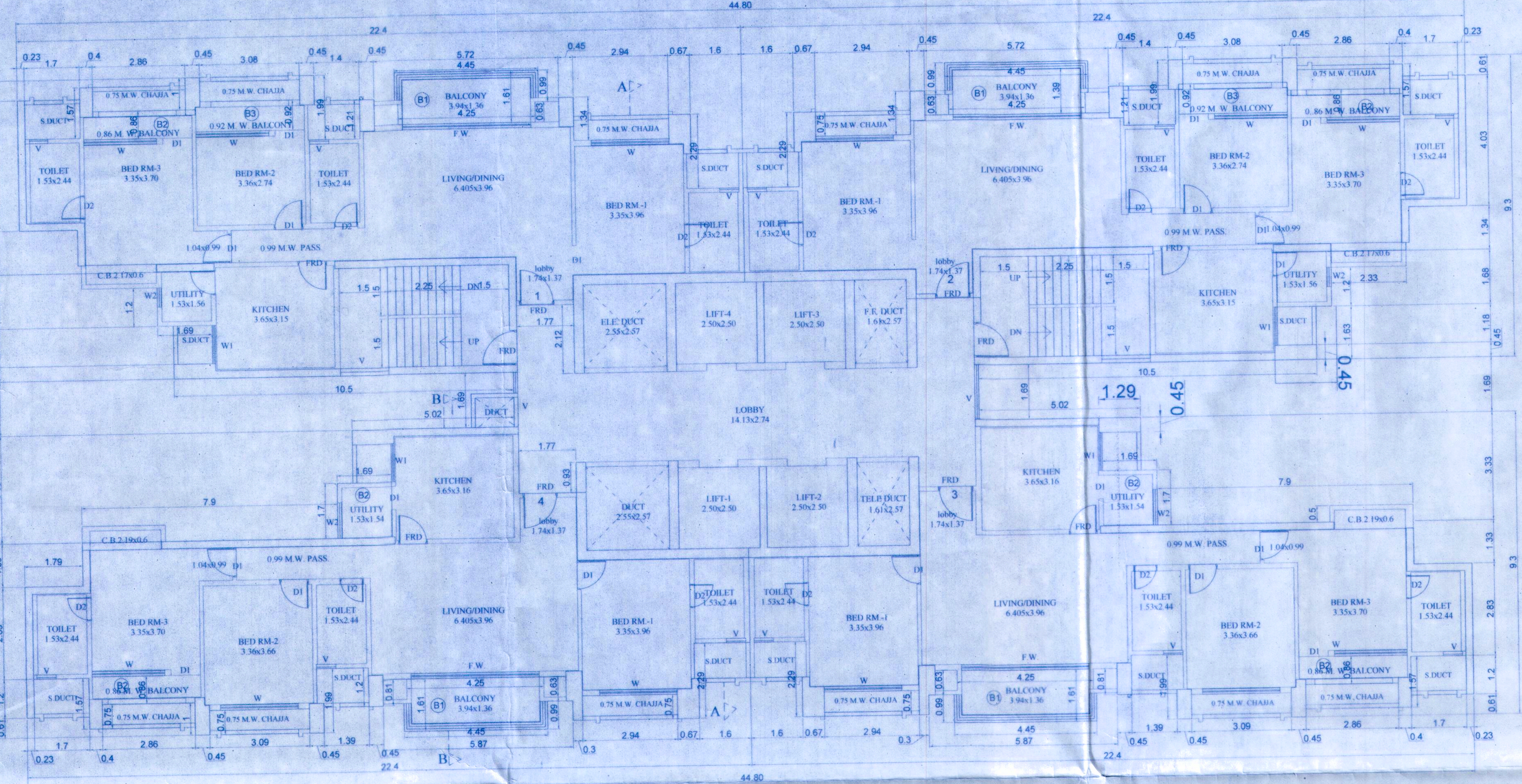
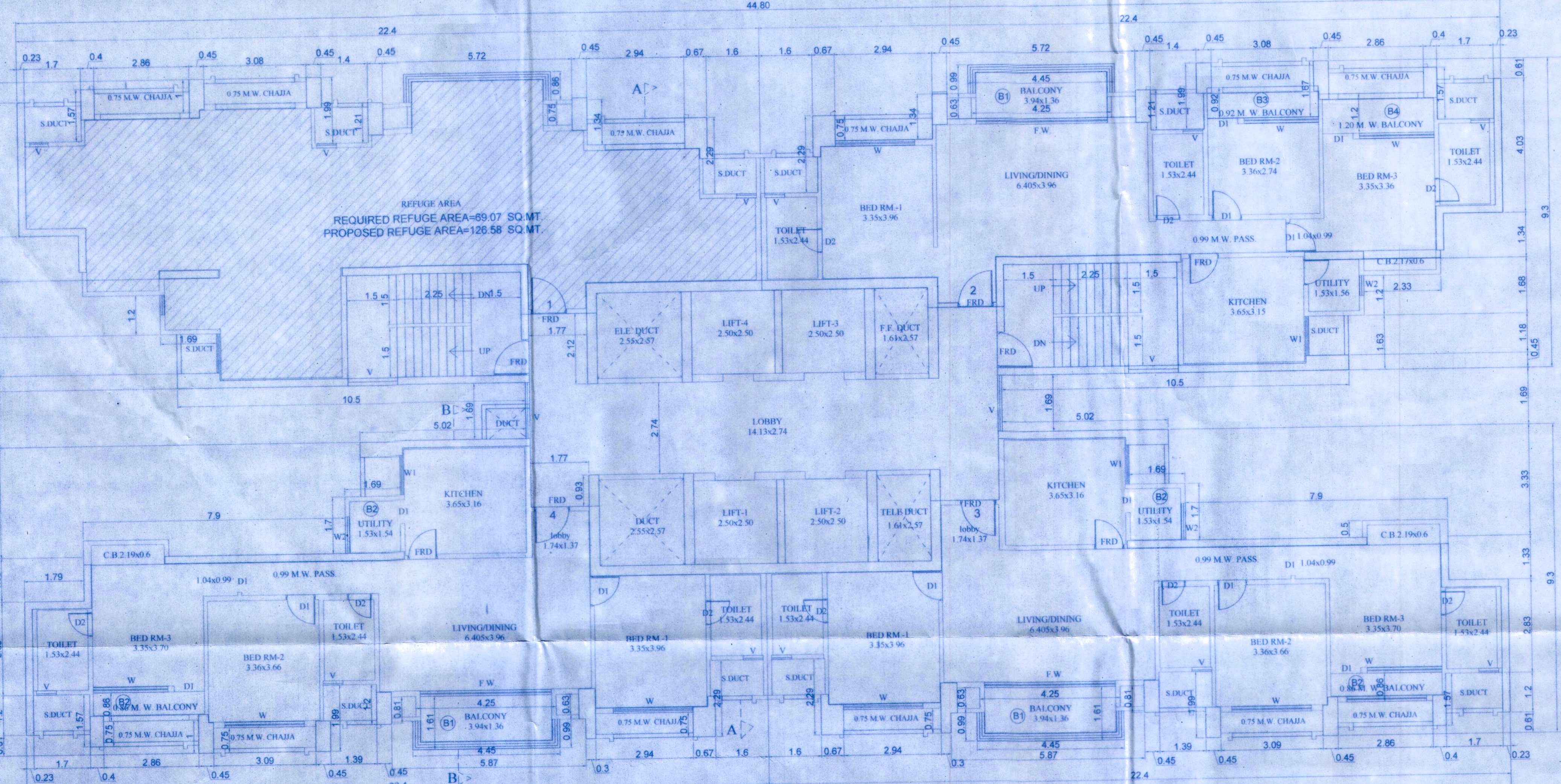
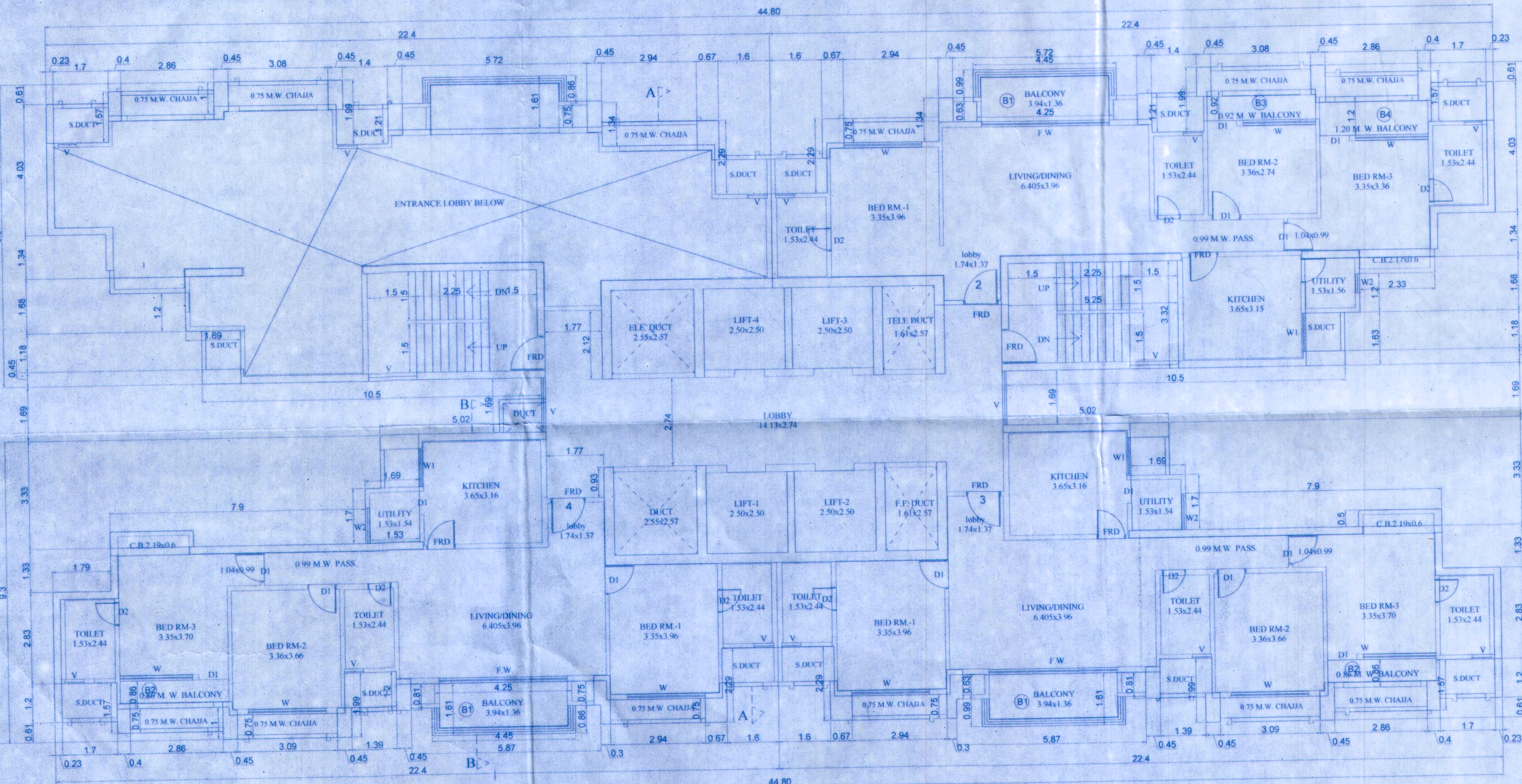


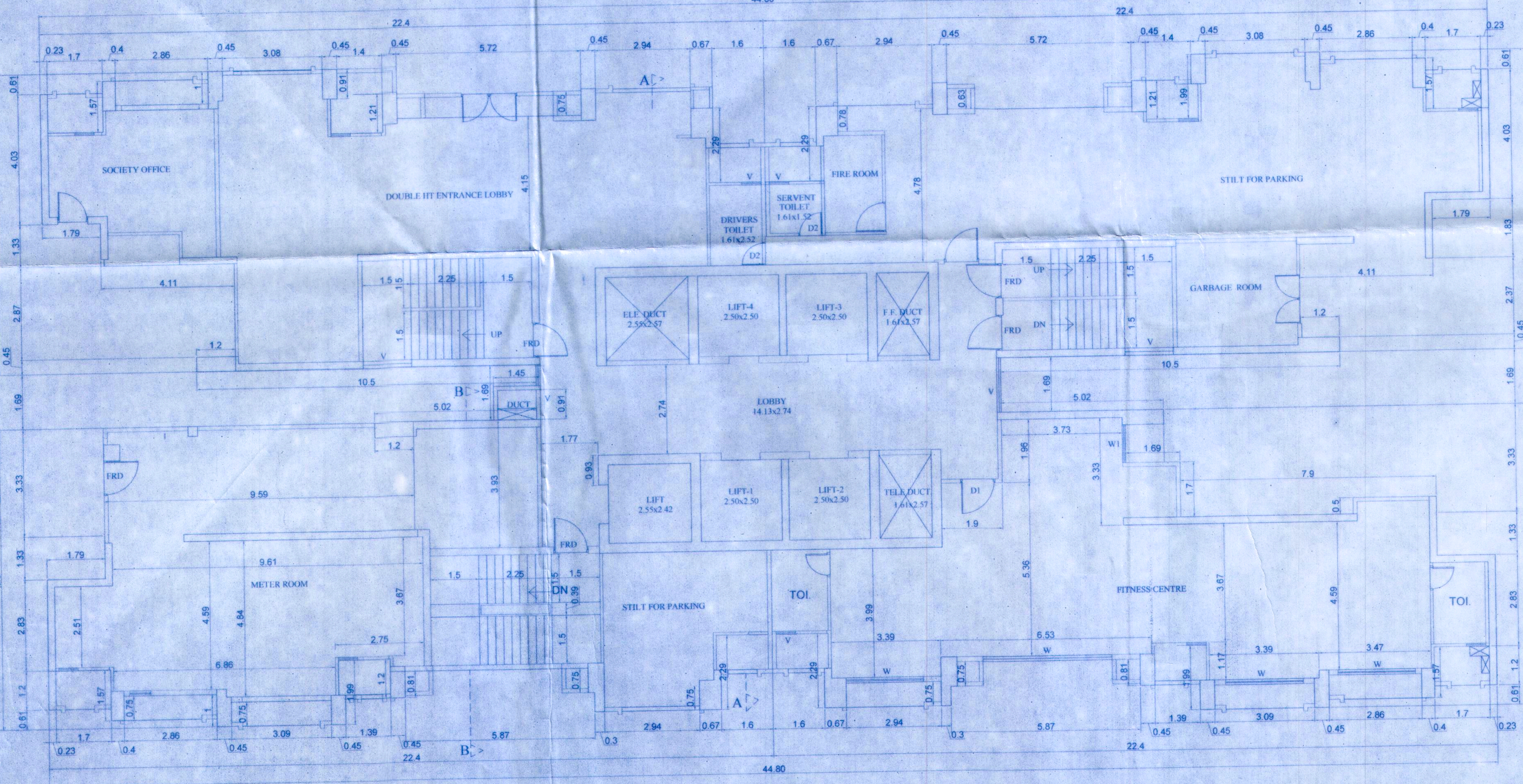
TYPICAL FLOOR PLAN SCALE - 1:100
(2nd to 7th,9th. to 11th,13th,14th,16th,17th,19th,20th,22nd,23rd,25th,26th,28th,29th,31st,32nd,34th,35th. floors)



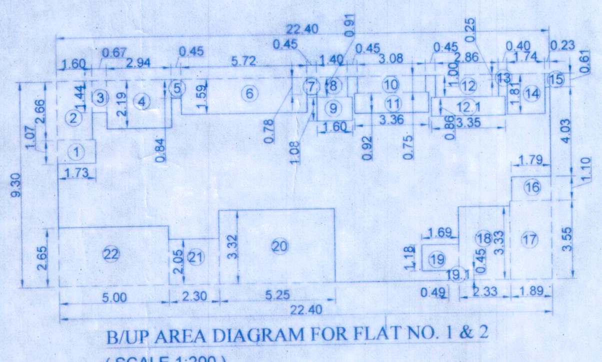
8th,12th,15th,18th,21st,24th,27th,30th,33rd FLOOR PLAN
REFUGE FLOOR SCALE - 1:100



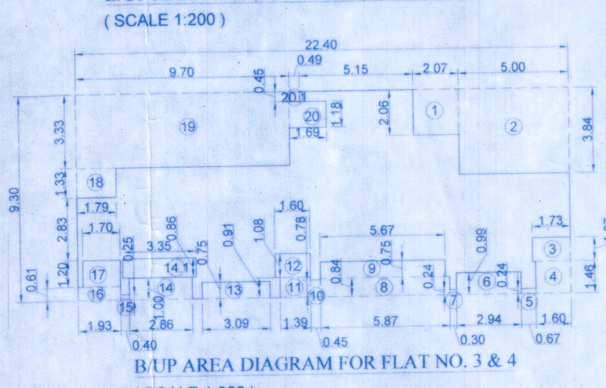
1ST. FLOOR PLAN
SCALE - 1:100



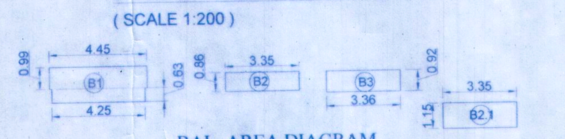
GR./PARKING FLOOR PLAN
SCALE - 1:100



B/UP AREA DIAGRAM FOR FLAT NO. 1 & 2
(SCALE 1:200)

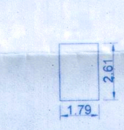


B/UP AREA DIAGRAM FOR FLAT NO. 3 & 4
(SCALE 1:200)



BAL. AREA DIAGRAM
(SCALE 1:200)

BAL. AREA CALCULATION OF TYP. FLR.							
PERMISSIBLE BALCONY							
	460.32	X	10%		=	46.03	SQ.MT.
PROPOSED BALCONY							
B1)	4.45	X	0.99	X 4	=	17.62	SQ.MT.
	4.25	X	0.63	X 4	=	10.71	SQ.MT.
B2)	3.35	X	0.86	X 4	=	11.52	SQ.MT.
B3)	3.36	X	0.92	X 2	=	6.18	SQ.MT.
TOTAL PROPOSED BAL.					=	46.03	SQ.MT.
PERMISSIBLE BAL. AREA					=	46.03	SQ.MT
EXCESS BAL. AREA					=	NILL	SQ.MT.



AREA DIAGRAM OF DRIVERS TOILET AT PARKING/GR FLOOR

B/UP CAL.FOR DRIVERS TOILET
2.61 X 1.79 = 4.67 SQ.MT.

BUILT-UP AREA CAL. OF TYP. FLOOR FLAT NO. 1 & 2 EACH							
	22.40	X	9.30		=	208.32	SQ.MT.
DEDUCTIONS							
1)	1.73	X	1.07	X 1	=	1.85	SQ.MT.
2)	1.60	X	2.66	X 1	=	4.26	SQ.MT.
3)	0.67	X	1.44	X 1	=	0.96	SQ.MT.
4)	2.94	X	2.19	X 1	=	6.44	SQ.MT.
5)	0.45	X	0.84	X 1	=	0.38	SQ.MT.
6)	5.72	X	1.59	X 1	=	9.09	SQ.MT.
7)	0.45	X	0.78	X 1	=	0.35	SQ.MT.
8)	1.40	X	0.91	X 1	=	1.27	SQ.MT.
9)	1.60	X	1.08	X 1	=	1.73	SQ.MT.
10)	3.08	X	0.75	X 1	=	2.31	SQ.MT.
11)	3.36	X	0.92	X 1	=	3.09	SQ.MT.
12)	2.86	X	1.00	X 1	=	2.86	SQ.MT.
12.1)	3.35	X	0.86	X 1	=	2.88	SQ.MT.
13)	0.40	X	0.25	X 1	=	0.10	SQ.MT.
14)	1.74	X	1.81	X 1	=	3.14	SQ.MT.
15)	0.23	X	0.61	X 1	=	0.14	SQ.MT.
16)	1.79	X	1.10	X 1	=	1.97	SQ.MT.
17)	1.89	X	3.55	X 1	=	6.71	SQ.MT.
18)	2.33	X	3.33	X 1	=	7.76	SQ.MT.
19)	1.18	X	1.69	X 1	=	1.99	SQ.MT.
19.1)	0.49	X	0.45	X 1	=	0.22	SQ.MT.
20)	5.25	X	3.32	X 1	=	17.43	SQ.MT.
21)	2.30	X	2.05	X 1	=	4.72	SQ.MT.
22)	5.00	X	2.65	X 1	=	13.25	SQ.MT.
TOTAL					=	94.90	SQ.MT.
NET AREA					=	113.42	SQ.MT.

BUILT-UP AREA CAL. OF TYP. FLOOR FLAT NO. 3 & 4 EACH							
	22.40	X	9.30		=	208.32	SQ.MT.
DEDUCTIONS							
1)	2.07	X	2.06	X 1	=	4.26	SQ.MT.
2)	5.00	X	3.84	X 1	=	19.20	SQ.MT.
3)	1.73	X	1.07	X 1	=	1.85	SQ.MT.
4)	1.60	X	1.46	X 1	=	2.34	SQ.MT.
5)	0.67	X	0.24	X 1	=	0.16	SQ.MT.
6)	2.94	X	0.99	X 1	=	2.91	SQ.MT.
7)	0.30	X	0.24	X 1	=	0.07	SQ.MT.
8)	5.87	X	0.84	X 1	=	4.93	SQ.MT.
9)	5.67	X	0.75	X 1	=	4.25	SQ.MT.
10)	0.45	X	0.78	X 1	=	0.35	SQ.MT.
11)	1.39	X	0.91	X 1	=	1.26	SQ.MT.
12)	1.60	X	1.08	X 1	=	1.73	SQ.MT.
13)	3.09	X	0.75	X 1	=	2.32	SQ.MT.
14)	2.86	X	1.00	X 1	=	2.86	SQ.MT.
14.1)	3.35	X	0.86	X 1	=	2.88	SQ.MT.
15)	0.40	X	0.25	X 1	=	0.10	SQ.MT.
16)	1.93	X	0.61	X 1	=	1.18	SQ.MT.
17)	1.70	X	1.20	X 1	=	2.04	SQ.MT.
18)	1.79	X	1.33	X 1	=	2.38	SQ.MT.
19)	9.70	X	3.33	X 1	=	32.30	SQ.MT.
20)	1.69	X	1.18	X 1	=	1.99	SQ.MT.
20.1)	0.49	X	0.45	X 1	=	0.22	SQ.MT.
TOTAL					=	91.58	SQ.MT.
NET AREA					=	116.74	SQ.MT.

BUILT-UP AREA CAL. OF TYP. FLOORS		
NET AREA OF FLAT NO. 1 TO 4 (113.42 + 113.42+116.74+116.74)	=	460.32 SQ.MT.
EXCESS BAL. AREA.	=	NILL SQ.MT.
TOTAL B/UP AREA	=	460.32 SQ.MT.

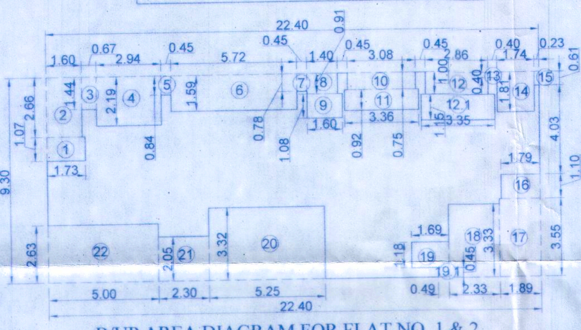
B/UP AREA CAL. OF 1ST. & REFUGE FLOOR		
NET AREA OF FLAT NO. 2 TO 4 (112.38+116.74+116.74)	=	345.86 SQ.MT.
EXCESS BAL. AREA.	=	NILL SQ.MT.
TOTAL B/UP AREA	=	345.86 SQ.MT.

STATEMENT FOR PROPOSED REFUGE AREA							
NET AREA OF FLAT NO. 1					=	112.38	SQ.MT.
AREA OF BALCONY-B1 & B3							
B1)	4.45	X	0.99	X 1	=	4.41	SQ.MT.
	4.25	X	0.63	X 1	=	2.68	SQ.MT.
B3)	3.36	X	0.92	X 1	=	3.09	SQ.MT.
B4)	3.35	X	1.20	X 1	=	4.02	SQ.MT.
TOTAL PROP. REFUGE AREA					=	126.58	SQ.MT.

BAL. AREA CAL. OF 1ST. & REFUGE FLR.							
PERMISSIBLE BALCONY							
	345.86	X	10%		=	34.58	SQ.MT.
PROPOSED BALCONY							
B1)	4.45	X	0.99	X 3	=	13.22	SQ.MT.
	4.25	X	0.63	X 3	=	8.03	SQ.MT.
B2)	3.35	X	0.86	X 2	=	5.76	SQ.MT.
B3)	3.36	X	0.92	X 1	=	3.09	SQ.MT.
B4)	3.35	X	1.20	X 1	=	4.02	SQ.MT.
TOTAL PROPOSED BAL.					=	34.12	SQ.MT.
PERMISSIBLE BAL. AREA					=	34.58	SQ.MT
EXCESS BAL. AREA					=	NILL	SQ.MT.

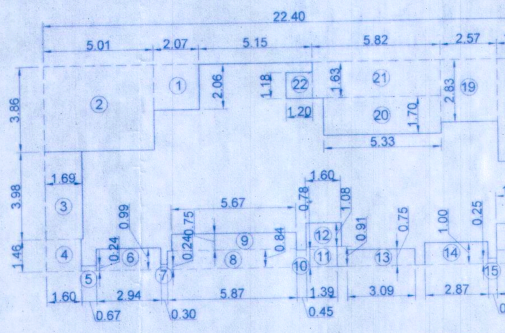
REFUGE AREA REQUIRED AT 8TH. FLR.:
4% 0F(B.UP.AREA OF 8th to 11th flrs)
4% (345.86 + 460.32 + 460.32 + 460.32)
4% (1726.66) = 69.07 SQ.MT.
REFUGE AREA REQ. AT 8th. FLR. = 69.07 SQ.MT.
REFUGE AREA PROVIDED = 126.58 SQ.MT.

REFUGE AREA REQUIRED AT 12,15,18,21,24,27,30,33RD FLOORS
4% 0F(B.UP.AREA OF ABOVE FLRS)
4% (345.86 + 460.32+ 460.32)
4% (1268.17) = 50.66 SQ.MT.
REFUGE AREA REQ. = 50.65 SQ.MT.
REFUGE AREA PROVIDED = 126.58 SQ.MT.



B/UP AREA DIAGRAM FOR FLAT NO. 1 & 2
FOR 1ST & REFUGE FLOOR
(SCALE 1:200)

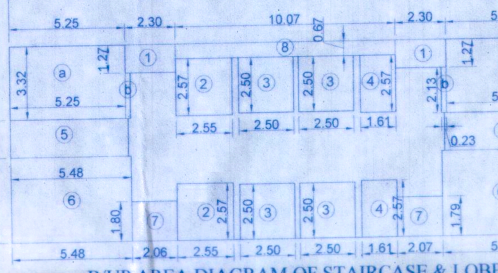
BUILT-UP AREA CAL. OF TYP. FLOOR FOR 1ST & REFUGE FLOOR FLAT NO. 1 & 2 EACH							
	22.40	X	9.30		=	208.32	SQ.MT.
DEDUCTIONS							
1)	1.73	X	1.07	X 1	=	1.85	SQ.MT.
2)	1.60	X	2.66	X 1	=	4.26	SQ.MT.
3)	0.67	X	1.44	X 1	=	0.96	SQ.MT.
4)	2.94	X	2.19	X 1	=	6.44	SQ.MT.
5)	0.45	X	0.84	X 1	=	0.38	SQ.MT.
6)	5.72	X	1.59	X 1	=	9.09	SQ.MT.
7)	0.45	X	0.78	X 1	=	0.35	SQ.MT.
8)	1.40	X	0.91	X 1	=	1.27	SQ.MT.
9)	1.60	X	1.08	X 1	=	1.73	SQ.MT.
10)	3.08	X	0.75	X 1	=	2.31	SQ.MT.
11)	3.36	X	0.92	X 1	=	3.09	SQ.MT.
12)	2.86	X	1.00	X 1	=	2.86	SQ.MT.
12.1)	3.35	X	1.20	X 1	=	4.02	SQ.MT.
13)	0.40	X	.25	X 1	=	0.10	SQ.MT.
14)	1.74	X	1.81	X 1	=	3.14	SQ.MT.
15)	0.23	X	0.61	X 1	=	0.14	SQ.MT.
16)	1.79	X	1.10	X 1	=	1.97	SQ.MT.
17)	1.89	X	3.55	X 1	=	6.71	SQ.MT.
18)	2.33	X	3.33	X 1	=	7.76	SQ.MT.
19)	1.18	X	1.69	X 1	=	1.99	SQ.MT.
19.1)	0.49	X	0.45	X 1	=	0.22	SQ.MT.
20)	5.25	X	3.32	X 1	=	17.43	SQ.MT.
21)	2.30	X	2.05	X 1	=	4.72	SQ.MT.
22)	5.00	X	2.63	X 1	=	13.15	SQ.MT.
TOTAL					=	95.94	SQ.MT.
NET AREA					=	112.38	SQ.MT.



AREA DIAGRAM OF FITNESS CENTER
(SCALE 1:200)

BUILT-UP AREA CAL. OF FITNESS CENTER							
	22.40	X	9.30		=	208.32	SQ.MT.
DEDUCTIONS							
1)	2.07	X	2.06	X 1	=	4.26	SQ.MT.
2)	5.01	X	3.86	X 1	=	19.34	SQ.MT.
3)	1.69	X	3.98	X 1	=	6.73	SQ.MT.
4)	1.60	X	1.46	X 1	=	2.34	SQ.MT.
5)	0.67	X	0.24	X 1	=	0.16	SQ.MT.
6)	2.94	X	0.99	X 1	=	2.91	SQ.MT.
7)	0.30	X	0.24	X 1	=	0.07	SQ.MT.
8)	5.87	X	0.84	X 1	=	4.93	SQ.MT.
9)	5.67	X	0.75	X 1	=	4.25	SQ.MT.
10)	0.45	X	0.78	X 1	=	0.35	SQ.MT.
11)	1.39	X	0.91	X 1	=	1.26	SQ.MT.
12)	1.60	X	1.08	X 1	=	1.73	SQ.MT.
13)	3.09	X	0.75	X 1	=	2.32	SQ.MT.
14)	2.87	X	1.00	X 1	=	2.87	SQ.MT.
15)	0.40	X	0.25	X 1	=	0.10	SQ.MT.
16)	1.93	X	0.61	X 1	=	1.18	SQ.MT.
17)	1.70	X	1.20	X 1	=	2.04	SQ.MT.
18)	1.79	X	4.65	X 1	=	8.32	SQ.MT.
19)	2.57	X	2.83	X 1	=	7.27	SQ.MT.
20)	5.33	X	1.70	X 1	=	9.06	SQ.MT.
21)	5.82	X	1.63	X 1	=	9.49	SQ.MT.
22)	1.20	X	1.18	X 1	=	1.42	SQ.MT.
TOTAL					=	92.40	SQ.MT.
NET AREA OF FITNESS CENTER					=	115.92	SQ.MT.

FITNESS AREA STATEMENT
PERMISSIBLE AREA =MINIMUM 20 SQ.MT. OR MAXIMUM 2% OF TOTAL BUILT-UP AREA
PERMISSIBLE AREA = 2% OF 14971.27 SQ.MT.
PERMISSIBLE AREA = 299.42 SQ.MT.
PROPOSED AREA = 115.92 SQ.MT.



B/UP AREA DIAGRAM OF STAIRCASE & LOBBY
(SCALE 1:200)

BUILT-UP AREA CAL. OF STAIRCASE & LOBBY							
	25.08	X	8.86		=	222.21	SQ.MT.
DEDUCTIONS							
1)	2.30	X	1.27	X 2	=	5.84	SQ.MT.
2)	2.55	X	2.57	X 2	=	13.11	SQ.MT.
3)	2.50	X	2.50	X 4	=	25.00	SQ.MT.
4)	1.61	X	2.57	X 2	=	8.28	SQ.MT.
5)	5.35	X	1.69	X 2	=	18.08	SQ.MT.
6)	5.48	X	3.88	X 2	=	42.52	SQ.MT.
7)	2.07	X	1.79	X 2	=	7.41	SQ.MT.
8)	10.07	X	0.67	X 1	=	6.75	SQ.MT.
TOTAL DEDUCTIONS					=	126.99	SQ.MT.
NET AREA OF STAIRCASE & LOBBY					=	95.22	SQ.MT.

AREA OF STAIRCASE							
a)	5.25	X	3.32	X 2	=	34.86	SQ.MT.
b)	2.13	X	0.23	X 2	=	0.98	SQ.MT.
					=	35.84	SQ.MT.
TOTAL AREA OF STAIRCASE FOR ST. TO 35 FLOORS(35.84x36)					=	1290.24	SQ.MT.

NET AREA OF LOBBY PER FLOOR (95.60 - 35.84)	=	59.38 SQ.MT.
TOTAL AREA OF LOBBY FOR ST. TO 35 FLOORS (59.38 x 36)	=	2137.68 SQ.MT.

SUMMARY OF BUILTUP AREA FLOOR	B/U AREA SQ.MT.
LOW. BASE.	--
UPP. BASE.	--
PARKING/GR.	4.67
1 ST FLOOR	345.86
2 ND FLOOR	460.32
3 RD FLOOR	460.32
4 TH FLOOR	460.32
5 TH FLOOR	460.32
6 TH FLOOR	460.32
7 TH FLOOR	460.32
8 TH FLOOR	345.86
9 TH FLOOR	460.32
10 TH FLOOR	460.32
11 TH FLOOR	460.32
12 TH FLOOR	345.86
13 TH FLOOR	460.32
14 TH FLOOR	460.32
15 TH FLOOR	345.86
16 TH FLOOR	460.32
17 TH FLOOR	460.32
18 TH FLOOR	345.86
19 TH FLOOR	460.32
20 TH FLOOR	460.32
21 TH FLOOR	345.86
22 TH FLOOR	460.32
23 TH FLOOR	460.32
24 TH FLOOR	345.86
25 TH FLOOR	460.32
26 TH FLOOR	460.32
27 TH FLOOR	345.86
28 TH FLOOR	460.32
29 TH FLOOR	460.32
30 TH FLOOR	345.86
31 ST FLOOR	460.32
32ND FLOOR	460.32
33RD FLOOR	345.86
34 TH FLOOR	460.32
35 TH FLOOR	460.32
TOTAL BUILT UP AREA	14971.27
TOTAL BUILT UP AREA AS PER PRE DCR	14971.33
TOTAL NOR OF TENEMENTS	130 NORS.

DOOR & WINDOW SCHEDULE		
NO.	SIZE	
D	1.05 X 2.20	T.W.PANELLED
D1	0.91 X 2.20	T.W. FLUSH DOOR
D2	0.75 X 2.20	T.W. FLUSH DOOR
D2	0.75 X 2.20	T.W. FLUSH SERVICE DOOR
FW	4.00 X 2.2	ALUMINIUM GLAZED F.WINDOW
W	2.40 X 2.2	ALUMINIUM GLAZED WINDOW
W1	1.20 X 1.20	ALUMINIUM GLAZED WINDOW
W2	1.10 X 1.20	ALUMINIUM GLAZED WINDOW
V	0.60 X 0.90	LOUVERED WINDOW

PROFORMA -B

CONTENTS OF SHEET

GR./PARKING FLOOR, TYPICAL FLOOR PLAN, REFUGE FLOOR PLAN, AREA DIAGRAM, AREA CALCULATIONS, DOOR WINDOW SCHEDULE, SUMMARY ETC.

IN PLOT-E
BUILDING ARALIA
Low.Base.+Upp.Base.+P./Gr.+35 up

STAMP OF APPROVAL OF PLANS

Occupation is hereby granted Subject to Conditions mentioned in this Office Letter No. TMC/TD-DP/TPS/ 1000/1148/23 V.P. No. S06/0068/10
Dated 11/04/2023
11.04.2023
Deputy Engineer (TDD)
(Sunil Patil) Executive Engineer (TDD)
Thane Municipal Corporation The City of Thane

THE CITY OF THANE

सावधान
"मंजूर नकाशानुसार बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार दखलपात्र गुन्हा आहे. त्यासाठी जास्तीत जास्त ३ वर्ष कैद व रु. ५०००/- दंड होऊ शकतो"

DESCRIPTION OF PROPOSAL

SPECIAL TOWNSHIP SCHEME AT
VILLAGE KOLSHET AND VILLAGE
KAVESAR, TALUKA AND DIST. THANE

ADDRESS OF OWNER & DEVELOPER

ROMA BUILDERS PVT. LTD.,
OLYMPIA,
CENTRAL AVENUE,
HIRANANDANI GARDENS,
POWAI,
M U M B A I

SIGNATURE OF OWNER / P.O.A.HOLDER

For ROMA BUILDERS PVT. LTD.

FOR M/S. ROMA BUILDERS PVT.LTD.,

A R C H I T E C T

AR. SHARMISTHA MUKERJEE-SHINDE
REG. NO. CA/95/18614

SHARMISTHA MUKERJEE SHINDE.
B.ARCH.
4TH FLOOR, LEONARDO OFFICE,
HIRANANDANI ESTATE, THANE (W).

Job No. :	Date :
Sheet No. :	Drawn By :
Scale : AS SHOWN	Checked By :