CLUSTER - 6 TOWER - 7
(BASEMENT+GROUND (PT) /STILT (PT) +1ST TO 4TH PODIUM FLOOR+ 5TH PODIUM TOP FLOOR+6TH TO 33RD FLOOR)

44 / 81

CONTENTS OF SHEET

GROUND FLOOR PLAN, PLINTH AREA LINE DIAGRAM & CALCULATIONS, BUILT UP AREA SUMMARY, RERA CARPET AREA STATEMENT, COVERED BUILT UP AREA STATEMENT, ETC.

STAMP OF APPROVAL OF PLAN

"PLANS APPROVED (LIST NOS. OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH BUILDING PERMISSION & COMMENCEMENT CERTIFICATE GRANTED BUILDING PERMISSION & COMMENCEMENT CERTIFICATE REMARKS :- NO. SRPT/Cons/Th.Cert/1264/2017 dt.17.10.2017 Revised/ 01/Vol-19 & 21/299/2023

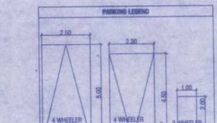
DATE : 23/06/2023

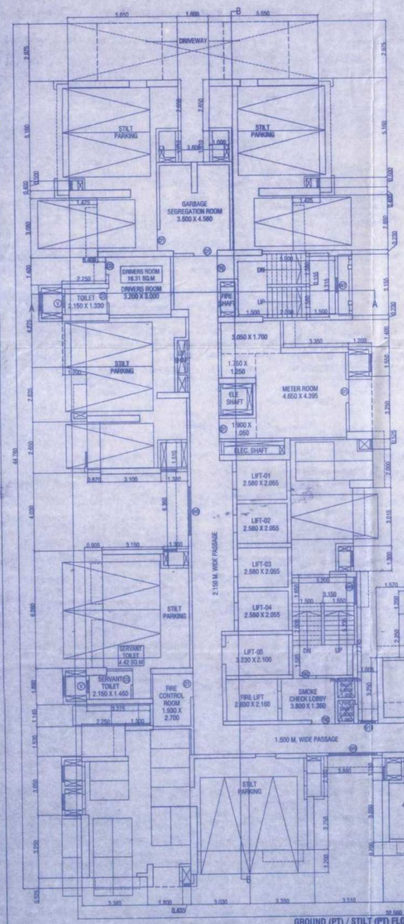
AND THE CONDITIONS MENTIONED THEREIN.

Yours faithfully,
Dy.Engineer,
Sub-Regional Office, Thane,
MMRDA.

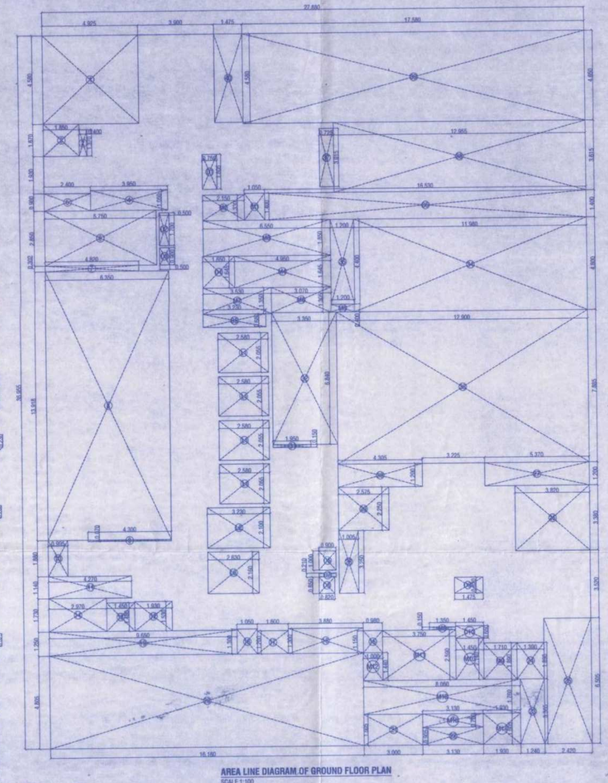
MMRDA

PARKING LEGEND





GROUND (PT) / STILT (PT) FLOOR PLAN
SCALE 1:100



AREA LINE DIAGRAM OF GROUND FLOOR PLAN
SCALE 1:100

RERA CARPET AREA STATEMENT - TOWER 7

FLOORS	NO. OF FLOORS	NO OF FLATS	RERA CARPET AREA (IN SQ.M.)
1ST PODIUM FLOOR (05 NOS. OF FLATS)	05 FLATS X 01 FLR. = 05 NOS.	1	52.68
		2	42.94
		3	------
		4	------
		5	------
		6	------
		7	35.87
		8	32.87
		9	33.03
		10	------
TYPICAL 2ND TO 5TH PODIUM FLOOR (06 NOS. OF FLATS)	06 FLATS X 04 FLR. = 24 NOS.	1	52.68
		2	52.85
		3	------
		4	------
		5	------
		6	------
		7	36.81
		8	32.87
		9	33.03
		10	36.47
TYPICAL 6TH, 7TH, 8TH TO 12TH, 14TH TO 17TH, 19TH TO 22ND, 24TH TO 27TH, 29TH TO 32ND FLOOR (10 NOS. OF FLATS)	10 FLATS X 22 FLR. = 220 NOS.	1	52.68
		2	52.85
		3	52.96
		4	47.36
		5	56.48
		6	64.70
		7	35.81
		8	32.87
		9	33.03
		10	36.47
TYPICAL 8TH, 13TH, 18TH, 23RD, 28TH & 33RD REFUGE FLOOR PLAN (09 NOS OF FLATS)	09 FLATS X 09 FLR. = 64 NOS.	1	52.68
		2	52.85
		3	52.96
		4	47.36
		5	56.48
		6	64.70
		7	35.81
		8	------
		9	33.03
		10	36.47
TOTAL TENEMENTS	303	0	0.00

B/UP AREA CALCULATION OF GROUND FLOOR :-

A	27.880	X	36.955	=	1030.305
TOTAL					1030.31
DEDUCTIONS :					
1	4.525	X	4.560	=	20.567
2	0.400	X	1.370	=	0.548
3	1.850	X	1.670	=	3.089
4	3.850	X	1.050	=	4.146
5	2.400	X	0.900	=	2.160
6	5.750	X	2.850	=	16.388
7	4.820	X	0.302	=	1.456
8	0.350	X	13.018	=	89.379
9	4.300	X	0.070	=	0.301
10	0.995	X	1.880	=	1.871
11	4.270	X	1.140	=	4.868
12	1.930	X	1.130	=	2.063
13	1.450	X	1.480	=	2.146
14	2.970	X	1.730	=	5.138
15	0.980	X	1.150	=	1.127
16	3.880	X	1.300	=	5.044
17	1.600	X	1.200	=	1.920
18	1.050	X	1.300	=	1.365
19	8.650	X	1.250	=	10.063
20	16.160	X	4.805	=	77.649
21	3.850	X	1.165	=	4.815
22	3.130	X	0.905	=	2.833
23	1.240	X	3.365	=	4.173
24	1.380	X	1.660	=	2.627
25	2.420	X	6.906	=	16.710
26	3.629	X	3.350	=	12.512
27	3.570	X	1.200	=	5.444
28	1.005	X	3.250	=	3.266
29	2.575	X	2.255	=	5.794
30	4.305	X	1.200	=	5.166
31	1.950	X	0.150	=	0.293
32	3.300	X	6.640	=	22.914
33	12.900	X	7.885	=	101.717
34	11.950	X	4.600	=	57.504
35	1.800	X	4.400	=	5.280
36	16.530	X	1.400	=	23.142
37	0.725	X	3.015	=	2.186
38	12.955	X	3.615	=	46.832
39	17.580	X	4.600	=	81.747
40	1.475	X	4.580	=	6.756
TOTAL DEDUCTIONS - (a)					667.31

DUCT AREA CALCULATIONS :-

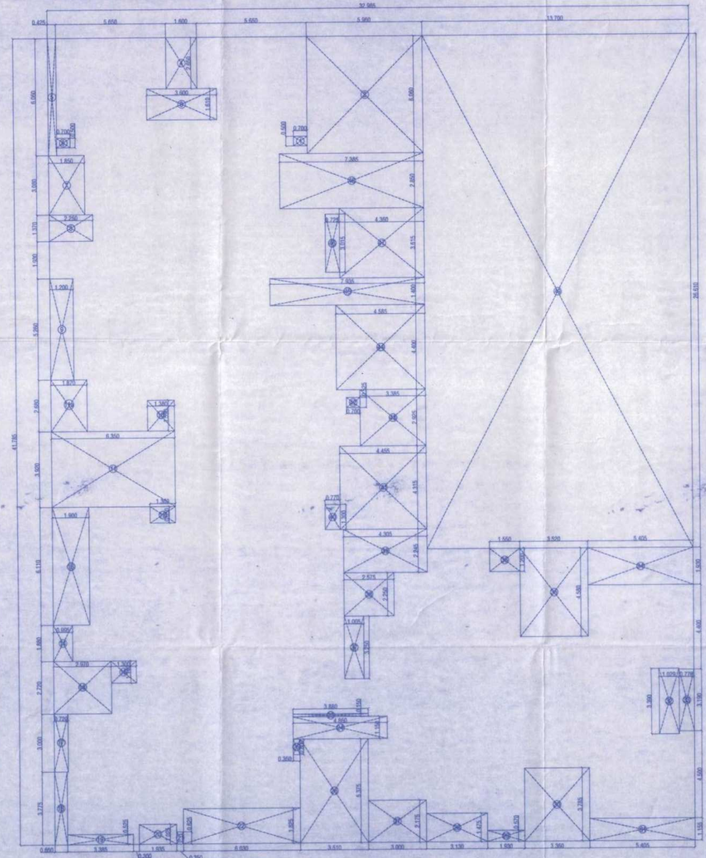
D1	0.700	X	1.905	=	1.334
D2	0.500	X	1.700	=	0.850
D3	0.500	X	0.900	=	0.450
D4	1.600	X	1.645	=	2.774
D5	3.250	X	0.660	=	2.196
D6	0.900	X	1.000	=	0.900
D7	0.900	X	0.210	=	0.189
D8	0.820	X	0.850	=	0.697
D9	1.475	X	0.800	=	1.2750
D10	1.450	X	0.650	=	0.943
TOTAL DUCT AREA - (b)					11.50

LIFT AREA CALCULATIONS :-

L1	2.580	X	2.055	X 4	=	21.208
L2	3.230	X	2.100		=	6.783
L3	2.230	X	2.180		=	9.681
TOTAL LIFT AREA - (c)						33.67

METER ROOM AREA CALCULATIONS :-

M1	1.350	X	1.400	=	1.479
M2	2.150	X	1.330	=	2.860
M3	6.350	X	1.850	=	12.148
M4	4.950	X	1.645	=	8.143
M5	1.200	X	0.400	=	0.480
M6	3.970	X	1.305	=	4.005
M7	3.530	X	1.320	=	4.796
M8	1.350	X	0.150	=	0.203
M9	1.735	X	1.890	=	3.233
M10	1.480	X	2.140	=	3.169
M11	3.250	X	2.990	=	9.712
M12	1.000	X	1.440	=	1.449
M13	3.080	X	1.750	=	14.196
M14	1.850	X	1.605	=	3.098
M15	3.130	X	0.700	=	2.191
TOTAL METER ROOM AREA - (d)					71.01
METER ROOM AREA AS PER POLYLINE					71.01
TOTAL (a+b+c+d)					783.49
TOTAL PROPOSED B/UP AREA OF GROUND FLOOR					246.81
B/UP AREA AS PER POLYLINE					**246.82**



AREA LINE DIAGRAM OF PLINTH LEVEL
SCALE 1:100

COVERED BUILT UP AREA SUMMARY - TOWER 7

FLOORS	RES. BUILT UP AREA	REFUGE AREA	METER ROOM AREA	O.H.T. & L.M.R. AREA	STILT AREA	TOTAL AREA
TOTAL B/UP AREA	20481.40	217.32	71.01	133.45	299.97	21173.15

BUILT UP AREA SUMMARY OF 'TOWER 7'

FLOORS	BUA	REQUIRED REFUGE	100% PERMISSIBLE REFUGE	PROVIDED REFUGE	EXCESS REFUGE	TOTAL BUA
GROUND (PT) / STILT (PT) FLOOR	246.82	-	-	-	-	246.82
1ST PODIUM	366.30	-	-	-	-	366.30
2ND PODIUM	423.96	-	-	-	-	423.96
3RD PODIUM	423.96	-	-	-	-	423.96
4TH PODIUM	423.96	-	-	-	-	423.96
5TH PODIUM TOP	641.69	-	-	-	-	641.69
6TH FLOOR	648.24	-	-	-	-	648.24
7TH FLOOR	648.24	-	-	-	-	648.24
8TH FLOOR (REFUGE)	612.02	31.20	62.40	36.22	0.00	612.02
9TH FLOOR	648.24	-	-	-	-	648.24
10TH FLOOR	648.24	-	-	-	-	648.24
11TH FLOOR	648.24	-	-	-	-	648.24
12TH FLOOR	648.24	-	-	-	-	648.24
13TH FLOOR (REFUGE)	612.02	31.20	62.40	36.22	0.00	612.02
14TH FLOOR	648.24	-	-	-	-	648.24
15TH FLOOR	648.24	-	-	-	-	648.24
16TH FLOOR	648.24	-	-	-	-	648.24
17TH FLOOR	648.24	-	-	-	-	648.24
18TH FLOOR (REFUGE)	612.02	31.20	62.40	36.22	0.00	612.02
19TH FLOOR	648.24	-	-	-	-	648.24
20TH FLOOR	648.24	-	-	-	-	648.24
21TH FLOOR	648.24	-	-	-	-	648.24
22TH FLOOR	648.24	-	-	-	-	648.24
23RD FLOOR (REFUGE)	612.02	31.20	62.40	36.22	0.00	612.02
24TH FLOOR	648.24	-	-	-	-	648.24
25TH FLOOR	648.24	-	-	-	-	648.24
26TH FLOOR	648.24	-	-	-	-	648.24
27TH FLOOR	648.24	-	-	-	-	648.24
28TH FLOOR (REFUGE)	612.02	31.20	62.40	36.22	0.00	612.02
29TH FLOOR	648.24	-	-	-	-	648.24
30TH FLOOR	648.24	-	-	-	-	648.24
31ST FLOOR	648.24	-	-	-	-	648.24
32ND FLOOR	648.24	-	-	-	-	648.24
33RD FLOOR (REFUGE)	612.02	31.20	62.40	36.22	0.00	612.02
TOTAL	20481.40	187.20	374.40	217.32	0.00	20481.40

B/UP AREA CALCULATION OF PLINTH

A	32.965	X	41.785	=	1378.279
TOTAL					1378.28
DEDUCTIONS :					
1	0.700	X	0.500	=	0.350
2	3.560	X	0.990	=	36.118
3	3.600	X	1.610	=	5.796
4	1.600	X	2.660	=	4.240
5	0.425	X	5.060	=	2.531
6	0.760	X	0.500	=	0.380
7	1.650	X	3.080	=	5.698
8	2.250	X	1.370	=	3.083
9	1.200	X	5.250	=	6.312
10	1.380	X	1.530	=	2.194
11	1.000	X	0.110	=	11.609
12	0.995	X	1.880	=	1.871
13	1.009	X	1.140	=	1.482
14	2.979	X	2.720	=	8.079
15	0.720	X	3.000	=	2.160
16	0.650	X	3.773	=	2.454
17	3.385	X	0.525	=	1.777
18	1.935	X	1.025	=	1.983
19	0.350	X	0.625	=	0.219
20	6.030	X	1.825	=	11.005
21	3.980	X	0.150	=	0.597
22	4.660	X	1.150	=	5.359
23	0.350	X	0.800	=	0.280
24	3.510	X	5.375	=	18.866
25	3.000	X	2.175	=	6.525
26	9.130	X	1.475	=	4.677
27	1.930	X	0.570	=	1.100
28	3.390	X	3.785	=	12.716
29	3.405	X	1.155	=	6.314
30	1.009	X	3.390	=	3.418
31	0.776	X	3.190	=	2.476
32	1.455	X	1.900	=	10.432
33	3.520	X	4.580	=	16.122
34	1.550	X	1.200	=	1.860
35	1.000	X	3.250	=	3.298
36	2.575	X	2.250	=	5.794
37	4.305	X	2.240	=	9.646
38	0.770	X	1.300	=	1.001
39	4.465	X	4.310	=	19.153
40	0.700	X	0.525	=	0.368
41	3.385	X	2.805	=	9.901
42	4.595	X	4.580	=	20.174
43	7.935	X	1.400	=	11.109
44	0.775	X	3.915	=	2.166
45	4.395	X	3.615	=	15.781
46	7.385	X	2.850	=	21.047
47	13.700	X	26.810	=	364.057
TOTAL DEDUCTIONS - (B)					715.31
TOTAL PROPOSED B/UP AREA OF PLINTH (A-B)					660.97
B/UP AREA AS PER POLYLINE					**662.97**

SCHEDULE OF DOOR & WINDOW

TYPE	SIZE	DESCRIPTION
FRD	1.20 X 2.40	SINGLE SHUTTER FIRE RATED FLUSH DOOR
D1	1.00 X 2.40	SINGLE SHUTTER FLUSH DOOR
D2	0.90 X 2.40	SINGLE SHUTTER FLUSH DOOR
D3	0.75 X 2.40	SINGLE SHUTTER FLUSH DOOR
SD	2.00 X 2.10	SINGLE SHUTTER FLUSH DOOR
W1	2.00 X 2.10	ALUMINUM SLIDING WINDOW
W2	1.80 X 2.10	ALUMINUM SLIDING WINDOW
W3	1.50 X 2.10	ALUMINUM SLIDING WINDOW
W4	1.13 X 2.10	ALUMINUM SLIDING WINDOW
W5	0.90 X 2.10	ALUMINUM SLIDING WINDOW
W6	0.60 X 1.50	ALUMINUM SLIDING WINDOW
W7	0.75 X 1.50	ALUMINUM SLIDING WINDOW
W8	1.415 X 1.50	ALUMINUM SLIDING WINDOW
W9	2.50 X 1.50	ALUMINUM SLIDING WINDOW
W10	0.75 X 1.50	ALUMINUM SLIDING WINDOW
V	0.60 X 2.10	LOUVERED OPENABLE SERVICE DOOR

DESCRIPTION OF PROPOSAL

PROPOSED **INTEGRATED TOWNSHIP PROJECT** ON PLOT BEARING VILLAGE : USARGHAR BEARING S. NO. 17/1,17/2, 17/3A/1, 17/3B, 17/4, 17/5, 19/1,19/2,19/3,19/4,20/3,20/4,20/5,34/1,36 /1A, 36 /1B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/5, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/7, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93/P, 103/2,103/3,103/4,103/5,103/6A, 103/6B, 103/7, 103/8, 103/9, 103/10, 103/11,103/12,103/13,159/14B, 103/15, 103/16, 103/17, 103/18, 106/2,108/1, 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, 107/25C,107/26B,106/1, 108/2, 108 /3, 109P, 134/1, 134/2,134/3 DIST-THANE AND VILLAGE SARDAP BEARING S. NO. 2, 21/1 DIST- THANE

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

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

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

SIGNATURE OF ARCHITECT

ARCHITECTS

sahaar ARCHITECTS
2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W), 400 602
PHONE - 2557 8701, TELEFAX - 2536 4700
E MAIL - saakaararchitects@yahoo.co.in

DRG.NO.	SCALE	DATE	DRN. BY	CHKD. BY
C-666/2023/M/44	1 : 100	25/06/2023	TUSHAR	SK/24

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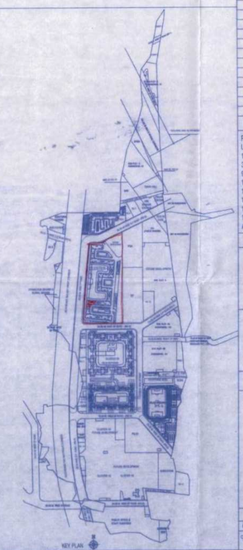

KEY PLAN