40.00	40.00 - LESS THAN 80.00	80.00 - LESS THAN 150.00	150.00 & ABOVE	TOTAL
TOWER 1	LOWER GROUND/PODIUM PT FLOOR +GROUND /PODIUM PART FLOOR +UPPER GROUND/PODIUM PT FLOOR +STILT/LOBBY+ 1ST TO 25TH	1	0	0	154	0	0	154
TOWER 2		1	0	0	208	0	0	208
TOWER 3		1	0	104	102	0	0	206
TOWER 4		1	0	0	154	0	0	154
TOWER 5		1	0	54	154	0	0	208
TOWER 6		1	0	104	102	0	0	206
TOWER 7		1	0	104	102	0	0	206
TOWER 8		1	0	54	154	0	0	208
TOWER 9		1	0	104	102	0	0	206
TOWER 10		1	0	104	102	0	0	206
TOWER 11		1	0	54	154	0	0	208
TOWER 12		1	0	104	102	0	0	206
TOTAL		12	0	786	1590	0	0	2376

PARKING REQUIREMENT CLUSTER 5 (AS PER UDCPR)

BUILDING	USER	TENEMENT/ AREA (IN SQ.M.)	NO. OF TENEMENTS	4 WHEELER UNIT	REQUIRED PARKING	2 WHEELER UNIT	REQUIRED PARKING
TOWER 1 TO 12	RESIDENTIAL	LESS THAN 30.00	0	NIL	0	2PARKING/ 1 FLAT	0
		30.00 - LESS THAN 40.00	786	1PARKING/ 2 FLAT	393	1PARKING/ 1 FLAT	786
		40.00 - LESS THAN 80.00	1590	1PARKING/ 2 FLAT	795	5PARKING/ 2 FLAT	3975
		80.00 - LESS THAN 150.00	0	1PARKING/ 1 FLAT	0	3PARKING/ 1 FLAT	0
		150.00 & ABOVE	0	2PARKING/ 1 FLAT		3PARKING/ 1 FLAT	0
	TOTAL		2376		1188		4761
a	TOTAL PARKING REQUIRED				1188		4761
b	5% VISITORS				59		238
c	TOTAL PARKING REQUIRED (a + b)				1247		4999
d	OFF STREET PARKING MULTIPLYING FACTOR 0.7 X (c)				873		3499
e	TOTAL PARKING REQUIREMENT FOR RESIDENTIAL				873		3499

COMMERCIAL			4 WHEELER PARKING REQUIREMENT			2 WHEELER PARKING REQUIREMENT		LOADING/ UNLOADING	
f	SHOPS AREA	906.54/ SQ.M. RERA CARPET	FOR EVERY 100 SQ.M. CARPET AREA	2 PARKING / 100 SQM.	18	6 PARKING / 100 SQM.	54	1 SPACE / 1000 SQ.M.	
g	OFF STREET PARKING MULTIPLYING FACTOR 0.7 X (h)				13		38		
h	TOTAL PARKING REQUIREMENT FOR COMMERCIAL				13		38	1	
	TOTAL PARKING REQUIREMENT(RESI. +COMM.) (e +h)				886		3537	1	— (2)

TOTAL PARKING REQUIRED FOR RESIDENTIAL BUILDING CLUSTER 4,5 (1+2)	4 WHEELER	2 WHEELER	TRANSPORT VEHICLE
	1296 NOS	5288 NOS	1 NOS

PARKING AREA STATEMENT EDUCATIONAL BUILDING

DESCRIPTION	AREA	UNIT FOR 4 WHEELER	UNIT FOR 2 WHEELER	4 WHEELER PARK. REQD.	2 WHEELER PARK. REQD.
EDUCATIONAL BLDG	600.19 sq.m	1 PARK / 35 sq.m	1 PARK / 35 sq.m	17 NOS	17 NOS
TOTAL	600.19 sq.m			17 NOS (a)	17 NOS (a)
10% VISITORS				2 NOS (b)	2 NOS (b)
TOTAL 4 & 2 WHEELER PARKING REQUIRED (a + b) =				19 NOS	19 NOS
TOTAL BUS PARKING REQ. (1 PARK / 100 STUDENT) =1600					16 NOS

TOTAL 4WHEELER PARKING REQUIRED = 19 NOS. — (4)
TOTAL 2WHEELER PARKING REQUIRED = 19 NOS. — (4)
TOTAL BUS PARKING REQUIRED = 16 NOS. — (4)

TOTAL PARKING REQUIRED FOR EDUCATIONAL BUILDING (4)	4 WHEELER	2 WHEELER	BUS PARKING
	19 NOS	19 NOS	16 NOS

PROPOSED TENEMENT STATEMENT - EWS BUILDINGS

PROPOSED TENEMENT STATEMENT : (1)

BLDG TYPE	TENEMENT THAN 35 sq.m.	TENEMENT 35 TO 45 sq.m.	TENEMENT 45 TO 60 sq.m	ABOVE 60 sq.m	TOTAL
EWS- 1	84	--	--	--	84
EWS- 2	84	--	--	--	84
EWS- 3	84	--	--	--	84
EWS- 4	70	--	--	--	70
EWS- 5	60	--	--	--	60
TOTAL	382 NO	--	--	--	382 NO.

PROPOSED TENEMENT STATEMENT - LIG BUILDINGS

PROPOSED TENEMENT STATEMENT (1)

BLDG TYPE	TENEMENT THAN 35 sq.m.	TENEMENT 35 TO 45 sq.m.	TENEMENT 45 TO 60 sq.m	ABOVE 60 sq.m	TOTAL
LIG- 4	--	56	--	--	56
LIG- 5	--	56	--	--	56
LIG- 6	--	56	--	--	56
LIG- 7	--	56	--	--	56
LIG- 8	--	56	--	--	56
LIG- 9	--	56	--	--	56
TOTAL	--	336	--	--	336 NO.

PARKING AREA STATEMENT - EWS LIG BUILDINGS

DESCRIPTION	NOS OF FLAT	UNIT FOR 4 WHEELER	UNIT FOR 2 WHEELER	4 WHEELER PARK REQD.	2 WHEELER PARK. REQD.
LESS THAN 35 SQ.M.	382 NOS	1 PARK / 4 FLAT	1 PARK / 1 FLAT	96 NOS	382 NOS
35 TO 45 SQ.M. FLATS	336 NOS	1 PARK / 2 FLAT	1 PARK / 1 FLAT	168 NOS	336 NOS
45 TO 60 SQ.M. FLATS	--	1 PARK / 1 FLAT	2 PARK / 1 FLAT	--	--
ABOVE 60 SQ.M.	--	2 PARK / 1 FLAT	2 PARK / 1 FLAT	--	--
TOTAL	718 NOS			264 NOS (a)	718 NOS (a)
10% VISITORS				26 NOS (b)	72 NOS (b)
TOTAL 4 & 2 WHEELER PARKING REQUIRED (a + b) =				290 NOS	790 NOS
TOTAL 4 & 2 WHEELER PARKING REQUIRED EWS BUILDINGS				290 NOS	790 NOS — (5)

TOTAL PARKING REQUIRED FOR EWS LIG BUILDINGS	4 WHEELER	2 WHEELER
	290 NOS	790 NOS

PROPOSED TENEMENT STATEMENT LIG 1 (AS PER UDCPR)

BUILDING	FLOORS	NO OF BUILDINGS	NO. OF FLATS RERA CARPET AREA IN SQ.M. LESS THAN 30.00	30.00 - LESS THAN 40.00	40.00 - LESS THAN 80.00	80.00 - LESS THAN 150.00	150.00 & ABOVE	TOTAL
LIG 1	STILT+8	1	0	32	16	0	0	48
TOTAL		1	0	32	16	0	0	48

PARKING REQUIREMENT LIG 1 (AS PER UDCPR)

BUILDING	USER	TENEMENT/ AREA (IN SQ.M.)	NO. OF TENEMENTS	4 WHEELER UNIT	REQUIRED PARKING	2 WHEELER UNIT	REQUIRED PARKING	
LIG 1	RESIDENTIAL	LESS THAN 30.00	0	NIL	0	2PARKING/ 1 FLAT	0	
		30.00 - LESS THAN 40.00	32	1PARKING/ 2 FLAT	16	1PARKING/ 1 FLAT	32	
		40.00 - LESS THAN 80.00	16	1PARKING/ 2 FLAT	8	5PARKING/ 2 FLAT	40	
		80.00 - LESS THAN 150.00	0	1PARKING/ 1 FLAT	0	3PARKING/ 1 FLAT	0	
		150.00 & ABOVE	0	2PARKING/ 1 FLAT		3PARKING/ 1 FLAT	0	
	TOTAL		48		24		72	
a	TOTAL PARKING REQUIRED				24		72	
b	5% VISITORS				1		4	
c	TOTAL PARKING REQUIRED (a + b)				25		76	
d	OFF STREET PARKING MULTIPLYING FACTOR 0.7 X (c)				18		53	---- (6)

TOTAL PARKING REQUIRED FOR EWS LIG BUILDINGS (5+6)	4 WHEELER	2 WHEELER
	308 NOS	843 NOS

PROPOSED PARKING AREA STATEMENT CLUSTER: 4

PARKING PROVIDED FOR RESIDENTIAL		4 WHEELER	2 WHEELER
LAYOUT SINGLE PARKING	OPEN PARK.	---	---
LOWER STILT LEVEL (CLUSTER 4)	LOW.STILT LVL	313	---
UPPER STILT LEVEL (CLUSTER 4)	UP. STILT LVL	356	---
PODIUM 1 (CLUSTER 4)	PODIUM P1	337	---
PODIUM 2 (CLUSTER 4)	STILT/LOBBY		101
SURFACE PARKING (CLUSTER 4)		22	
TOTAL PARKING		1028	101
TOTAL 4 WHEELER PARKING PROVIDED = 1028 ---------(7)			
TOTAL 2 WHEELER PARKING PROVIDED = 101 ---------(7)			

	CAR & SCOOTER PARKING PROVISION SUMMARY	4W A	2W B
1	TOTAL PARKING REQUIREMENT (RESIDENTIAL / COMMERCIAL)	410	1751
2	6 SCOOTERS CAN BE CONVERTED IN 1 CAR(1344 SCOOTERS/6)	275	
3	2 WHEELER PARKING TO BE PROVIDED (1751-101)		1650
4	ADDITIONAL CAR PARKING CAN BE SHOWN UPTO 50% (410+275 =685) X 50% (343)	343	
5	TOTAL 4W PARKING TO BE PROVIDED	1028	
6	TOTAL 2W PARKING TO BE PROVIDED		101

TOTAL 4WHEELER PARKING REQUIRED FOR CL-4 (1) 410 NOS.
TOTAL 2WHEELER PARKING REQUIRED FOR CL-4 (1) 1751 NOS.

TOTAL 4WHEELER PARKING REQUIRED FOR CL-5 (2) 886 NOS.
TOTAL 2WHEELER PARKING REQUIRED FOR CL-5 (2) 3537 NOS.

PROPOSED PARKING STATEMENT CLUSTER: 5

PARKING PROVIDED FOR RESIDENTIAL		TOTAL NO OF PARKING 4 WHEELER	TOTAL NO OF PARKING 2 WHEELER
LAYOUT SINGLE PARKING	OPEN PARK.	---	
LOWER GROUND/PODIUM (PART) FLR	LOW.GRD. LVL	364	244
GROUND/PODIUM (PART) FLOOR	GROUND LVL	626	317
UPPER GROUND/PODIUM (PART) FLR	UPPER GRD. LVL	442	875
STILT/LOBBY FLOOR	STILT/LOBBY	---	759
TOTAL PARKING		1432	2195
TOTAL 4 WHEELER PARKING PROVIDED = 1432 ---------(8)			
TOTAL 2 WHEELER PARKING PROVIDED = 2195 ---------(8)			

SR. NO		A	B
1	TOTAL PARKING REQUIREMENT (RESIDENTIAL + COMMERCIAL)	886	3537
2	6 SCOOTERS CAN BE CONVERTED IN 1 CAR - 224 CARS X 6	224	1344
3	ADDITIONAL CAR PARKING CAN BE SHOWN UPTO 50% (1110/ 2 = 555)	322	
4	TOTAL 4 WHEELER PARKING TO BE PROVIDED INCLUDING VISITORS (1+2+3)	1432	
5	TOTAL 2 WHEELER PARKING TO BE PROVIDED INCLUDING VISITORS (1-2)		2193

TOTAL PARKING PROPOSED FOR RESIDENTIAL BUILDING CLUSTER 4,5 (7+8)	4 WHEELER	2 WHEELER	TRANSPORT VEHICLE
	2460 NOS	2296 NOS	2 NOS

PARKING PROVIDED FOR EDUCATIONAL BLDG		4 WHEELER	2 WHEELER	BUS PARKING
EDUCATIONAL BUILDING	GROUND/OPEN	19	19	
BUS PARKING	OPEN / STILT			16

TOTAL PARKING PROPOSED FOR EDUCATIONAL BUILDING	4 WHEELER	2 WHEELER	BUS PARKING
	19 NOS	19 NOS	16 NOS

PARKING STATEMENT SPORTS COMPLEX PARKING REQUIRED	
ASSEMBLY WITH FIXED OR LOOSE SEATS -0.6 IS OCCUPANT LOAD NO OF SEATS - 1320 /0.6 = 2200 SEATS	
SPORTS COMPLEX (1PARK./ 75 SEATS) 2200 (SEATS) / 75 = 30	30 NOS
TOTAL CAR PARKING REQUIRED	30 NOS
TWO WHEELER PARKING (10 PARK / 75 SEATS) 2200 SEATS X 10 /75 = 294 TWO WHEELER PRK. REQIRED	294 NOS
TOTAL 2 WHEELER PARKING REQUIRED	294 NOS

PROPOSED PARKING AREA STATEMENT - SPORTS COMPLEX

FLOOR	4 WHEELER	2 WHEELER
BASEMENT FLOOR	30 NO.	204 NO.
OPEN TO SKY	----	90 NO.
TOTAL	30 NO.	294 NO.

PROPOSED PARKING AREA STATEMENT - EWS LIG BUILDINGS

PARKING PROVIDED FOR RESIDENTIAL		4 WHEELER	2 WHEELER
EWS-LIG BUILDINGS	OPEN PARK.	124	427
EWS BUILDINGS	STILT	82	177
LIG-4,5,6,7,8,9	STILT	14 X 6 =84	31 X 6 = 186
LIG-1	STILT	9	43
LIG-1	OPEN PARK.	9	10
TOTAL PARKING		308	843
TOTAL 4 WHEELER PARKING PROVIDED = 308			
TOTAL 2 WHEELER PARKING PROVIDED = 843			

LAYOUT STATEMENTS

02/57

CONTENTS OF SHEET
BUILT UP AREA,COVERED BUILT UP AREA ,TENEMENT & PARKING STATEMENT

STAMP OF APPROVAL OF PLAN

PLANS APPROVED (57 NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE/AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING -
NO. SROT/KGC/2401/BP/JTP-Usarghar&Sandap01/Vol118/1188/2022
DATE : 8 / 9 /2022
AND THE CONDITIONS MENTIONED THEREIN.
Planner, (O&C)
Sub-Regional Office, Thane
MMRDA
MMRDA

DESCRIPTION OF PROPOSAL

PROPOSED **INTEGRATED TOWNSHIP PROJECT** ON PLOT BEARING VILLAGE - USARGHAR BEARING S. NO. 17/1,17/2, 17/3/A, 17/3/B, 17/4, 17/5, 19/1,19/2,19/3,19/4,20/3,20/4,20/5,34/1,36 /1/A, 36 /1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93/P, 103/2,103/3,103/4,103/5,103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11,103/12,103/13,103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2,106/3,107/1, 107/2/A, 107/2/B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22,107/23, 107/24,107/25A,107/25B, 107/26A,107/26B,108/1, 108/2, 108 /3, 109P, 134/1, 134/2,134/3 DIST- THANE
AND VILLAGE SANDAP BEARING S. NO. 2 , 21/1 DIST- THANE

NAME & ADDRESS OF OWNER / P.O.A.H.

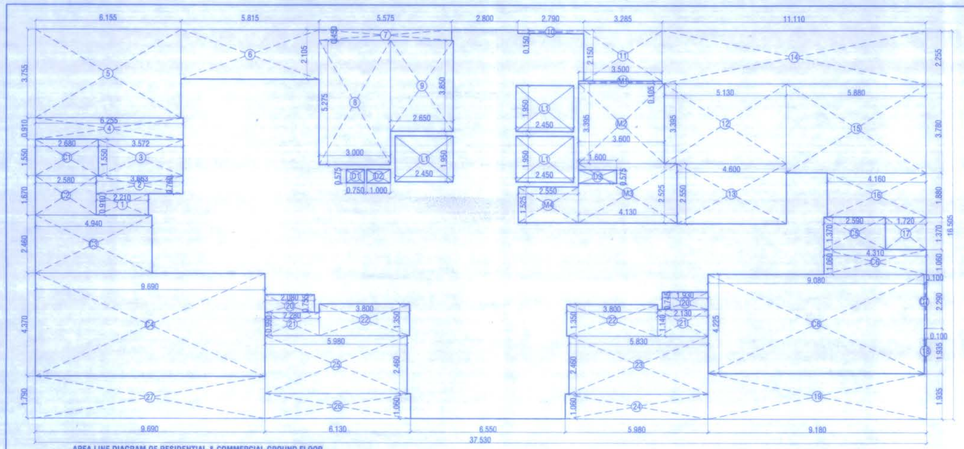
M/S. HORIZON PROJECTS PVT. LTD.
RUNWAL GROUP, RUNWAL & OMKAR ESQUARE,
5TH FLOOR, OPP.SION CHUNABHATTI SIGNAL,
SION (EAST) MUMBAI - 400022.

SIGNATURE OF OWNER/ P.O.A.H. | SIGNATURE OF ARCHITECT

ARCHITECT NAME & ADDRESS

saakaar ARCHITECTS
2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W). 400 602
PHONE - 2537 8701,TELEFAX - 2536 4700
E MAIL - saakaararchitects@yahoo.co.in

DRG.NO	SCALE	DATE	DRN.BY	REGISTRATION NO. OF ARCHITECT
C-889/2022/M/02	AS SHOWN	16/05/2022	SIDDHI/ DHANASHREE	CA/92/14860



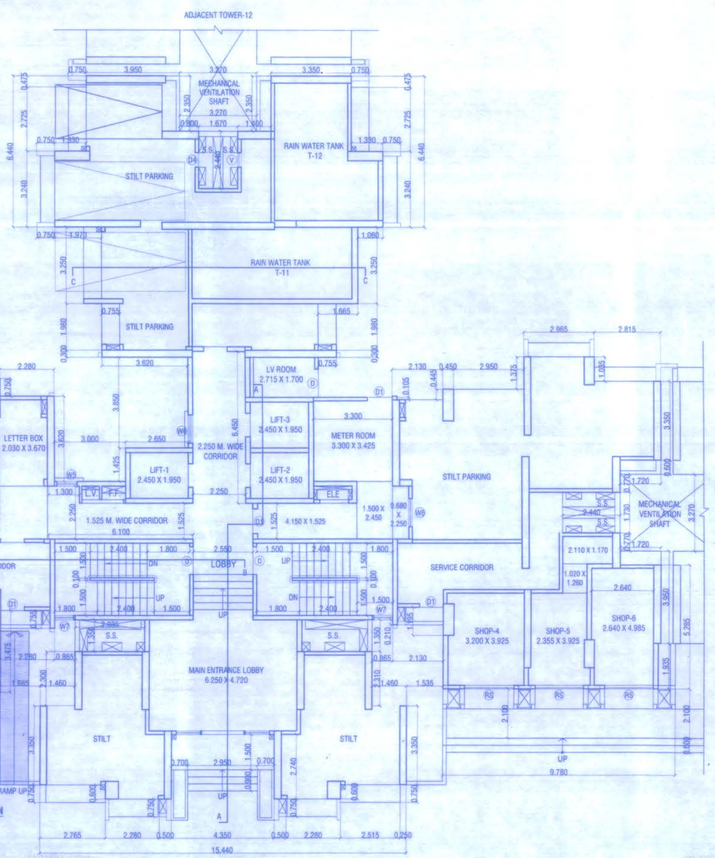
AREA LINE DIAGRAM OF RESIDENTIAL & COMMERCIAL GROUND FLOOR

SCALE 1:100

B-UP AREA CALCULATION OF GROUND FLOOR (COMMERCIAL) (AREA AS PER POLYLINE)							
A	37.530	X	16.505			=	619.433
TOTAL							619.43
DEDUCTIONS :							
1	2.210	X	0.910			=	2.011
2	3.663	X	0.760			=	2.784
3	3.572	X	1.550			=	5.537
4	6.256	X	0.910			=	5.692
5	6.155	X	3.755			=	23.112
6	5.815	X	2.105			=	12.241
7	5.575	X	0.450			=	2.509
8	3.000	X	5.275			=	15.825
9	2.650	X	3.850			=	10.203
10	2.790	X	0.150			=	0.419
11	3.285	X	2.150			=	7.063
12	5.130	X	3.395			=	17.416
13	4.600	X	2.550			=	11.730
14	11.110	X	2.255			=	25.053
15	5.880	X	3.780			=	22.226
16	4.160	X	1.880			=	7.821
17	1.720	X	1.370			=	2.356
18	0.100	X	1.935			=	0.194
19	9.180	X	1.935			=	17.763
20	1.930	X	0.745	X	2	=	2.876
21	2.130	X	1.140	X	2	=	4.856
22	3.800	X	1.350	X	2	=	10.260
23	5.830	X	2.460			=	14.342
24	5.980	X	1.060			=	6.339
25	5.980	X	2.460			=	14.711
26	6.130	X	1.060			=	6.498
27	9.690	X	1.790			=	17.345
TOTAL DEDUCTIONS - (a)							269.18

DUCT AREA CALCULATIONS :							
D1	0.750	X	0.575			=	0.431
D2	1.000	X	0.575			=	0.575
TOTAL DUCT AREA - (b)							1.01
LIFT AREA CALCULATIONS :							
L1	2.450	X	1.950	X	3	=	14.333
TOTAL LIFT AREA - (c)							14.33
COMMERCIAL AREA CALCULATION : (SHOP)							
C1	2.680	X	1.550	X	1	=	4.154
C2	2.580	X	1.670	X	1	=	4.309
C3	4.940	X	2.460	X	1	=	12.152
C4	9.690	X	4.370	X	1	=	42.345
C5	2.590	X	1.370	X	1	=	3.548
C6	4.310	X	1.060	X	1	=	4.569
C7	0.100	X	2.290	X	1	=	0.229
C8	9.080	X	4.225	X	1	=	38.363
TOTAL COMMERCIAL AREA - (d)							109.67
B/UP AREA AS PER POLYLINE							109.67
METER ROOM AREA CALCULATION :							
M1	3.500	X	0.105	X	1	=	0.368
M2	3.600	X	3.395	X	1	=	12.222
M3	4.130	X	2.525	X	1	=	10.428
M4	2.550	X	1.525	X	1	=	3.888
TOTAL METER ROOM AREA - (e)							26.91
DUCT AREA CALCULATIONS :							
D1	1.600	X	0.575			=	0.920
TOTAL DUCT AREA - (e)							0.920
26.91 - 0.92							25.990
METER ROOM AREA AS PER POLYLINE							25.99
TOTAL (a+b+c+d+e)							421.09
TOTAL PROPOSED B/UP AREA OF GROUND FLOOR							198.34
B/UP AREA AS PER POLYLINE							198.38

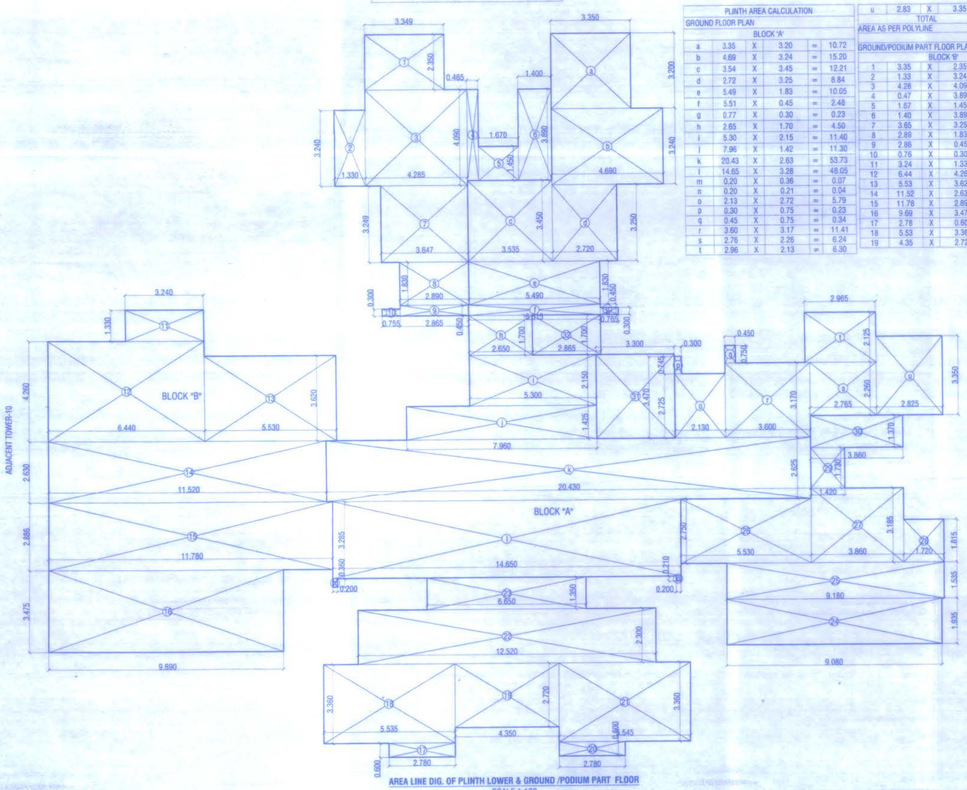
B-UP AREA CALCULATION OF GROUND FLOOR (COMMERCIAL) (AREA AS PER POLYLINE)							
ADDITIONS :							
COMMERCIAL AREA CALCULATION : (SHOP)							
C1	2.680	X	1.550	X	1	=	4.154
C2	2.580	X	1.670	X	1	=	4.309
C3	4.940	X	2.460	X	1	=	12.152
C4	9.690	X	4.370	X	1	=	42.345
C5	2.590	X	1.370	X	1	=	3.548
C6	4.310	X	1.060	X	1	=	4.569
C7	0.100	X	2.290	X	1	=	0.229
C8	9.080	X	4.225	X	1	=	38.363
TOTAL COMMERCIAL AREA - (d)							109.67
B/UP AREA AS PER POLYLINE							109.67



GROUND FLOOR PLAN

SCALE 1:100

B-UP AREA CALCULATION OF PLINTH (AREA AS PER POLYLINE)							
A	37.530	X	30.765			=	1154.610
TOTAL							1154.61
DEDUCTIONS :							
1	12.030	X	11.655			=	140.210
2	3.200	X	1.330	X	3	=	12.768
3	5.530	X	1.970			=	10.894
4	2.030	X	4.165			=	8.455
5	3.000	X	1.425			=	4.275
6	3.620	X	3.850			=	13.937
7	0.755	X	1.980	X	2	=	2.990
8	1.970	X	5.215			=	10.274
9	3.270	X	2.350			=	7.685
10	1.670	X	2.440			=	4.075
11	1.970	X	5.510			=	10.855
12	3.620	X	1.700			=	6.154
13	2.530	X	1.720			=	4.352
14	1.930	X	1.820			=	3.513
15	1.830	X	0.750			=	1.373
16	2.950	X	0.750			=	2.213
17	3.400	X	1.375			=	4.675
18	2.815	X	1.035			=	2.914
19	11.670	X	11.950			=	139.457
20	1.720	X	3.270			=	5.624
21	2.440	X	1.730			=	4.221
22	0.100	X	1.935			=	0.194
23	10.715	X	4.675			=	50.093
24	1.535	X	1.585			=	2.433
25	2.130	X	1.140			=	2.428
26	1.930	X	0.745			=	1.438
27	3.800	X	1.350	X	2	=	10.260
28	1.460	X	1.710	X	2	=	4.993
29	2.765	X	0.600	X	2	=	3.318
30	4.350	X	2.740			=	11.919
31	2.080	X	0.755			=	1.570
32	2.280	X	0.990			=	2.257
33	1.685	X	1.730			=	2.915
34	11.375	X	4.530			=	51.529
TOTAL DEDUCTIONS - (a)							546.26
DUCT AREA CALCULATIONS :							
D1	2.210	X	1.670			=	3.691
TOTAL DUCT AREA - (b)							3.69
TOTAL (a+b)							549.95
TOTAL PROPOSED B/UP AREA OF PLINTH							604.66
B/UP AREA AS PER POLYLINE							604.66



AREA LINE DIG. OF PLINTH LOWER & GROUND /PODIUM PART FLOOR

SCALE 1:100

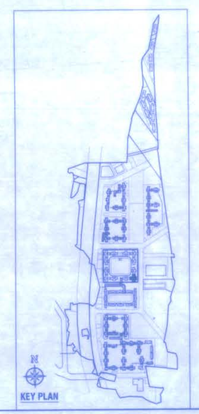
CARPET AREA STATEMENT - BLDG. 11			
FLOORS	NO OF FLOOR	NO OF FLATS	RERA CARPET AREA (IN SQ.M.)
UPPER GROUND FLOOR (06 NOS. OF FLATS)	06 FLATS X 01 FLR. = 06 NOS.	1	55.78
		2	55.78
		3	55.78
		4	-
		5	-
		6	49.27
		7	40.08
		8	40.08
STILT /LOBBY FLOOR (06 NOS. OF FLATS)	06 FLATS X 01 FLR. = 06 NOS.	1	55.78
		2	55.78
		3	-
		4	-
		5	49.27
		6	49.27
		7	40.08
		8	40.08
1ST TO 5TH & 7TH TO 15TH, 17TH TO 18TH, 18TH TO 22ND, 24TH & 25TH FLOOR (08 NOS. OF FLATS)	08 FLATS X 21 FLR. = 168 NOS.	1	55.78
		2	55.78
		3	55.78
		4	55.78
		5	49.27
		6	49.27
		7	40.08
		8	40.08
6TH, 11TH, 17TH & 23RD (REFUGE) FLOOR (07 NOS OF FLATS)	07 FLATS X 04 FLR. = 28 NOS.	1	55.78
		2	55.78
		3	-
		4	55.78
		5	49.27
		6	49.27
		7	40.08
		8	40.08

RERA CARPET AREA STATEMENT (SHOPS)			
FLOORS	NOS. OF FLOORS	NO OF SHOPS	RERA CARPET AREA (IN SQ.M.)
GROUND FLOOR	06 SHOPS X 01 FLR. = 06 NOS.	1	16.06
		2	16.38
		3	12.72
		4	12.86
		5	13.81
		6	13.23

BUILT UP AREA SUMMARY OF BUILDING - 11					
FLOORS	BUILT UP AREA (IN SQ.M.)	PERMISSIBLE REFUGE AREA (IN SQ.M.)	PROVIDED REFUGE AREA (IN SQ.M.)	EXCESS REFUGE AREA (IN SQ.M.)	TOTAL BUA (IN SQ.M.)
GROUND FLOOR	198.38				198.38
UPPER GROUND FLOOR	483.40				483.40
STILT/LOBBY LEVEL	489.47				489.47
1ST FLOOR	573.04				573.04
2ND FLOOR	573.04				573.04
3RD FLOOR	573.04				573.04
4TH FLOOR	573.04				573.04
5TH FLOOR	573.04				573.04
6TH FLOOR	508.10	51.60	64.95	13.35	521.45
7TH FLOOR	573.04				573.04
8TH FLOOR	573.04				573.04
9TH FLOOR	573.04				573.04
10TH FLOOR	573.04				573.04
11TH FLOOR	508.10	51.60	64.95	13.35	521.45
12TH FLOOR	573.04				573.04
13TH FLOOR	573.04				573.04
14TH FLOOR	573.04				573.04
15TH FLOOR	573.04				573.04
16TH FLOOR	573.04				573.04
17TH FLOOR	508.10	51.60	64.95	13.35	521.45
18TH FLOOR	573.04				573.04
19ST FLOOR	573.04				573.04
20TH FLOOR	573.04				573.04
21ST FLOOR	573.04				573.04
22ND FLOOR	573.04				573.04
23RD FLOOR	508.10	51.60	64.95	13.35	521.45
24TH FLOOR	573.04				573.04
25TH FLOOR	573.04				573.04
TOTAL	15237.49	206.40	259.80	53.40	15290.89

COVERED BUILT UP AREA SUMMARY OF BUILDING - 11							
FLOORS	BUILT UP AREA	O.H.T. & LIFT MACHINE ROOM AREA	PROPOSED REFUGE AREA	METER/ELEC. ROOM AREA	PUMP ROOM AREA	STILT AREA	TOTAL AREA (IN SQ.M.)
TOTAL BUA AREA	15290.89	119.38	206.40	25.99	0	209.45	15852.11
COMMERCIAL BUA AREA							109.67
TOTAL RESIDENTIAL + COMMERCIAL BUA AREA							15961.78

PLINTH AREA CALCULATION							
GROUND FLOOR PLAN							
BLOCK 'A'							
a	3.35	X	3.20	=	10.72		
b	4.69	X	3.24	=	15.20		
c	3.54	X	3.45	=	12.21		
d	2.72	X	3.25	=	8.84		
e	5.49	X	1.83	=	10.05		
f	5.51	X	0.45	=	2.48		
g	0.77	X	0.30	=	0.23		
h	2.65	X	1.70	=	4.50		
i	5.30	X	2.15	=	11.40		
j	7.96	X	1.42	=	11.30		
k	20.43	X	2.63	=	53.73		
l	14.65	X	3.28	=	48.05		
m	0.20	X	0.36	=	0.07		
n	0.20	X	0.21	=	0.04		
o	2.13	X	2.72	=	5.79		
p	0.30	X	0.75	=	0.23		
q	0.45	X	0.75	=	0.34		
r	3.60	X	3.17	=	11.41		
s	2.76	X	2.26	=	6.24		
t	2.96	X	2.13	=	6.30		
u	2.83	X	3.35	=	9.48		
TOTAL					228.62		
AREA AS PER POLYLINE					228.49		
GROUND/PODIUM PART FLOOR PLAN							
BLOCK 'B'							
1	3.35	X	2.35	=	7.87		
2	1.33	X	3.24	=	4.31		
3	4.28	X	4.09	=	17.51		
4	0.47	X	3.89	=	1.83		
5	1.67	X	1.45	=	2.42		
6	1.40	X	3.89	=	5.45		
7	3.65	X	3.25	=	11.86		
8	2.89	X	1.83	=	5.29		
9	2.86	X	0.45	=	1.29		
10	0.76	X	0.30	=	0.23		
11	3.24	X	1.33	=	4.31		
12	6.44	X	4.26	=	27.43		
13	5.53	X	3.62	=	20.04		
14	11.52	X	2.63	=	30.30		
15	11.78	X	2.89	=	34.06		
16	9.69	X	3.47	=	33.62		
17	2.78	X	0.60	=	1.67		
18	5.53	X	3.36	=	18.60		
19	4.35	X	2.72	=	11.85		
20	2.78	X	0.60	=	1.67		
21	5.54	X	3.36	=	18.64		
22	12.52	X	2.30	=	28.81		
23	6.65	X	1.35	=	8.98		
24	9.08	X	1.93	=	17.52		
25	9.18	X	1.54	=	14.14		
26	5.53	X	2.75	=	15.21		
27	3.86	X	3.18	=	12.27		
28	1.72	X	1.82	=	3.13		
29	1.42	X	1.73	=	2.46		
30	3.85	X	1.37	=	5.29		
31	3.30	X	3.47	=	11.45		
32	2.86	X	1.70	=	4.86		
TOTAL AREA					384.36		
AREA AS PER POLYLINE					384.82		
TOTAL PLINTH AREA (228.49 + 379.75)					613.11		



KEY PLAN

CLUSTER - 5 TOWER - 11

46/57

GROUND/PODIUM PART FLOOR + UPPER GROUND/ PODIUM PART FLOOR.+STILT/LOBBY LVL.+1ST TO 25TH FLOOR

CONTENTS OF SHEET

LOWER & GROUND FLOOR PLAN, AREA LINE DIAGRAM & AREA CALCULATIONS, SUMMERY, COVERED BUILT UP AREA, CARPET AREA STATEMENT ETC.

STAMP OF APPROVAL OF PLAN

PLANS APPROVED (57 NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION / COMMENCEMENT CERTIFICATE/AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING - NO. SROT/KGC/2401/BP/ 57 TP Ulsarghar & Sonkey Bearing 1198 / 2022

DATE : 8 / 9 / 2022

AND THE CONDITIONS MENTIONED THEREIN.

Sub-Regional Officer, Thane, MMRDA

MMRDA

SCHEDULE OF DOOR & WINDOW			
S.NO.	TYPE DOOR & WINDOW	OPENING SIZE	DESCRIPTION
1	D	1.200 x 2.250	SINGLE SHUTTER FIRE RATED FLUSH DOOR
2	D1	1.050 x 2.250	SINGLE SHUTTER FLUSH DOOR
3	D2	0.910 x 2.250	SINGLE SHUTTER FLUSH DOOR
4	D3	0.90 x 2.250	SINGLE SHUTTER FLUSH DOOR
5	D4	0.900 x 2.250	SINGLE SHUTTER FLUSH DOOR
6	W1	2.300 X 1.800	2 PANEL SLIDING ALLUMINIUM WINDOW
7	W2	1.800 X 1.800	2 PANEL SLIDING ALLUMINIUM WINDOW
8	W3	1.700 X 1.200	1 PANEL SLIDING ALLUMINIUM WINDOW
9	W4	0.700 X 1.800	2 PANEL SLIDING ALLUMINIUM WINDOW
10	W5	0.800 X 1.200	2 PANEL SLIDING ALLUMINIUM WINDOW
11	W6	1.200 X 1.200	2 PANEL SLIDING ALLUMINIUM WINDOW
12	W7	0.865 X 1.450	1 PANEL SLIDING ALLUMINIUM WINDOW
13	SD1	2.650 X 2.250	3 PANEL SLIDING ALLUMINIUM DOOR
14	SD2	0.900 X 2.250	3 PANEL SLIDING ALLUMINIUM DOOR
15	V	0.620 X 1.050	LOUVERED VENTILATOR
16	RS	AS PER SITE X 3.55	ROLLING SHUTTER

DESCRIPTION OF PROPOSAL

PROPOSED **INTEGRATED TOWNSHIP PROJECT** ON PLOT BEARING VILLAGE - USARGHAR BEARING S. NO. 17/1,17/2, 17/3/A, 17/3/B, 17/4, 17/5, 19/1,19/2,19/3,19/4,20/3,20/3,20/4,20/5,34/1,36 /1/A, 36 /1/B, 37/1, 37/2, 38/1; 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93/P, 103/2,103/3,103/4,103/5,103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11,103/12,103/13,103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2,106/3,107/1, 107/2/A, 107/2/B, 107/3, 107/4, 107/5, 107/6 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22,107/23, 107/24,107/25A,107/25B, 107/26A,107/26B,108/1, 108/2, 108 /3, 109P, 134/1, 134/2,134/3 DIST- THANE AND VILLAGE SANDAP BEARING S. NO. 2 , 21/1 DIST- THANE

NAME AND ADDRESS OF / P.O.A.H.

DIRECTOR , S. S. RUNWAL
M/S. HORIZON PROJECTS PVT. LTD.
RUNWAL GROUP, RUNWAL & OMKAR ESQUARE,
5TH FLOOR, OPP. SION CHUNABHATTI SIGNAL,
SION (EAST) MUMBAI - 400022.

SIGNATURE OF OWNER / P.O.A.H. | SIGNATURE OF ARCHITECT

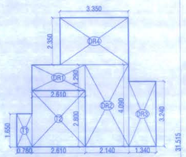
ARCHITECTS

sakaar ARCHITECTS
2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W). 400 602
PHONE - 2537 8701,TELEFAX - 2536 4700
E MAIL - saakaararchitects@yahoo.co.in

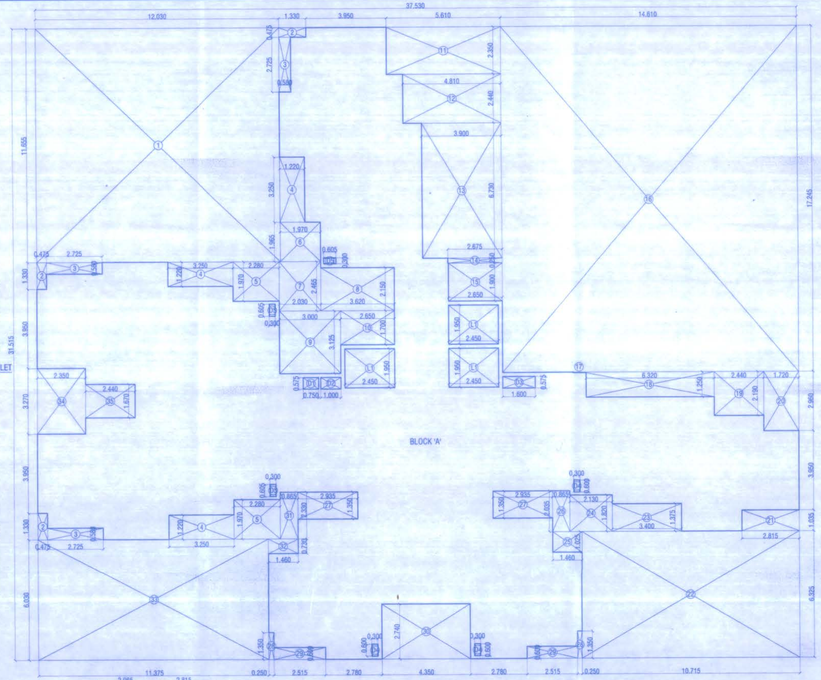
DRG.NO.	SCALE	DATE	DRN.BY	CHKD.BY
C-069/2022/A-M/46	1 : 100	16/06/2022	PRASHANT	

\\SERVER\Sakaar12\Cad Drawings\RUNWAL USARGHAR - NIY CITY\2. MUNICIPAL\25. ITP - Cluster 5 - 25 Floors -UDCPR - Flats on Podium\12. Cluster 5 - TOWER 11.dwg

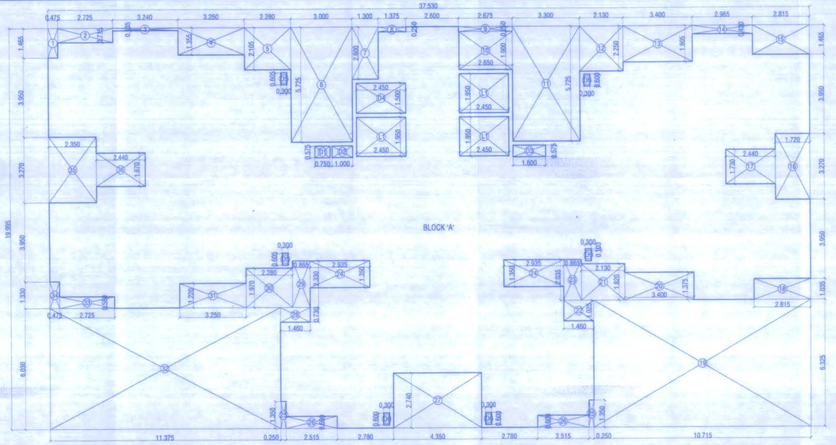
B-UP AREA CALCULATION OF PODIUM -1 FLOOR (AREA AS PER POLYLINE)								
A	37.530	X	31.515			=	1182.758
TOTAL							1182.76
DEDUCTIONS :								
1	12.030	X	11.655			=	140.210
2	0.475	X	1.330	X	3	=	1.895
3	2.725	X	0.580	X	3	=	4.741
4	3.250	X	1.220	X	3	=	11.895
5	2.280	X	1.970	X	2	=	8.983
6	1.970	X	1.965			=	3.871
7	2.030	X	2.465			=	5.004
8	3.620	X	2.150			=	7.783
9	3.000	X	3.125			=	9.375
10	2.650	X	1.700			=	4.505
11	5.610	X	2.350			=	13.184
12	4.810	X	2.440			=	11.736
13	3.900	X	6.730			=	26.247
14	2.675	X	0.250			=	0.669
15	2.650	X	1.950			=	5.035
16	14.610	X	17.245			=	251.949
17	0.630	X	0.025			=	0.016
18	6.320	X	1.250			=	7.900
19	2.440	X	2.190			=	5.344
20	1.720	X	2.960			=	5.091
21	2.815	X	1.035			=	2.914
22	10.715	X	6.325			=	67.772
23	3.400	X	1.375			=	4.675
24	2.130	X	1.820			=	3.877
25	1.460	X	1.025			=	1.496
26	0.865	X	2.035			=	1.760
27	2.935	X	1.350	X	2	=	7.925
28	0.250	X	1.350	X	2	=	0.675
29	2.515	X	0.600	X	2	=	3.018
30	4.350	X	2.740			=	11.919
31	0.885	X	2.330			=	2.015
32	1.460	X	0.735			=	1.066
33	11.375	X	6.030			=	68.591
34	2.350	X	3.270			=	7.685
35	2.440	X	1.670			=	4.075
TOTAL DEDUCTIONS - (a)							714.90
DUCT AREA CALCULATIONS :							
D1	0.750	X	0.575			=	0.431
D2	1.000	X	0.575			=	0.575
D3	1.600	X	0.575			=	0.920
D4	0.300	X	0.600	X	3	=	0.540
D5	0.605	X	0.300	X	3	=	0.545
TOTAL DUCT AREA - (b)							3.01
LIFT AREA CALCULATIONS :							
L1	2.450	X	1.950	X	3	=	14.333
TOTAL LIFT AREA - (c)							14.33
TOTAL (a+b+c)							732.24
TOTAL PROPOSED B/UP AREA OF PODIUM -1 FLOOR							450.52
B/UP AREA AS PER POLYLINE							450.52
ADDITIONAL AREA (DRIVER ROOM & SERVANT TOILET)							
T1	0.76	X	1.65			=	1.25
T2	2.61	X	2.80			=	7.31
TOTAL PROPOSED SERVANT TOI. AREA							8.56
DR1	2.61	X	1.29			=	3.37
DR2	2.14	X	4.09			=	8.75
DR3	1.34	X	3.24			=	4.34
DR4	3.35	X	2.35			=	7.87
TOTAL PROPOSED DRIVER ROOM AREA							24.32
B/UP AREA OF UPPER GROUND FLOOR PLAN (450.52+8.56+24.32)							483.40



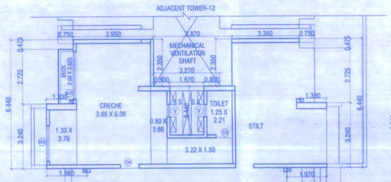
AREA LINE DIAGRAM OF DRIVER ROOM & SERVANT TOILET
UPPER GROUND / PODIUM PART FLOOR PLAN
SCALE 1:100

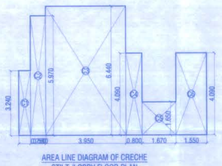


AREA LINE DIAGRAM OF UPPER GROUND/ PODIUM PART FLOOR
SCALE 1:100

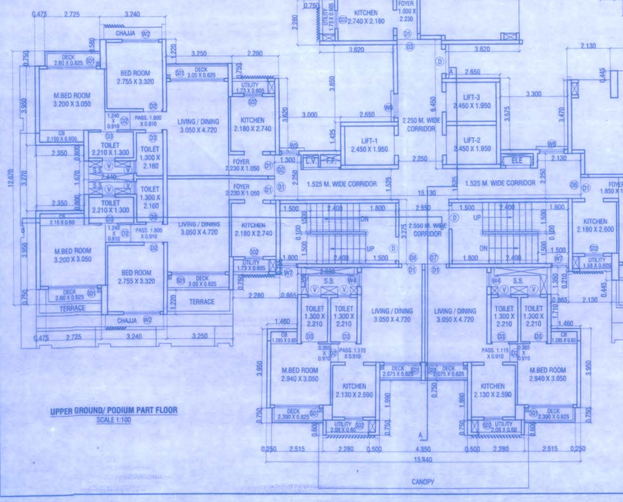


AREA LINE DIAGRAM OF STILT/LOBBY FLOOR PLAN
SCALE 1:100

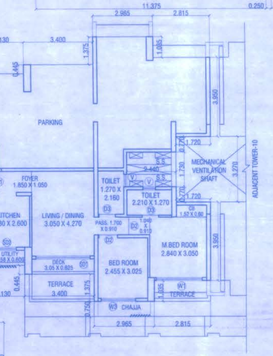




AREA LINE DIAGRAM OF CRECHE
STILT/LOBBY FLOOR PLAN
SCALE 1:100

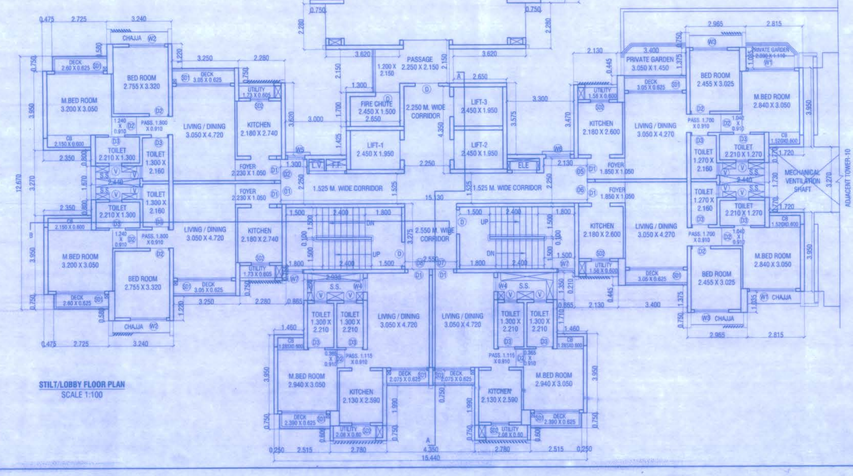


UPPER GROUND/ PODIUM PART FLOOR
SCALE 1:100



B-UP AREA CALCULATION OF STILT/LOBBY LEVEL (AREA AS PER POLYLINE)							
A	37.530	X	19.995			=	750.412
TOTAL							750.41
DEDUCTIONS :							
1	2.725	X	1.465			=	0.896
2	2.725	X	0.715			=	1.948
3	3.240	X	0.135			=	0.437
4	3.250	X	1.265			=	4.404
5	2.280	X	2.105			=	4.799
6	3.000	X	5.725			=	17.175
7	1.300	X	2.600			=	3.380
8	1.375	X	0.250			=	0.344
9	2.675	X	0.250			=	0.669
10	2.650	X	1.900			=	5.035
11	3.300	X	5.725			=	18.893
12	2.130	X	2.250			=	4.792
13	3.400	X	1.805			=	6.137
14	2.965	X	0.430			=	1.275
15	2.815	X	1.465			=	4.124
16	1.720	X	3.270			=	5.624
17	2.440	X	1.730			=	4.221
18	2.815	X	1.035			=	2.914
19	10.715	X	6.325			=	67.772
20	3.400	X	1.375			=	4.675
21	2.130	X	1.820			=	3.877
22	1.460	X	1.025			=	1.496
23	0.865	X	2.035			=	1.760
24	2.935	X	1.350	X	2	=	7.925
25	0.250	X	1.350	X	2	=	0.675
26	2.515	X	0.600	X	2	=	3.018
27	4.350	X	2.740			=	11.919
28	1.460	X	0.735			=	1.066
29	0.865	X	2.330			=	2.015
30	2.935	X	1.375			=	4.032
31	0.250	X	1.220			=	0.305
32	11.375	X	6.030			=	68.591
33	2.725	X	0.580			=	1.581
34	0.475	X	1.330			=	0.632
35	2.350	X	3.270			=	7.685
36	2.440	X	1.670			=	4.075
TOTAL DEDUCTIONS - (a)							284.09

DUCT AREA CALCULATIONS :							
D1	0.750	X	0.575			=	0.431
D2	1.000	X	0.575			=	0.575
D3	1.600	X	0.575			=	0.920
D4	2.450	X	1.500			=	3.675
D5	0.605	X	0.300	X	2	=	0.363
D6	0.300	X	0.600	X	4	=	0.720
TOTAL DUCT AREA - (b)							6.68
LIFT AREA CALCULATIONS :							
L1	2.450	X	1.950	X	3	=	14.333
TOTAL LIFT AREA - (c)							14.33
TOTAL (a+b+c)							305.10
TOTAL PROPOSED B/UP AREA OF STILT/LOBBY LEVEL							445.31
B/UP AREA AS PER POLYLINE							445.31
ADDITIONAL AREA (CRECHE)							
C1	0.58	X	3.24			=	1.88
C2	0.75	X	5.97			=	4.48
C3	3.95	X	6.44			=	25.44
C4	0.80	X	4.09			=	3.27
C5	1.67	X	1.65			=	2.76
C6	1.55	X	4.09			=	6.34
TOTAL CRECHE AREA							44.16
TOTAL B/UP AREA OF STILT/LOBBY FLOOR PLAN (445.31 + 44.16)							489.47



STILT/LOBBY FLOOR PLAN
SCALE 1:100

CLUSTER - 5 TOWER - 11

47 / 57

GROUND/PODIUM PART FLOOR + UPPER GROUND/ PODIUM PART FLOOR +STILT/LOBBY LVL.+1ST TO 25TH FLOOR

CONTENTS OF SHEET

LOWER & GROUND FLOOR PLAN, AREA LINE DIAGRAM & AREA CALCULATIONS, SUMMERY, COVERED BUILT UP AREA, CARPET AREA STATEMENT ETC.

STAMP OF APPROVAL OF PLAN

PLANS PROVIDED (57 NOS OF DRAWINGS) WHICH MUST BE READ ALONG WITH BUILDING PERMISSION COMMENCEMENT CERTIFICATE/AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING - NO. SROT/KGC/2401/BP/1177 Vargale Sondagi Vasti 1188 / 20 22

DATE : 8 / 9 /2022

AND THE CONDITIONS MENTIONED THEREIN.

महानगर प्रदेश विकास प्राधिकरण
Sub-Regional Officer, Thane
MMRDA

MMRDA

SCHEDULE OF DOOR & WINDOW

S.NO.	TYPE DOOR & WINDOW	OPENING SIZE	DESCRIPTION
1	D	1.200 x 2.250	SINGLE SHUTTER FIRE RATED FLUSH DOOR
2	D1	1.050 x 2.250	SINGLE SHUTTER FLUSH DOOR
3	D2	0.910 x 2.250	SINGLE SHUTTER FLUSH DOOR
4	D3	0.800 x 2.250	SINGLE SHUTTER FLUSH DOOR
5	D4	0.900 x 2.250	SINGLE SHUTTER FLUSH DOOR
6	W1	2.300 X 1.800	3 PANEL SLIDING ALLUMINIUM WINDOW
7	W2	1.800 X 1.800	2 PANEL SLIDING ALLUMINIUM WINDOW
8	W3	1.700 X 1.200	1 PANEL SLIDING ALLUMINIUM WINDOW
9	W4	0.700 X 1.800	2 PANEL SLIDING ALLUMINIUM WINDOW
10	W5	0.800 X 1.200	2 PANEL SLIDING ALLUMINIUM WINDOW
11	W6	1.200 X 1.200	2 PANEL SLIDING ALLUMINIUM WINDOW
12	W7	0.985 X 1.450	1 PANEL SLIDING ALLUMINIUM WINDOW
13	SD1	2.650 X 2.250	3 PANEL SLIDING ALLUMINIUM DOOR
14	SD2	2.900 X 2.250	3 PANEL SLIDING ALLUMINIUM DOOR
15	V	0.620 X 1.050	LOUVERED VENTILATOR
16	RS	AS PER SITE X 3.55	ROLLING SHUTTER

DESCRIPTION OF PROPOSAL

PROPOSED **INTEGRATED TOWNSHIP PROJECT** ON PLOT BEARING VILLAGE - USARGHAR BEARING S. NO. 17/1,17/2, 17/3/A, 17/3/B, 17/4, 17/5, 18/1,19/2,19/4,20/3,20/3,20/4,20/5,34/1,36 /1/A, 36 /1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93/P, 103/2,103/3,103/4,103/5,103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11,103/12,103/13,103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2,106/3,107/1, 107/2/A, 107/2/B, 107/3, 107/4, 107/5,107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22,107/23, 107/24,107/25A,107/25B, 107/26A,107/26B,108/1, 108/2, 108 /3, 109P, 134/1, 134/2,134/3 DIST- THANE AND VILLAGE SANDAP BEARING S. NO. 2 , 21/1 DIST- THANE

NAME AND ADDRESS OF / P.O.A.H.

DIRECTOR , S. S. RUNWAL
M/S. HORIZON PROJECTS PVT. LTD.
RUNWAL GROUP, RUNWAL & OMKAR ESQUARE,
5TH FLOOR, OPP.SION DHUNABHATTI SIGNAL,
SION (EAST) MUMBAI - 400022.

SIGNATURE OF OWNER / P.O.A.H.

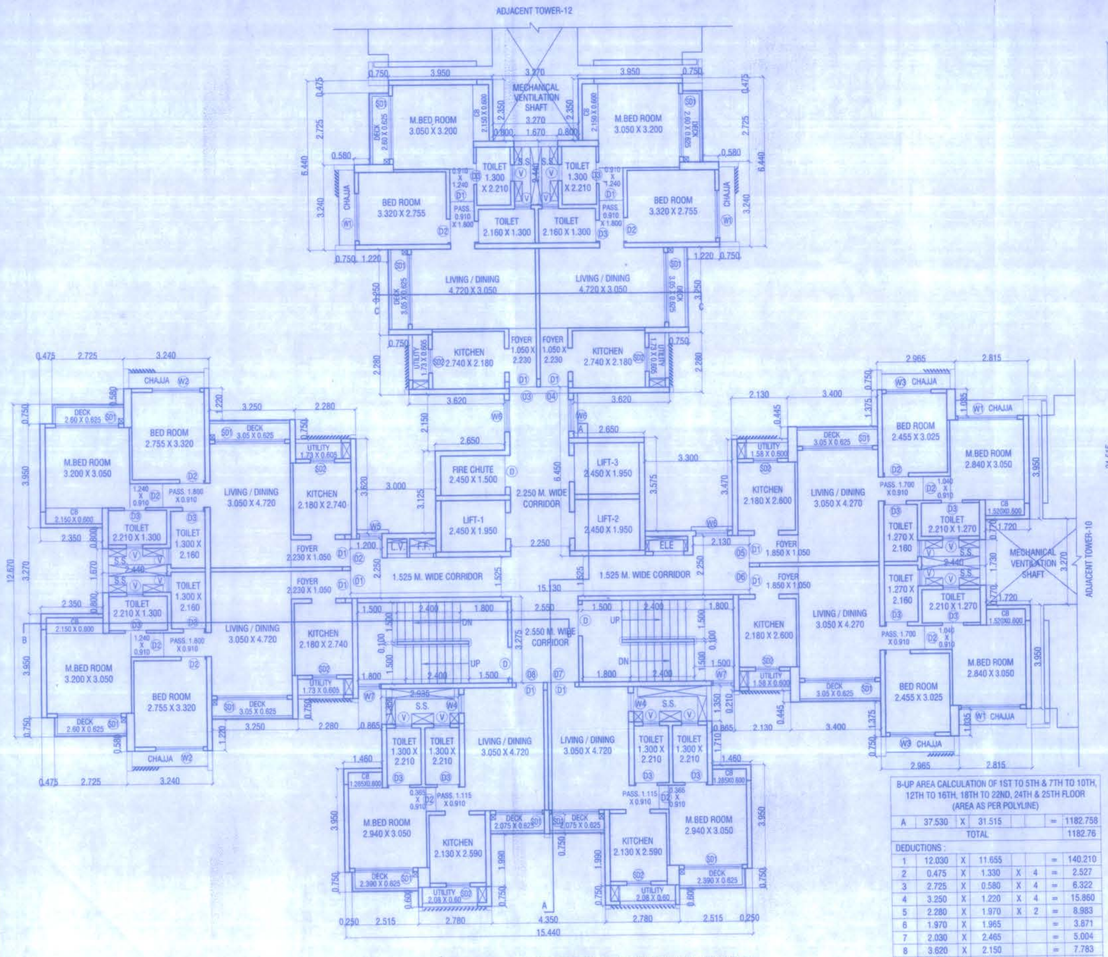
SIGNATURE OF ARCHITECT

ARCHITECTS

saakaar ARCHITECTS
2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W). 400 602
PHONE - 2537 8701,TELEFAX - 2536 4700
E MAIL - saakaararchitects@yahoo.co.in

DRG.NO.	SCALE	DATE	DRN.BY	CHKD.BY
C-689/2022/A-M/47	1 : 100	16/06/2022	PRASHANT	

\\SERVER\Saakaar12\Cad Drawings\RUNWAL USARGHAR - MV CITY\2. MUNICIPAL\25 ITP - Cluster 5 - 25 Floors -UDCPR - Flats on Podium\12. Cluster 5 - TOWER 11.dwg

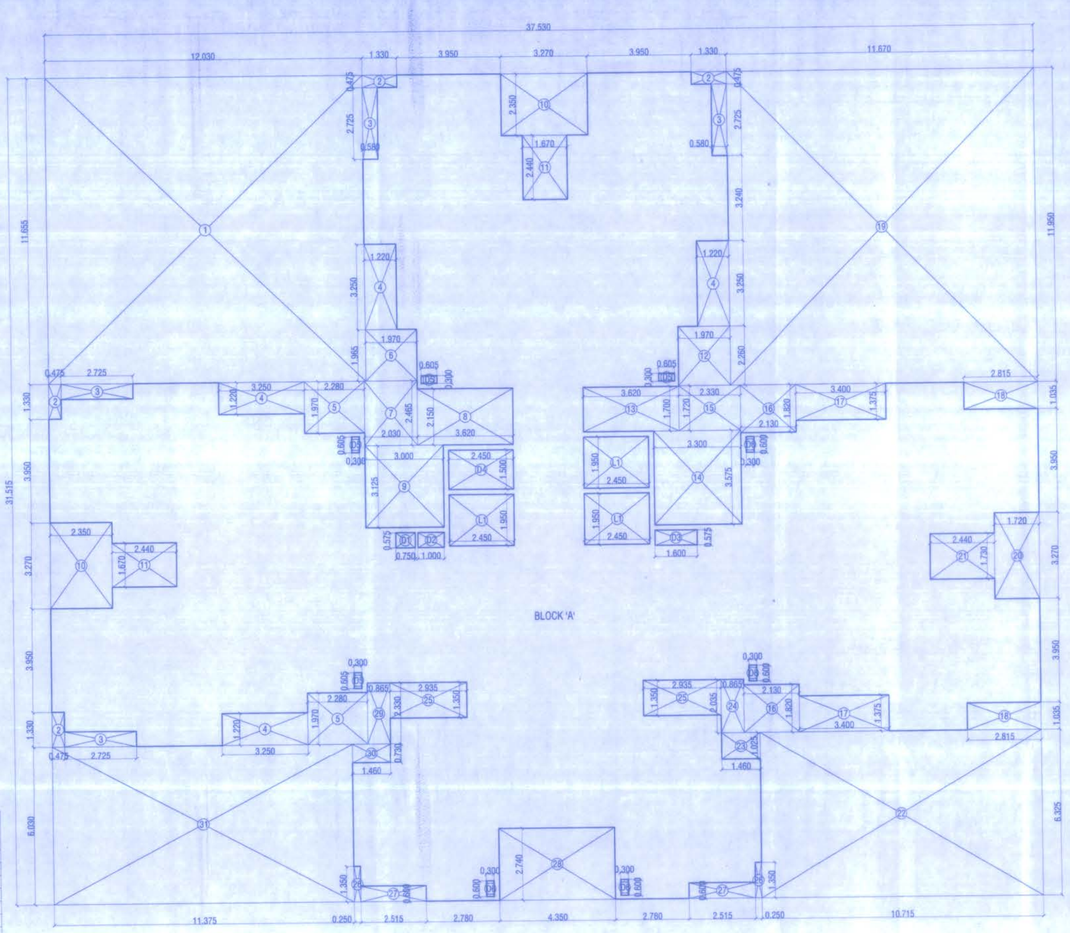


1ST TO 5TH & 7TH TO 10TH, 12TH TO 16TH, 18TH TO 22ND, 24TH & 25TH TYPICAL FLOOR PLAN

SCALE 1:100

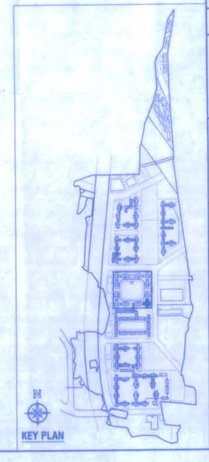
B-UP AREA CALCULATION OF 1ST TO 5TH & 7TH TO 10TH, 12TH TO 16TH, 18TH TO 22ND, 24TH & 25TH FLOOR (AREA AS PER POLYLINE)

A	37.530	X	31.515			=	1182.758
TOTAL							1182.76
DEDUCTIONS :							
1	12.030	X	11.655			=	140.210
2	0.475	X	1.330	X	4	=	2.527
3	2.725	X	0.580	X	4	=	6.322
4	3.250	X	1.220	X	4	=	15.860
5	2.280	X	1.970	X	2	=	8.983
6	1.970	X	1.965			=	3.871
7	2.030	X	2.465			=	5.004
8	3.620	X	2.150			=	7.783
9	3.000	X	3.125			=	9.375
10	3.270	X	2.350	X	2	=	15.369
11	1.670	X	2.440	X	2	=	8.150
12	1.970	X	2.260			=	4.452
13	3.620	X	1.700			=	6.154
14	3.300	X	3.575			=	11.798
15	2.330	X	1.720			=	4.008
16	2.130	X	1.820	X	2	=	7.753
17	3.400	X	1.375	X	2	=	9.350
18	2.815	X	1.035	X	2	=	5.827
19	11.670	X	11.950			=	139.457
20	1.720	X	3.270			=	5.624
21	2.440	X	1.730			=	4.221
22	10.715	X	6.325			=	67.772
23	1.460	X	1.025			=	1.496
24	0.865	X	2.035			=	1.760
25	2.935	X	1.350	X	2	=	7.925
26	0.250	X	1.350	X	2	=	0.675
27	2.515	X	0.600	X	2	=	3.018
28	4.350	X	2.740			=	11.919
29	0.865	X	2.330			=	2.015
30	1.460	X	0.730			=	1.066
31	11.375	X	6.030			=	68.591
TOTAL DEDUCTIONS - (a)							588.34
DUCT AREA CALCULATIONS :							
D1	0.750	X	0.575			=	0.431
D2	1.000	X	0.575			=	0.575
D3	1.600	X	0.575			=	0.920
D4	2.450	X	1.500			=	3.675
D5	0.605	X	0.300	X	4	=	0.726
D6	0.300	X	0.600	X	4	=	0.720
TOTAL DUCT AREA - (b)							7.05
LIFT AREA CALCULATIONS :							
L1	2.450	X	1.950	X	3	=	14.333
TOTAL LIFT AREA - (c)							14.33
TOTAL (a+b+c)							609.71
TOTAL PROPOSED B/UP AREA OF 1ST TO 5TH & 7TH TO 10TH, 12TH TO 16TH, 18TH TO 22ND, 24TH & 25TH FLOOR							573.04
B/UP AREA AS PER POLYLINE							573.04



AREA LINE DIAGRAM OF TYPICAL FLOOR (1ST TO 5TH, 7TH TO 10TH, 12TH TO 16TH,18TH TO 22ND, 24TH & 25TH FLOOR)

SCALE 1:100



CLUSTER - 5 TOWER - 11

48 / 57

GROUND/PODIUM.PART FLOOR + UPPER GROUND/ PODIUM PART FLOOR.+STILT/LOBBY LVL.+1ST TO 25TH FLOOR

CONTENTS OF SHEET

LOWER & GROUND FLOOR PLAN, AREA LINE DIAGRAM & AREA CALCULATIONS, SUMMERY, COVERED BUILT UP AREA, CARPET AREA STATEMENT ETC.

STAMP OF APPROVAL OF PLAN

PLANS APPROVED (59 NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE/AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING NO. SROT/KGO/2401/BP/ 11188 / 2022

DATE: 8 / 9 / 2022

AND THE CONDITIONS MENTIONED THEREIN

8/9/22

Planner, CPS

Sub-Regional Office, Thane,

MMRDA

MMRDA

SCHEDULE OF DOOR & WINDOW

S.NO.	TYPE DOOR & WINDOW	OPENING SIZE	DESCRIPTION
1	D	1.200 x 2.250	SINGLE SHUTTER FIRE RATED FLUSH DOOR
2	D1	1.050 x 2.250	SINGLE SHUTTER FLUSH DOOR
3	D2	0.910 x 2.250	SINGLE SHUTTER FLUSH DOOR
4	D3	0.800 x 2.250	SINGLE SHUTTER FLUSH DOOR
5	D4	0.900 x 2.250	SINGLE SHUTTER FLUSH DOOR
6	W1	2.300 X 1.800	3 PANEL SLIDING ALLUMINIUM WINDOW
7	W2	1.800 X 1.800	2 PANEL SLIDING ALLUMINIUM WINDOW
8	W3	1.700 X 1.200	1 PANEL SLIDING ALLUMINIUM WINDOW
9	W4	0.700 X 1.800	2 PANEL SLIDING ALLUMINIUM WINDOW
10	W5	0.800 X 1.200	2 PANEL SLIDING ALLUMINIUM WINDOW
11	W6	1.200 X 1.200	2 PANEL SLIDING ALLUMINIUM WINDOW
12	W7	0.865 X 1.450	1 PANEL SLIDING ALLUMINIUM WINDOW
13	SD1	2.650 X 2.250	3 PANEL SLIDING ALLUMINIUM DOOR
14	SD2	0.900 X 2.250	3 PANEL SLIDING ALLUMINIUM DOOR
15	V	0.620 X 1.050	LOUVERED VENTILATOR
16	RS	AS PER SITE X 3.55	ROLLING SHUTTER

DESCRIPTION OF PROPOSAL

PROPOSED **INTEGRATED TOWNSHIP PROJECT** ON PLOT BEARING VILLAGE - USARGHAR BEARING S. NO. 17/1,17/2, 17/3/A, 17/3/B, 17/4, 17/5, 19/1,19/2,19/3,19/4,20/3,20/3,20/4,20/5,34/1,36 /1/A, 36 /1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93/P, 103/2,103/3,104,103/5,103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11,103/12,103/13,103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2,106/3,107/1, 107/2/A, 107/2/B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22,107/23, 107/24,107/25A,107/25B, 107/26A,107/26B,108/1, 108/2, 108 /3, 109P, 134/1, 134/2,134/3 DIST- THANE AND VILLAGE SANDAP BEARING S. NO. 2 , 21/1 DIST- THANE

NAME AND ADDRESS OF / P.O.A.H.

DIRECTOR , S. S. RUNWAL
M/S. HORIZON PROJECTS PVT. LTD.
RUNWAL GROUP, RUNWAL & OMKAR ESQUARE,
5TH FLOOR, OPP.SION CHUNABHATTI SIGNAL,
SION (EAST) MUMBAI - 400022.

SIGNATURE OF OWNER / P.O.A.H.

SIGNATURE OF ARCHITECT

ARCHITECTS

saakaar ARCHITECTS
2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W). 400 602
PHONE - 2537 8701,TELEFAX - 2536 4700
E MAIL - saakaararchitects@yahoo.co.in

DRG.NO.	SCALE	DATE	DRN.BY	CHKD.BY
C-669/2022/A-M/48	1 : 100	16/06/2022	PRASHANT	

\\SERVER\Saakaar12\Cad Drawings\RUNWAL USARGHAR - MY CITY\2. MUNICIPAL\25. ITP - Cluster 5 - 25 Floors -(DCPR - Flats on Podium)\12. Cluster 5 - TOWER 11.dwg

B-UP AREA CALCULATION OF 6TH, 11TH, 17TH & 23RD (REFUGE) FLOOR (AREA AS PER POLYLINE)							
A	37.530	X	31.515			=	1182.756
			TOTAL				1182.76
DEDUCTIONS :							
1	12.030	X	11.655			=	140.210
2	0.475	X	1.330	X	4	=	2.527
3	2.775	X	0.580	X	4	=	6.372
4	3.230	X	1.220	X	4	=	15.860
5	2.280	X	1.970	X	2	=	8.983
6	1.970	X	1.965			=	3.871
7	2.030	X	2.465			=	5.004
8	3.620	X	2.150			=	7.783
9	3.000	X	3.125			=	9.375
10	3.270	X	2.350	X	2	=	15.369
11	1.670	X	2.440	X	2	=	8.150
12	1.970	X	2.280			=	4.492
13	3.620	X	1.700			=	6.154
14	3.350	X	3.575			=	11.796
15	2.330	X	1.725			=	4.018
16	2.130	X	1.820	X	2	=	7.753
17	3.400	X	1.375	X	2	=	9.350
18	2.815	X	1.035	X	2	=	5.827
19	11.670	X	11.950			=	138.457
20	1.720	X	3.270			=	5.624
21	2.440	X	1.730			=	4.221
22	10.715	X	6.325			=	67.772
23	1.460	X	1.025			=	1.496
24	0.885	X	2.035			=	1.700
25	2.935	X	1.350	X	2	=	7.925
26	0.250	X	1.350	X	2	=	0.675
27	2.515	X	0.600	X	2	=	3.018
28	4.350	X	2.740			=	11.919
29	0.885	X	2.335			=	2.015
30	1.460	X	0.730			=	1.066
31	11.375	X	6.030			=	68.591
TOTAL DEDUCTIONS - (a)							588.94
DUCT AREA CALCULATIONS							
D1	0.790	X	0.575			=	0.431
D2	1.000	X	0.575			=	0.575
D3	1.600	X	0.575			=	0.920
D4	2.450	X	1.500			=	3.675
D5	0.805	X	0.300	X	4	=	0.726
D6	0.300	X	0.600	X	4	=	0.720
TOTAL DUCT AREA - (b)							7.05
LIFT AREA CALCULATIONS							
L1	2.430	X	1.950	X	3	=	14.333
TOTAL LIFT AREA - (c)							14.33

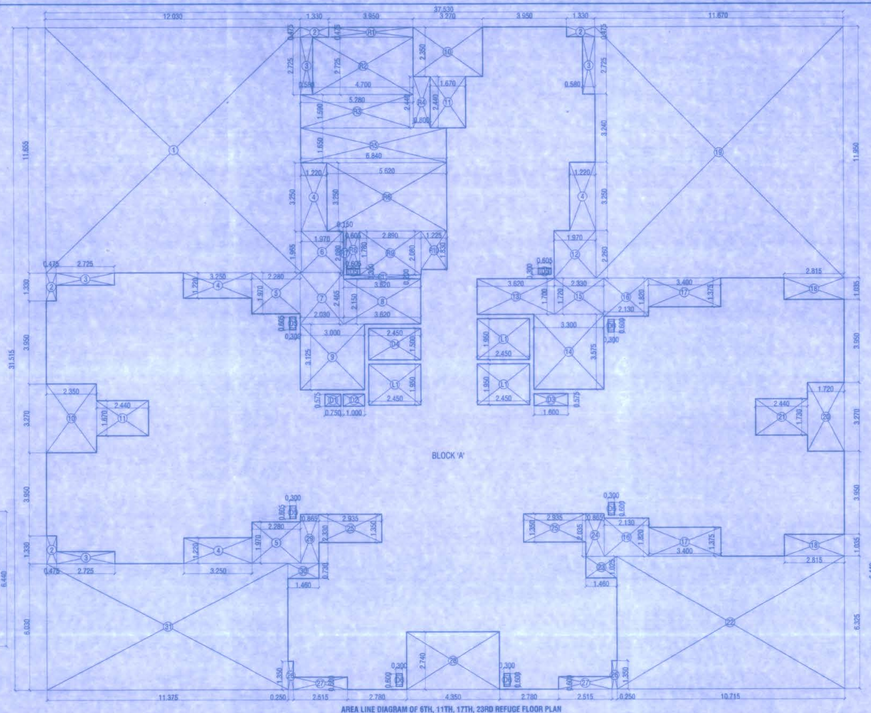
REFUGE AREA CALCULATION :							
R1	3.950	X	0.475	X	1	=	1.876
R2	4.700	X	2.725	X	1	=	12.808
R3	5.280	X	1.580	X	1	=	8.355
R4	0.900	X	2.440	X	1	=	1.992
R5	6.840	X	1.550	X	1	=	11.295
R6	5.620	X	3.250	X	1	=	18.265
R7	0.150	X	2.080	X	1	=	0.312
R8	0.805	X	1.780	X	1	=	1.077
R9	2.890	X	2.080	X	1	=	6.011
R10	1.225	X	1.830	X	1	=	2.242
R9	3.620	X	0.200	X	1	=	0.724
TOTAL REFUGE AREA							64.95
B/UP AREA AS PER POLYLINE - (d)							64.95
TOTAL (a+b+c)							674.66
TOTAL PROPOSED B/UP AREA OF 6TH, 11TH, 17TH & 23RD (REFUGE) FLOOR							508.10
B/UP AREA AS PER POLYLINE							508.10

REFUGE AREA CALCULATION OF 23RD REFUGE FLOOR	
FLOORS	BUILT UP AREA (IN SQ.M.)
23RD FLOOR (REFUGE FLR.)	508.10
24TH FLOOR	573.04
TOTAL AREA	1081.14
1081.14 / 12.50 = 86.49 PERSONS	
PER PERSON 0.30 SQ.M.	
86 X 0.30 SQ.MT. = 25.80 SQ.MT	
REQUIRED REFUGE AREA	25.80
PROVIDED REFUGE AREA	64.95
PERMISSIBLE 100% EXCESS REFUGE 25.80 X 2	51.60
EXCESS REFUGE AREA	13.35

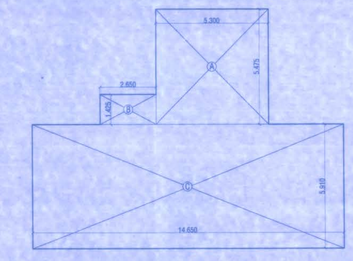
REFUGE AREA CALCULATION OF 6TH REFUGE FLOOR	
FLOORS	BUILT UP AREA (IN SQ.M.)
6TH FLOOR (REFUGE FLR.)	508.10
7TH FLOOR	573.04
TOTAL AREA	1081.14
1081.14 / 12.50 = 86.49 PERSONS	
PER PERSON 0.30 SQ.M.	
86 X 0.30 SQ.MT. = 25.80 SQ.MT	
REQUIRED REFUGE AREA	25.80
PROVIDED REFUGE AREA	64.95
PERMISSIBLE 100% EXCESS REFUGE 25.80 X 2	51.60
EXCESS REFUGE AREA	13.35

REFUGE AREA CALCULATION OF 11TH REFUGE FLOOR	
FLOORS	BUILT UP AREA (IN SQ.M.)
11TH FLOOR (REFUGE FLR.)	508.10
12TH FLOOR	573.04
TOTAL AREA	1081.14
1081.14 / 12.50 = 86.49 PERSONS	
PER PERSON 0.30 SQ.M.	
86 X 0.30 SQ.MT. = 25.80 SQ.MT	
REQUIRED REFUGE AREA	25.80
PROVIDED REFUGE AREA	64.95
PERMISSIBLE 100% EXCESS REFUGE 25.80 X 2	51.60
EXCESS REFUGE AREA	13.35

REFUGE AREA CALCULATION OF 17TH REFUGE FLOOR	
FLOORS	BUILT UP AREA (IN SQ.M.)
17TH FLOOR (REFUGE FLR.)	508.10
18TH FLOOR	573.04
TOTAL AREA	1081.14
1081.14 / 12.50 = 86.49 PERSONS	
PER PERSON 0.30 SQ.M.	
86 X 0.30 SQ.MT. = 25.80 SQ.MT	
REQUIRED REFUGE AREA	25.80
PROVIDED REFUGE AREA	64.95
PERMISSIBLE 100% EXCESS REFUGE 25.80 X 2	51.60
EXCESS REFUGE AREA	13.35

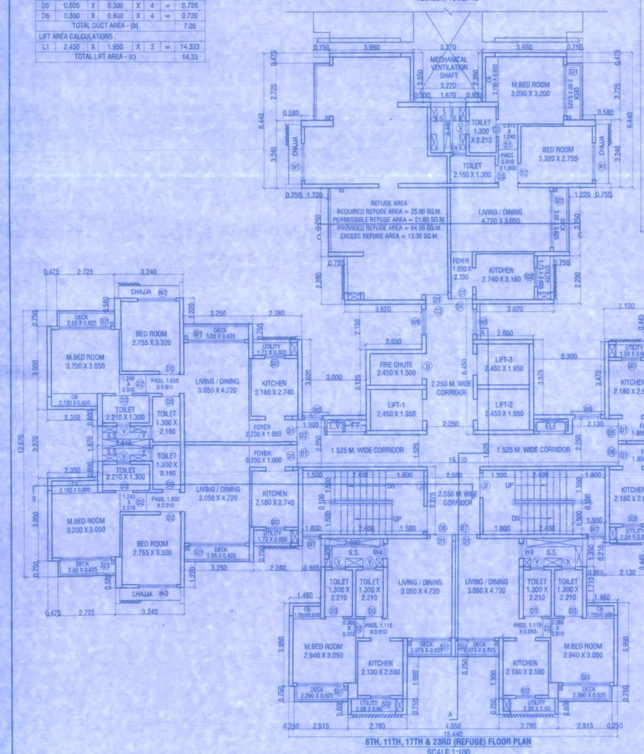


AREA LINE DIAGRAM OF 6TH, 11TH, 17TH, 23RD REFUGE FLOOR PLAN
SCALE 1:100

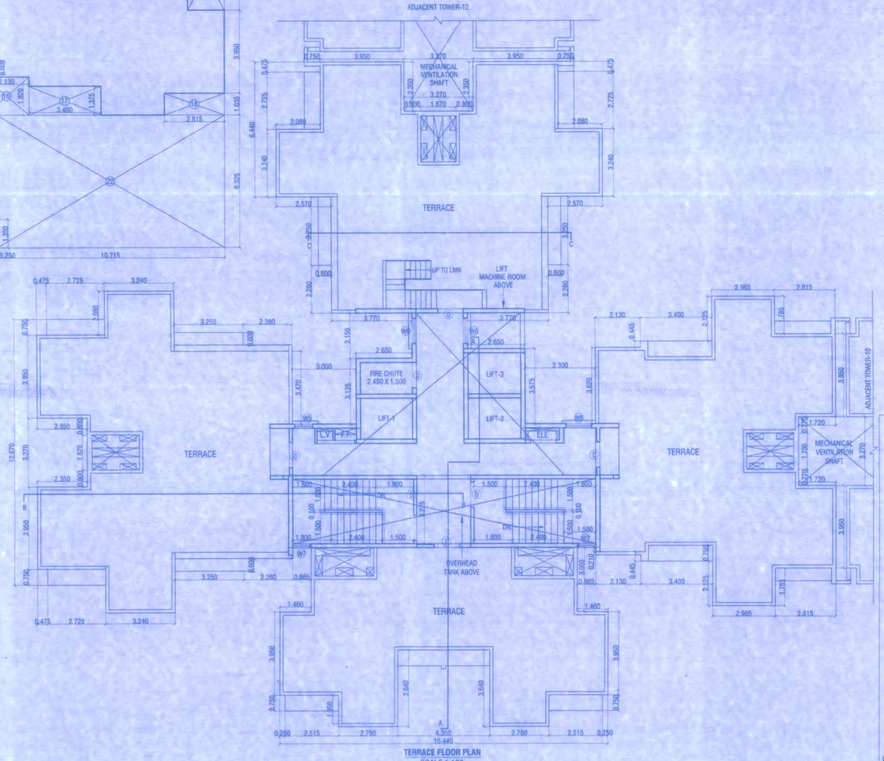


O.H.T & L.M.R AREA LINE DIAGRAM
SCALE 1:100

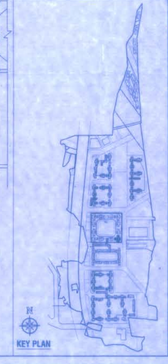
B-UP AREA CALCULATION OF O.H.T. & L.M.R. (TERRACE FLOOR) (AREA AS PER POLYLINE)						
A	5.300	X	5.475		=	29.018
B	2.650	X	1.425		=	3.775
C	14.650	X	5.910		=	86.582
TOTAL AREA						119.38
B/UP AREA AS PER POLYLINE						119.38



6TH, 11TH, 17TH & 23RD (REFUGE) FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



KEY PLAN

CLUSTER - 5 TOWER - 11

SHEET 10/27

GROUND/PODIUM PART FLOOR + UPPER GROUND/ PODIUM PART FLOOR.+ STILT/LOBBY LVL.+1ST TO 25TH FLOOR

CONTENTS OF SHEET

LOWER & GROUND FLOOR PLAN, AREA LINE DIAGRAM & AREA CALCULATIONS, SUMMERY, COVERED BUILT UP AREA, CARPET AREA STATEMENT ETC.

STAMP OF APPROVAL OF PLAN

PLANS APPROVED (SEE ANNEXURE OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE/AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING - NO. SRO/TIKGC/2401/BP/TP Thane/Kalwa/Nodal/1158/2023

DATE: 3/9/2023

AND THE CONDITIONS MENTIONED THEREIN.

Planner, Cadre
Sub-Regional Office, TMC
MMRDA

MMRDA

SCHEDULE OF DOOR & WINDOW

S.NO.	TYPE DOOR & WINDOW	OPENING SIZE	DESCRIPTION
1	D	1.200 X 2.250	SINGLE SHUTTER FIRE RATED FLUSH DOOR
2	D1	1.050 X 2.250	SINGLE SHUTTER FLUSH DOOR
3	D2	0.910 X 2.250	SINGLE SHUTTER FLUSH DOOR
4	D3	0.800 X 2.250	SINGLE SHUTTER FLUSH DOOR
5	D4	0.900 X 2.250	SINGLE SHUTTER FLUSH DOOR
6	W1	2.300 X 1.800	3 PANEL SLIDING ALLUMINIUM WINDOW
7	W2	1.800 X 1.800	2 PANEL SLIDING ALLUMINIUM WINDOW
8	W3	1.700 X 1.200	1 PANEL SLIDING ALLUMINIUM WINDOW
9	W4	0.700 X 1.800	2 PANEL SLIDING ALLUMINIUM WINDOW
10	W5	0.700 X 1.200	2 PANEL SLIDING ALLUMINIUM WINDOW
11	W6	1.200 X 1.200	2 PANEL SLIDING ALLUMINIUM WINDOW
12	W7	0.865 X 1.450	1 PANEL SLIDING ALLUMINIUM WINDOW
13	SD1	2.650 X 2.250	3 PANEL SLIDING ALLUMINIUM DOOR
14	SD2	0.900 X 2.250	3 PANEL SLIDING ALLUMINIUM DOOR
15	V	0.620 X 1.050	LOUVERED VENTILATOR
16	RS	AR PIPE SIZE X 3.55	ROLLING SHUTTER

DESCRIPTION OF PROPOSAL

PROPOSED **INTEGRATED TOWNSHIP PROJECT** ON PLOT BEARING VILLAGE - USARGHAR BEARING S. NO. 17/1,17/2, 17/3/6, 17/3/8, 17/4, 17/5, , 19/1,19/2,19/3,19/4,20/3,20/5,20/4,20/3,34/1,36 /1A, 36 /1/5, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4 ,71/5, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93/P, 103/2,103/3,103/4,103/5,103/6/A, 103/6/B, 103/7, /103/8 ,103/9, 103/10, 103/11,103/12,103/13,103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2,106/3,107/1, 107/2/A, 107/2/B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22,107/23, 107/24,107/25A,107/25B, 107/26A,107/26B,108/1, 108/2, ,108 /3, 109P, 134/1, 134/2,134/3 DIST- THANE AND VILLAGE SANDAP BEARING S. NO 2 , 21/1 DIST- THANE

NAME AND ADDRESS OF / P.O.A.H.

DIRECTOR , S. S. RUNWAL
M/S. HORIZON PROJECTS PVT. LTD.
RUNWAL GROUP, RUNWAL & OMKAR ESQUARE,
5TH FLOOR, OPP SION CHUNABHATTI SIGNAL,
SION (EAST) MUMBAI - 400022.

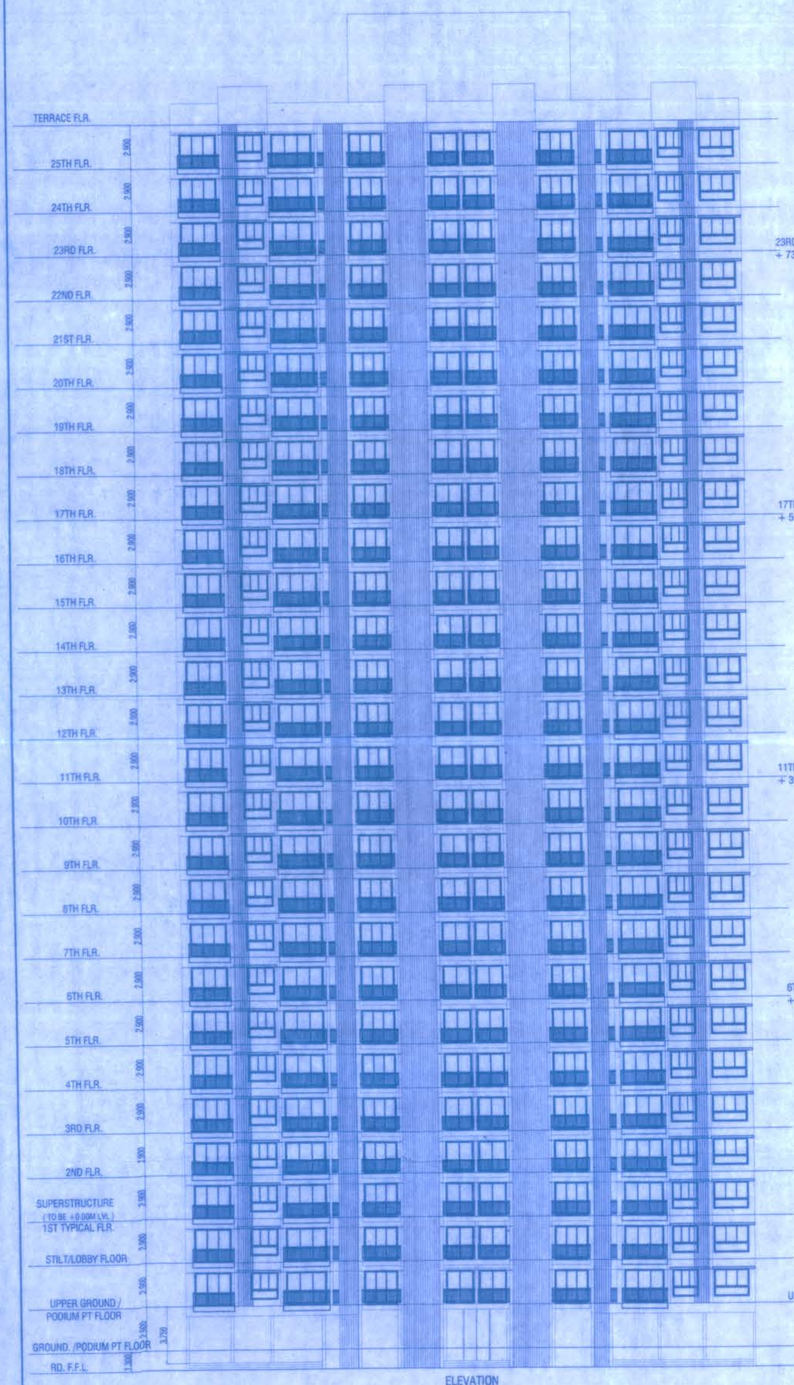
SIGNATURE OF OWNER / P.O.A.H. | SIGNATURE OF ARCHITECT

ARCHITECTS

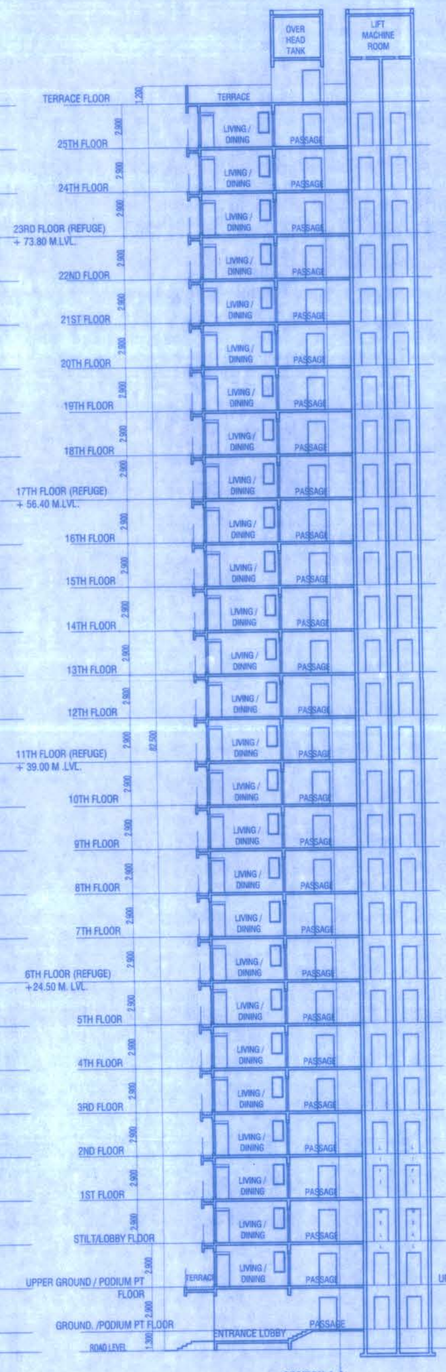
sakaar ARCHITECTS
2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W). 400 602
PHONE - 2537 8701,TELEFAX - 2536 4700
E MAIL - saakaararchitects@yahoo.co.in

DRG.NO.	SCALE	DATE	DRN.BY	CHKD.BY
C-689/2022/A-46/49	1 : 100	16/08/2022	PRASHANT	

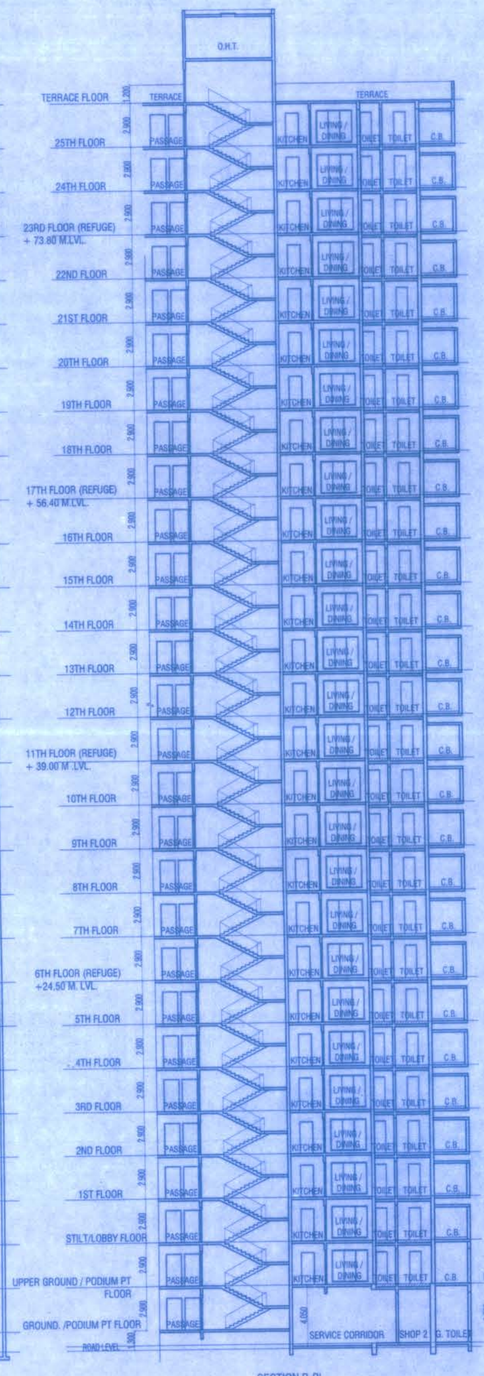
\\SERVER\Sakaar\12Cad Drawings\RUNWAL GS\ARGHAR - MY CITY\2. M.NC\PAL\25. ITP - Cluster 5 - 26 Floors =\DCPR - Plans on Platform\25_Cluster 5 - TOWER 11.dwg



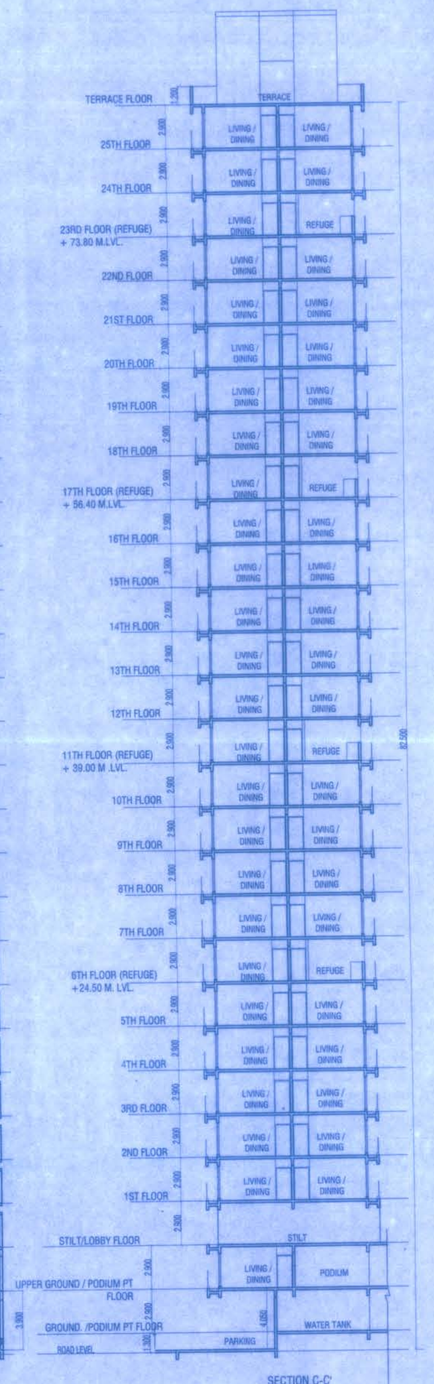
ELEVATION
SCALE - 1:200



SECTION A-A'
SCALE - 1:200



SECTION B-B'
SCALE - 1:200



SECTION C-C'
SCALE - 1:200

CLUSTER - 5 TOWER - 11

50/57

(GROUND/PODIUM PART FLOOR + UPPER GROUND/ PODIUM PART FLOOR.+ STILT/LOBBY LVL.+1ST TO 25TH FLOOR)

CONTENTS OF SHEET

SECTION, ELEVATION, ETC.

STAMP OF APPROVAL OF PLAN

PLANS APPROVED (57) NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE/AMENDED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE BEARING - NO. SRO/T/KGO/2401/BP/ITP/proposing for 2nd & 01/0181/1188 / 20 22

DATE: 2 / 9 / 2022

AND THE CONDITIONS MENTIONED THEREIN.

Planner, Class I
Sub-Regional Office, Thane
MMRDA

MMRDA

SCHEDULE OF DOOR & WINDOW

S.NO.	TYPE DOOR & WINDOW	OPENING SIZE	DESCRIPTION
1	D	1.200 x 2.250	SINGLE SHUTTER FIRE RATED FLUSH DOOR
2	D1	1.050 x 2.250	SINGLE SHUTTER FIRE RATED FLUSH DOOR
3	D2	0.900 x 2.250	SINGLE SHUTTER FLUSH DOOR
5	D3	0.800 x 2.250	SINGLE SHUTTER FLUSH DOOR
6	W1	2.000 x 1.300	3 PANEL SLIDING ALLUMINIUM WINDOW
7	W2	1.500 x 1.300	2 PANEL SLIDING ALLUMINIUM WINDOW
8	W3	1.030 x 1.300	2 PANEL SLIDING ALLUMINIUM WINDOW
9	W4	0.600 x 1.300	1 PANEL SLIDING ALLUMINIUM WINDOW
10	W5a	0.600 x 2.050	3 PANEL SLIDING ALLUMINIUM WINDOW
11	W6	1.200 x 1.300	2 PANEL SLIDING ALLUMINIUM WINDOW
12	SD	2.000 x 2.250	3 PANEL SLIDING ALLUMINIUM DOOR
13	V	0.600 x 1.050	LOUVERED VENTILATOR
14	V1	1.030 x 1.050	LOUVERED VENTILATOR

DESCRIPTION OF PROPOSAL

PROPOSED **INTEGRATED TOWNSHIP PROJECT** ON PLOT BEARING VILLAGE - USARGHAR BEARING S. NO. 17/1,17/2, 17/3/A, 17/3/B, 17/4, 17/5, 19/1, 19/2, 19/3, 19/4, 20/3, 20/4, 20/5, 34/1, 36/1/A, 36/1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93/P, 103/2,103/3, 103/4, 103/5, 103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11,103/12,103/13,103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2, 106/3, 107/1, 107/2/A, 107/2/B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/10, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22, 107/23, 107/24, 107/25A, 107/25B, 107/26A, 107/26B, 108/1, 108/2, 108 /3, 109P, 134/1, 134/2,134/3 DIST- THANE
AND VILLAGE SANDAP BEARING S. NO. 2 , 21/1 DIST- THANE

NAME AND ADDRESS OF / P.O.A.H.

DIRECTOR ,
M/S. HORIZON PROJECTS PVT. LTD.
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SIGNATURE OF OWNER / P.O.A.H.

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ARCHITECTS

saakaar ARCHITECTS
2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W). 400 602
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DRG.NO.	SCALE	DATE	DRN.BY	CHKD.BY
C-669/2022/A-M/50	1 : 200	16/06/2022	SIDDHI	DHANASHREE

\\SERVER\Saakaar\12Cad Drawings\RUNWAL USARGHAR - MY CITY\2. MUNICIPAL\25. ITP - Cluster 5 - 25 Floors -UDCPR - Rera on Podium\12. Cluster 5 - TOWER 11.dwg