PROFORMA - B

10/

TYPICAL FLOOR PLAN (TOWER-A) (9th TO 12th, 14th TO 17th, 19th TO 22nd, 24th TO 27th, 29th TO 32nd, 34th TO 37th, 39th TO 42nd, 44th TO 47th, 49th TO 52nd & 54th to 57th FLOORS), TYPICAL FLOOR PLAN (REFUGE) TOWER -A (8th, 13th, 18th, 23rd, 28th, 33rd, 38th, 43rd, 48th, 53rd & 58th FLOORS) AREA CALCULATIONS, AREA LINE DIAGRAM & FLOOR SUMMARY

STAMP OF DATE OF RECEIPT OF PLAN

Plans are approved Subject to conditions
Prescribed in Permit No. V.P. S05/0196/20
TMC/TD-DP/TPS/ 4477/23 Dated 20/10/2023

20.10.2023
(Sunil Patil)
Executive Engineer
(TDD)

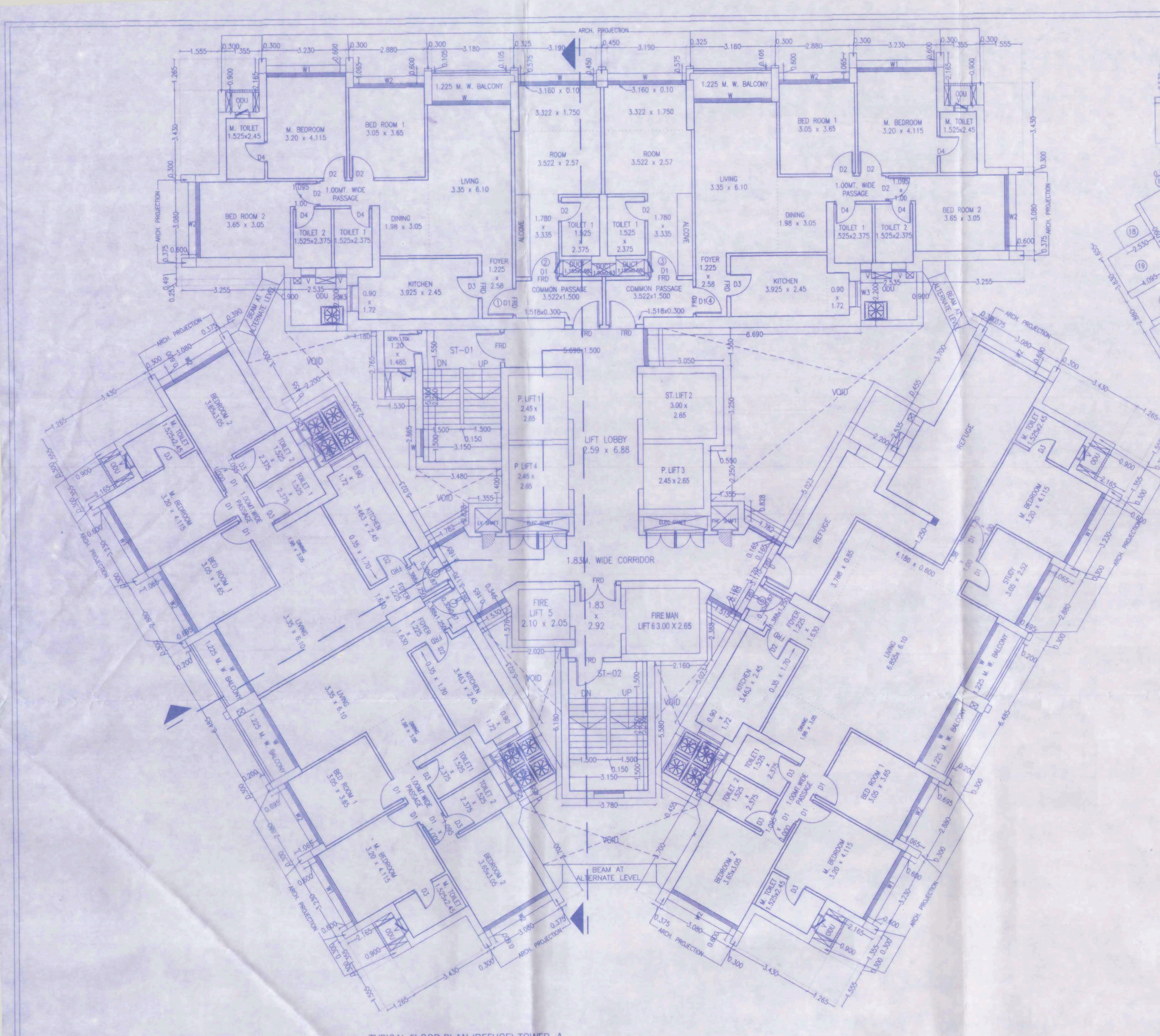
Deputy Engineer
(TDD)

Thane Municipal Corporation
The City of Thane

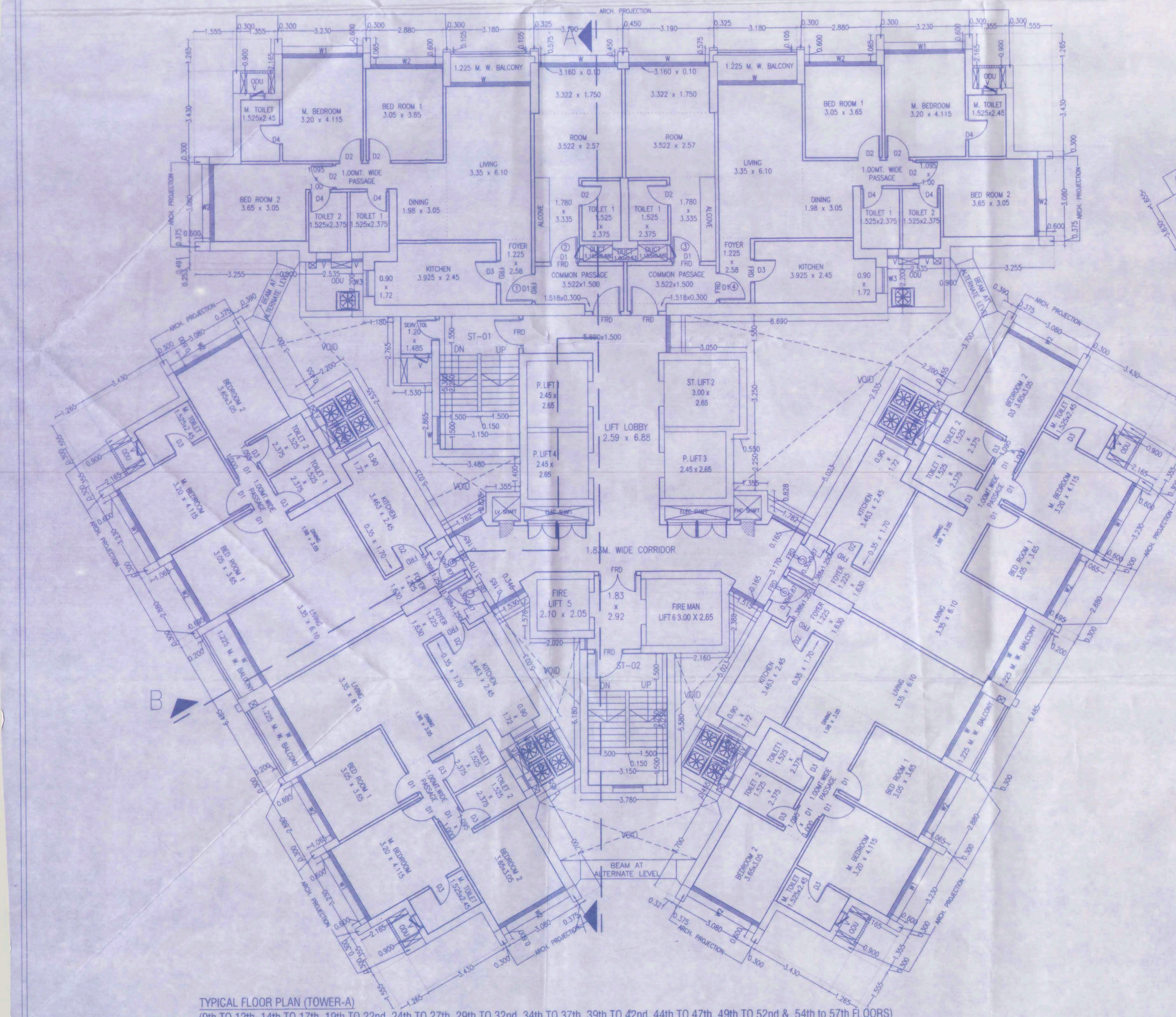
सावधान

"मजूर 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 वर्षे कैद व रु. ५०००/- दंड होऊ शकतो."

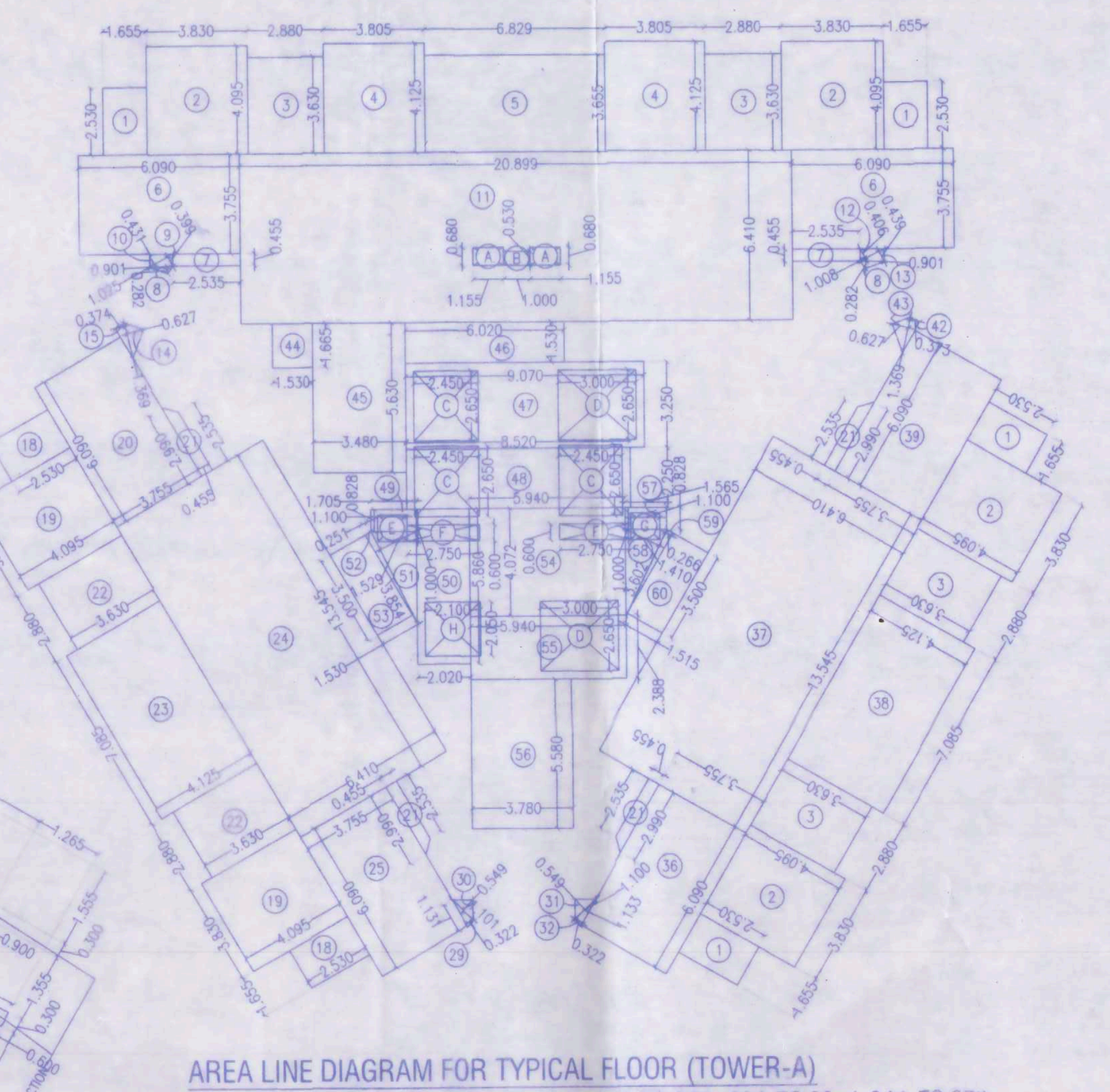
STAMP OF APPROVAL OF PLAN



TYPICAL FLOOR PLAN (REFUGE) TOWER -A
(8th, 13th, 18th, 23rd, 28th, 33rd, 38th, 43rd, 48th, 53rd & 58th FLOORS)
SCALE :- 1:100



TYPICAL FLOOR PLAN (TOWER-A)
(9th TO 12th, 14th TO 17th, 19th TO 22nd, 24th TO 27th, 29th TO 32nd, 34th TO 37th, 39th TO 42nd, 44th TO 47th, 49th TO 52nd & 54th to 57th FLOORS)
SCALE :- 1:100



AREA LINE DIAGRAM FOR TYPICAL FLOOR (TOWER-A)
(9th TO 12th, 14th TO 17th, 19th TO 22nd, 24th TO 27th, 29th TO 32nd, 34th TO 37th, 39th TO 42nd, 44th TO 47th, 49th TO 52nd & 54th TO 57th & 59th FLOORS)
SCALE :- 1:200

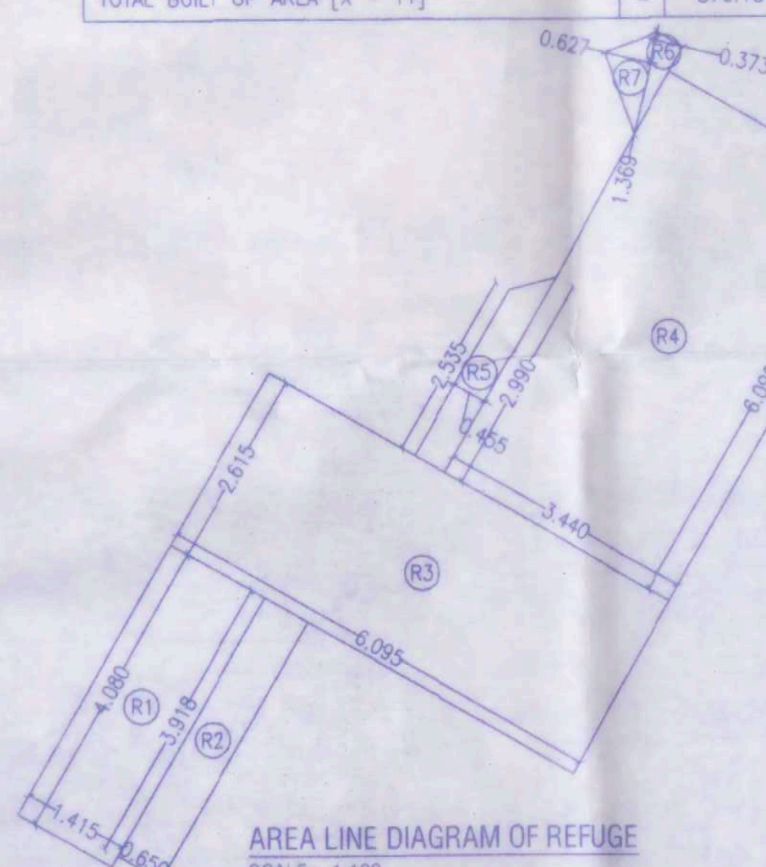
BUILT UP AREA CALCULATION

TYPICAL FLOOR			
1	1.655 X 2.530 X 4 NOS	=	16.75 SQ.MT.
2	3.830 X 4.095 X 4 NOS	=	62.74 SQ.MT.
3	2.880 X 3.630 X 4 NOS	=	41.82 SQ.MT.
4	3.805 X 4.125 X 2 NOS	=	31.40 SQ.MT.
5	6.829 X 3.655 X 1 NO	=	24.96 SQ.MT.
6	6.090 X 3.755 X 2 NOS	=	45.74 SQ.MT.
7	2.535 X 0.455 X 2 NOS	=	2.31 SQ.MT.
8	1/2 X 0.901 X 0.282 X 2 NOS	=	0.25 SQ.MT.
9	1/2 X 1.025 X 0.399 X 1 NO	=	0.20 SQ.MT.
10	1/2 X 1.025 X 0.431 X 1 NO	=	0.22 SQ.MT.
11	20.899 X 6.410 X 1 NO	=	133.96 SQ.MT.
12	1/2 X 1.009 X 0.406 X 1 NO	=	0.20 SQ.MT.
13	1/2 X 1.009 X 0.439 X 1 NO	=	0.22 SQ.MT.
14	0.50 X 1.369 X 0.627 X 1 NO	=	0.43 SQ.MT.
15	1/2 X 1.369 X 0.374 X 1 NO	=	0.25 SQ.MT.
18	2.530 X 1.655 X 2 NOS	=	8.37 SQ.MT.
19	4.095 X 3.830 X 2 NOS	=	31.37 SQ.MT.
20	3.755 X 6.090 X 1 NO	=	22.87 SQ.MT.
21	(2.990 +2.535)/2 X 0.455 X 4 NOS	=	5.03 SQ.MT.
22	3.630 X 2.880 X 2 NOS	=	20.91 SQ.MT.
23	4.125 X 7.085 X 1 NO	=	29.23 SQ.MT.
24	6.410 X 13.545 X 1 NO	=	86.82 SQ.MT.
25	3.755 X 6.090 X 1 NO	=	22.87 SQ.MT.
29	0.5 X 1.131 X 0.322 X 1 NO	=	0.18 SQ.MT.
30	1/2 X 1.101 X 0.549 X 1 NO	=	0.30 SQ.MT.
31	1/2 X 1.100 X 0.549 X 1 NO	=	0.30 SQ.MT.
32	1/2 X 1.133 X 0.322 X 1 NO	=	0.18 SQ.MT.
36	6.090 X 3.755 X 1 NO	=	22.87 SQ.MT.
37	13.545 X 6.410 X 1 NO	=	86.82 SQ.MT.
38	7.085 X 4.125 X 1 NO	=	29.23 SQ.MT.
39	6.090 X 3.755 X 1 NO	=	22.87 SQ.MT.
42	0.50 X 1.369 X 0.373 X 1 NO	=	0.25 SQ.MT.
43	1/2 X 1.369 X 0.627 X 1 NO	=	0.43 SQ.MT.
44	1.530 X 1.665 X 1 NO	=	2.55 SQ.MT.
45	3.480 X 5.630 X 1 NO	=	19.59 SQ.MT.
46	6.020 X 1.530 X 1 NO	=	9.21 SQ.MT.
47	9.070 X 3.250 X 1 NO	=	29.48 SQ.MT.
48	8.520 X 2.250 X 1 NO	=	19.17 SQ.MT.
49	1.705 X 0.828 X 1 NO	=	1.41 SQ.MT.
50	2.020 X 5.860 X 1 NO	=	11.84 SQ.MT.
51	1/2 X 3.854 X 1.529 X 1 NO	=	2.95 SQ.MT.
52	1/2 X 3.854 X 0.251 X 1 NO	=	0.48 SQ.MT.
53	3.500 X 1.530 X 1 NO	=	5.36 SQ.MT.
54	5.940 X 4.072 X 1 NO	=	24.19 SQ.MT.
55	5.940 X 2.388 X 1 NO	=	14.18 SQ.MT.
56	3.780 X 5.580 X 1 NO	=	21.09 SQ.MT.
57	1.565 X 0.828 X 1 NO	=	1.30 SQ.MT.
58	0.5 X 3.602 X 1.410 X 1 NO	=	2.54 SQ.MT.
59	1/2 X 3.602 X 0.266 X 1 NO	=	0.48 SQ.MT.
60	1.515 X 3.500 X 1 NO	=	5.30 SQ.MT.
	TOTAL ADDITION	=	923.47 SQ.MT. X

DEDUCTIONS

A	1.155 X 0.680 X 2 NOS	=	1.57 SQ.MT.
B	1.000 X 0.530 X 1 NO	=	0.53 SQ.MT.
C	2.450 X 2.650 X 3 NOS	=	19.48 SQ.MT.
D	3.000 X 2.650 X 2 NOS	=	15.90 SQ.MT.
E	1.100 X 1.000 X 1 NO	=	1.10 SQ.MT.
F	2.750 X 0.600 X 2 NOS	=	3.30 SQ.MT.
G	1.100 X 1.000 X 1 NO	=	1.10 SQ.MT.
H	2.100 X 2.050 X 1 NO	=	4.31 SQ.MT.
	TOTAL DEDUCTION	=	47.29 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]		=	876.18 SQ.MT. X1

FLOOR SUMMARY (TOWER -A)	
FLOORS	B-UP AREA
GRD. FLOOR	0.00 SQ.MT.
1ST POD. FLOOR	2.55 SQ.MT.
2ND POD. FLOOR	44.73 SQ.MT.
3RD POD. FLOOR	2.55 SQ.MT.
4TH POD. FLOOR	2.55 SQ.MT.
5TH POD. FLOOR	352.05 SQ.MT.
6TH POD. FLOOR	648.85 SQ.MT.
7TH POD. FLOOR	528.52 SQ.MT.
8TH REF. FLOOR	828.74 SQ.MT.
9TH FLOOR	876.18 SQ.MT.
10TH FLOOR	876.18 SQ.MT.
11TH FLOOR	876.18 SQ.MT.
12TH FLOOR	876.18 SQ.MT.
13TH REF. FLOOR	828.74 SQ.MT.
14TH FLOOR	876.18 SQ.MT.
15TH REF. FLR.	876.18 SQ.MT.
16TH FLOOR	876.18 SQ.MT.
17TH FLOOR	876.18 SQ.MT.
18TH REF. FLOOR	828.74 SQ.MT.
19TH FLOOR	876.18 SQ.MT.
20TH FLOOR	876.18 SQ.MT.
21ST FLOOR	876.18 SQ.MT.
22ND FLOOR	876.18 SQ.MT.
23RD REF. FLOOR	828.74 SQ.MT.
24TH FLOOR	876.18 SQ.MT.
25TH FLOOR	876.18 SQ.MT.
26TH FLOOR	876.18 SQ.MT.
27TH FLOOR	876.18 SQ.MT.
28TH REF. FLOOR	828.74 SQ.MT.
29TH FLOOR	876.18 SQ.MT.
30TH FLOOR	876.18 SQ.MT.
31ST FLOOR	876.18 SQ.MT.
32ND FLOOR	876.18 SQ.MT.
33RD REF. FLOOR	828.74 SQ.MT.
34TH FLOOR	876.18 SQ.MT.
35TH FLOOR	876.18 SQ.MT.
36TH FLOOR	876.18 SQ.MT.
37TH FLOOR	876.18 SQ.MT.
38TH REF. FLOOR	828.74 SQ.MT.
39TH FLOOR	876.18 SQ.MT.
40TH FLOOR	876.18 SQ.MT.
41ST FLOOR	876.18 SQ.MT.
42ND FLOOR	876.18 SQ.MT.
43RD REF. FLOOR	828.74 SQ.MT.
44TH FLOOR	876.18 SQ.MT.
45TH FLOOR	876.18 SQ.MT.
46TH FLOOR	876.18 SQ.MT.
47TH FLOOR	876.18 SQ.MT.
48TH REF. FLOOR	828.74 SQ.MT.
49TH FLOOR	876.18 SQ.MT.
50TH FLOOR	876.18 SQ.MT.
51ST FLOOR	876.18 SQ.MT.
52ND FLOOR	876.18 SQ.MT.
53RD REF. FLOOR	828.74 SQ.MT.
54TH FLOOR	876.18 SQ.MT.
55TH FLOOR	876.18 SQ.MT.
56TH FLOOR	876.18 SQ.MT.
57TH FLOOR	876.18 SQ.MT.
58TH REF. FLOOR	828.74 SQ.MT.
59TH FLOOR LOWER DUPLEX	876.18 SQ.MT.
60TH FLOOR UPPER DUPLEX	731.83 SQ.MT.
TOTAL AREA	47353.15 SQ.MT.



AREA LINE DIAGRAM OF REFUGE
SCALE :- 1:100

REFUGE AREA CALCULATION

TYPICAL FLOOR (REFUGE)			
R1	4.080 X 1.415 X 1 NO	=	5.77 SQ.MT.
R2	3.918 X 0.650 X 1 NO	=	2.55 SQ.MT.
R3	2.615 X 6.095 X 1 NO	=	15.94 SQ.MT.
R4	3.440 X 6.090 X 1 NO	=	20.95 SQ.MT.
R5	(2.990 +2.535)/2 X 0.455 X 1 NO	=	1.26 SQ.MT.
R6	1/2 X 1.369 X 0.373 X 1 NO	=	0.26 SQ.MT.
R7	1/2 X 1.369 X 0.627 X 1 NO	=	0.43 SQ.MT.
R8	0.315 X 0.955 X 1 NO	=	0.30 SQ.MT.
	TOTAL ADDITION	=	47.46 SQ.MT.

REFUGE AREA STATEMENT

REFUGE AREA (0.30 SQ.MT. PER PERSON)

876.18 X 2 FLR. = 1752.36 SQ.MT.

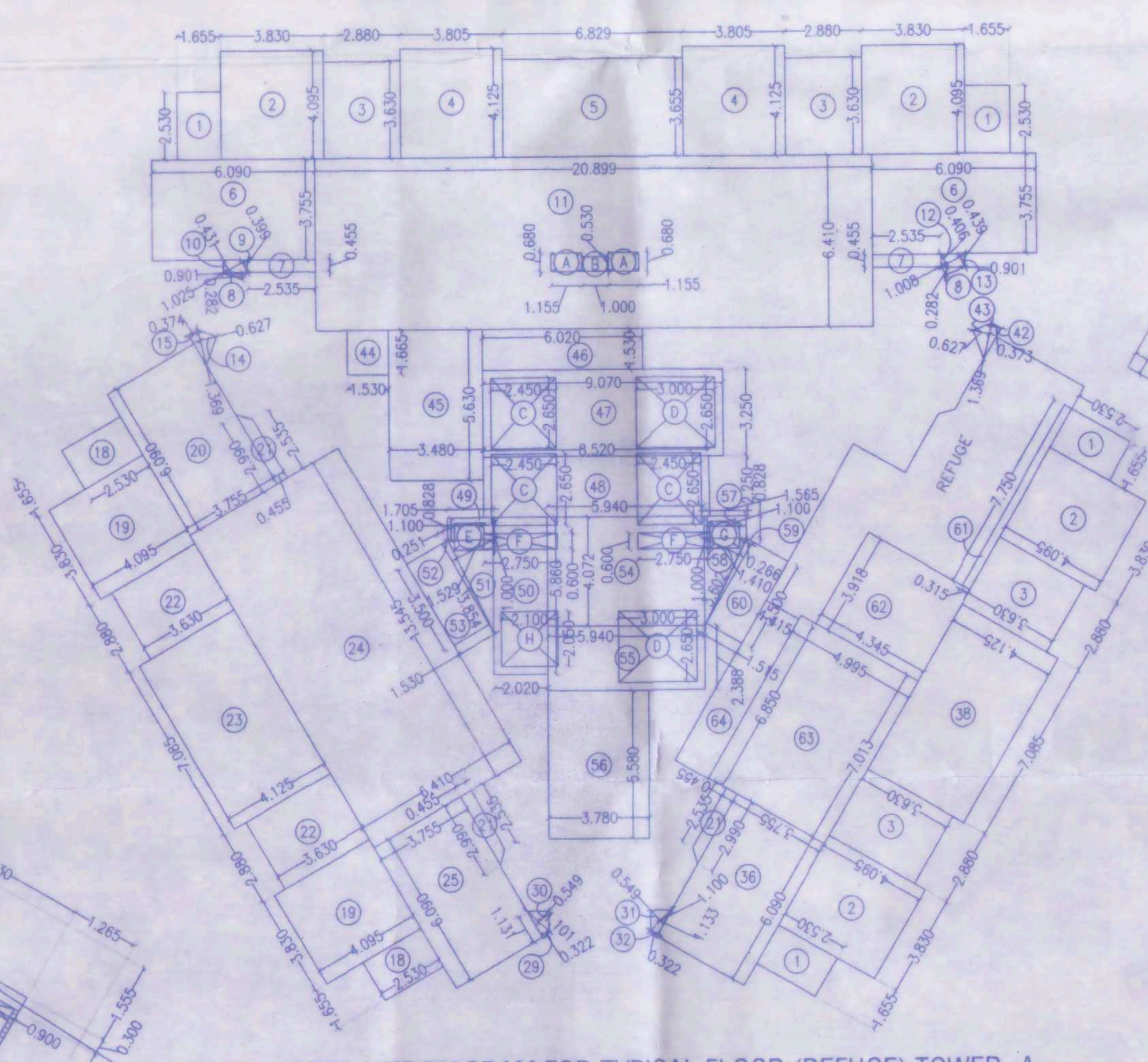
1752.36 / 12.50 = 140.19 PERSONS

0.30 SQ.MT. X 140.19 PERSONS = 42.06 SQ.MT.

REFUGE AREA PROPOSED = 47.27 SQ.MT.

MAX. PERMISSIBLE REFUGE AREA = 42.06 X 2 = 84.12 SQ.MT.

EXCESS REFUGE AREA PROVIDED = NIL



AREA LINE DIAGRAM FOR TYPICAL FLOOR (REFUGE) TOWER -A
(8th, 13th, 18th, 23rd, 28th, 33rd, 38th, 43rd, 48th,53rd & 58th FLOORS)
SCALE :- 1:200

BUILT UP AREA CALCULATION

TYPICAL REFUGE FLOOR			
1	1.655 X 2.530 X 4 NOS	=	16.75 SQ.MT.
2	3.830 X 4.095 X 4 NOS	=	62.74 SQ.MT.
3	2.880 X 3.630 X 4 NOS	=	41.82 SQ.MT.
4	3.805 X 4.125 X 2 NOS	=	31.40 SQ.MT.
5	6.829 X 3.655 X 1 NO	=	24.96 SQ.MT.
6	6.090 X 3.755 X 2 NOS	=	45.74 SQ.MT.
7	2.535 X 0.455 X 2 NOS	=	2.31 SQ.MT.
8	1/2 X 0.901 X 0.282 X 2 NOS	=	0.25 SQ.MT.
9	1/2 X 1.025 X 0.399 X 1 NO	=	0.20 SQ.MT.
10	1/2 X 1.025 X 0.431 X 1 NO	=	0.22 SQ.MT.
11	20.899 X 6.410 X 1 NO	=	133.96 SQ.MT.
12	1/2 X 1.009 X 0.406 X 1 NO	=	0.20 SQ.MT.
13	1/2 X 1.009 X 0.439 X 1 NO	=	0.22 SQ.MT.
14	0.50 X 1.369 X 0.627 X 1 NO	=	0.43 SQ.MT.
15	1/2 X 1.369 X 0.374 X 1 NO	=	0.25 SQ.MT.
18	2.530 X 1.655 X 2 NOS	=	8.37 SQ.MT.
19	4.095 X 3.830 X 2 NOS	=	31.37 SQ.MT.
20	3.755 X 6.090 X 1 NO	=	22.87 SQ.MT.
21	(2.990 +2.535)/2 X 0.455 X 3 NOS	=	3.78 SQ.MT.
22	3.630 X 2.880 X 2 NOS	=	20.91 SQ.MT.
23	4.125 X 7.085 X 1 NO	=	29.23 SQ.MT.
24	6.410 X 13.545 X 1 NO	=	86.82 SQ.MT.
25	3.755 X 6.090 X 1 NO	=	22.87 SQ.MT.
29	0.5 X 1.131 X 0.322 X 1 NO	=	0.18 SQ.MT.
30	1/2 X 1.101 X 0.549 X 1 NO	=	0.30 SQ.MT.
31	1/2 X 1.100 X 0.549 X 1 NO	=	0.30 SQ.MT.
32	1/2 X 1.133 X 0.322 X 1 NO	=	0.18 SQ.MT.
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46	6.020 X 1.530 X 1 NO	=	9.21 SQ.MT.
47	9.070 X 3.250 X 1 NO	=	29.48 SQ.MT.
48	8.520 X 2.250 X 1 NO	=	19.17 SQ.MT.
49	1.705 X 0.828 X 1 NO	=	1.41 SQ.MT.
50	2.020 X 5.860 X 1 NO	=	11.84 SQ.MT.
51	1/2 X 3.854 X 1.529 X 1 NO	=	2.95 SQ.MT.
52	1/2 X 3.854 X 0.251 X 1 NO	=	0.48 SQ.MT.
53	3.500 X 1.530 X 1 NO	=	5.36 SQ.MT.
54	5.940 X 4.072 X 1 NO	=	24.19 SQ.MT.
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56	3.780 X 5.580 X 1 NO	=	21.09 SQ.MT.
57	1.565 X 0.828 X 1 NO	=	1.30 SQ.MT.
58	0.5 X 3.602 X 1.410 X 1 NO	=	2.54 SQ.MT.
59	1/2 X 3.602 X 0.266 X 1 NO	=	0.48 SQ.MT.
60	1.515 X 3.500 X 1 NO	=	5.30 SQ.MT.
61	0.315 X 7.750 X 1 NO	=	2.44 SQ.MT.
62	4.345 X 3.918 X 1 NO	=	17.02 SQ.MT.
63	4.995 X 7.013 X 1 NO	=	35.03 SQ.MT.
64	1.415 X 6.850 X 1 NO	=	9.69 SQ.MT.
	TOTAL ADDITION	=	876.03 SQ.MT. X

DEDUCTIONS

A	1.155 X 0.680 X 2 NOS	=	1.57 SQ.MT.
B	1.000 X 0.530 X 1 NO	=	0.53 SQ.MT.
C	2.450 X 2.650 X 3 NOS	=	19.48 SQ.MT.
D	3.000 X 2.650 X 2 NOS	=	15.90 SQ.MT.
E	1.100 X 1.000 X 1 NO	=	1.10 SQ.MT.
F	2.750 X 0.600 X 2 NOS	=	3.30 SQ.MT.
G	1.100 X 1.000 X 1 NO	=	1.10 SQ.MT.
H	2.100 X 2.050 X 1 NO	=	4.31 SQ.MT.
	TOTAL DEDUCTION	=	47.29 SQ.MT. Y1
TOTAL BUILT UP AREA [X - Y1]		=	828.74 SQ.MT. X1

TENEMENT STATEMENT (UDCPR)

NO.OF FLOOR	CARPET AREA BELOW 30 SQ MT.	CARPET AREA 40 TO 80 SQ MT.	CARPET AREA 80 TO 150 SQ MT.	CARPET AREA ABOVE150 SQ MT.
GR./ST. FLOOR	----	----	----	----
1ST POD. FLOOR	----	----	----	----
2ND POD. FLOOR	----	----	----	----
3RD POD. FLOOR	----	----	----	----
4TH POD. FLOOR	----	----	----	----
5TH POD. FLOOR	00	00	02	00
6TH POD. FLOOR	00	00	02	02
7TH POD. FLOOR	00	00	02	
8TH FLOOR	02	00	04	01
9TH FLOOR	02	00	06	00
10TH FLOOR	02	00	06	00
11TH FLOOR	02	00	06	00
12TH FLOOR	02	00	06	00
13TH FLOOR	02	00	04	01
14TH FLOOR	02	00	06	00
15TH FLOOR	02	00	06	00
16TH FLOOR	02	00	06	00
17TH FLOOR	02	00	06	00
18TH FLOOR	02	00	04	01
19TH FLOOR	02	00	06	00
20TH FLOOR	02	00	06	00
21ST FLOOR	02	00	06	00
22ND FLOOR	02	00	06	00
23RD FLOOR	02	00	04	01
24TH FLOOR	02	00	06	00
25TH FLOOR	02	00	06	00
26TH FLOOR	02	00	06	00
27TH FLOOR	02	00	06	00
28TH FLOOR	02	00	04	01
29TH FLOOR	02	00	06	00
30TH FLOOR	02	00	06	00
31ST FLOOR	02	00	06	00
32ND FLOOR	02	00	06	00
33RD FLOOR	02	00	04	01
34TH FLOOR	02	00	06	00
35TH FLOOR	02	00	06	00
36TH FLOOR	02	00	06	00
37TH FLOOR	02	00	06	00
38TH FLOOR	02	00	04	01
39TH FLOOR	02	00	06	00
40TH FLOOR	02	00	06	00
41ST FLOOR	02	00	06	00
42ND FLOOR	02	00	06	00
43RD FLOOR	02	00	04	01
44TH FLOOR	02	00	06	00
45TH FLOOR	02	00	06	00
46TH FLOOR	02	00	06	00
47TH FLOOR	02	00	06	00
48TH FLOOR	02	00	04	01
49TH FLOOR	02	00	06	00
50TH FLOOR	02	00	06	00
51ST FLOOR	02	00	06	00
52ND FLOOR	02	00	06	00
53RD FLOOR	02	00	04	01
54TH FLOOR	02	00	06	00
55TH FLOOR	02	00	06	00
56TH FLOOR	02	00	06	00
57TH FLOOR	02	00	06	00
58TH FLOOR	02	00	04	01
59TH FLOOR LOWER DUPLEX	02	00	00	06
60TH FLOOR UPPER DUPLEX	02	00	00	
TOTAL	106	00	290	19
TOTAL NO OF TENEMENTS = 415 NOS.				

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ________ AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.

SIGNATURE OF LICENSED ARCHITECT

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON PLOT BEARING :- C.T.S.NO.- 1141,
AT VILLAGE - KOLSHET, DIST - THANE (W)

ADDRESS OF DEVELOPER / OWNER

OBEROI REALTY LTD.

Commerz, 3rd Floor, International Business Park
Oberoi Garden City, Off Western Express Highway,
Goregaon (East), Mumbai - 400 063
Tel. : +91 22 6677 3325 Fax : +91 22 6677 3392

SIGNATURE OF OWNER / OWNER

OWNER (S) name and signature -

ARCHITECT

RAJESH KISHOR DIGHE
TECHOMM URBAN MANAGEMENT CONSULATANTS SERVICES.
10, 11, 12, TIARA COMMERCIAL COMPLEX,
GANDHINAGAR,
NEAR VASANT VIHAR,
THANE (WEST)- 400 610

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