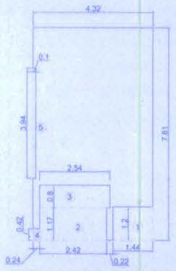
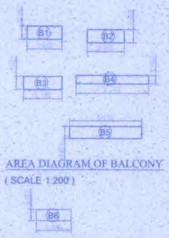


B/UP AREA DIAGRAM FOR BLOCK-E OF 1ST. & REFUGE FLR.
(SCALE 1:100)

REFUGE AREA REQUIRED AT 8TH. FLR.
4% 0F(B.UP.AREA OF 8th to 11th flrs)
4% (185.43 + 234.36 + 234.36 + 234.36)
4% (888.51) = 35.54 SQ.MT.
REFUGE AREA REQ. AT 8th. FLR. = 35.54 SQ.MT.
REFUGE AREA PROVIDED = 53.84 SQ.MT.

REFUGE AREA REQUIRED AT 12,15,18,21,24,27,30,33RD FLOORS
4% 0F(B.UP.AREA OF ABOVE FLRS)
4% (185.43 + 234.36+ 234.36)
4% (654.15) = 26.17 SQ.MT.
REFUGE AREA REQ. = 26.17 SQ.MT.
REFUGE AREA PROVIDED = 53.84 SQ.MT.



AREA DIAGRAM OF BALCONY
(SCALE 1:200)

AREA DIAGRAM OF BALCONY FOR REFUGE & 1ST FLOOR
(SCALE 1:200)

BAL. AREA CALCULATION OF 1ST FLR.					
PERMISSIBLE BALCONY					
126.38 X 10%			=	12.64	SQ.MT.
PROPOSED BALCONY					
B1) 2.54 X 0.94 X 1	=	2.39	SQ.MT.		
B2) 2.68 X 0.94 X 1	=	2.52	SQ.MT.		
B3) 2.79 X 0.94 X 2	=	5.25	SQ.MT.		
B4) 5.24 X 0.60 X 2	=	6.29	SQ.MT.		
B6) 2.54 X 0.80 X 1	=	2.03	SQ.MT.		
TOTAL PROPOSED BAL.	=	12.19	SQ.MT.		
PERMISSIBLE BAL. AREA	=	12.64	SQ.MT.		
EXCESS BAL. AREA	=	0.00	SQ.MT.		

BAL. AREA CALCULATION OF REFUGE FLR.					
PERMISSIBLE BALCONY					
185.10 X 10%			=	18.51	SQ.MT.
PROPOSED BALCONY					
B1) 2.54 X 0.94 X 1	=	2.39	SQ.MT.		
B2) 2.68 X 0.94 X 1	=	2.52	SQ.MT.		
B3) 2.79 X 0.94 X 2	=	5.25	SQ.MT.		
B4) 5.24 X 0.60 X 2	=	6.29	SQ.MT.		
B6) 2.54 X 0.80 X 1	=	2.03	SQ.MT.		
TOTAL PROPOSED BAL.	=	18.48	SQ.MT.		
PERMISSIBLE BAL. AREA	=	18.51	SQ.MT.		
EXCESS BAL. AREA	=	0.00	SQ.MT.		

BAL. AREA CALCULATION OF 2ND. & TYP. FLR.					
PERMISSIBLE BALCONY					
234.36 X 10%			=	23.44	SQ.MT.
PROPOSED BALCONY					
B1) 2.54 X 0.94 X 2	=	4.78	SQ.MT.		
B2) 2.68 X 0.94 X 1	=	2.52	SQ.MT.		
B3) 2.79 X 0.94 X 2	=	5.25	SQ.MT.		
B4) 5.24 X 0.60 X 2	=	6.29	SQ.MT.		
B5) 5.21 X 0.88 X 1	=	4.58	SQ.MT.		
TOTAL PROPOSED BAL.	=	23.42	SQ.MT.		
PERMISSIBLE BAL. AREA	=	23.44	SQ.MT.		
EXCESS BAL. AREA	=	NILL	SQ.MT.		

STATEMENT FOR PROPOSED REFUGE AREA			
NET AREA OF TYP. FLOOR	=	234.36	SQ.MT.
LESS NET AREA OF REFUGE FLOOR	=	185.10	SQ.MT.
NET REFUGE AREA	=	49.26	SQ.MT.
ADD AREA OF BALCONY-B5			
B5) 5.21 X 0.88 X 1	=	4.58	SQ.MT.
TOTAL PROP. REFUGE AREA	=	53.84	SQ.MT.

DOOR & WINDOW SCHEDULE		
NO.	SIZE	
D	1.05 X 2.20	T.W.PANELLED
D3	0.75 X 2.20	T.W. FLUSH DOOR
FW	4.00 X 2.2	ALUMINIUM GLAZED F.WINDOW
V	0.60 X 0.90	LOUVERED WINDOW

B/UP AREA CALCULATION OF 2ND & TYP. FLOOR			
BLOCK A + BLOCK B + BLOCK C+ BLOCK D = 49.59 + 55.23 +74.69 +54.76		234.28	SQ.MT.
EXCESS BAL. AREA	=	NILL	SQ.MT.
TOTAL B/UP AREA	=	234.27	SQ.MT.

B/UP AREA CALCULATION OF REFUGE FLOOR			
BLOCK-A + BLOCK-B + BLOCK-D+ BLOCK-E = 49.59 + 55.23 +54.76 +25.81		185.46	SQ.MT.
EXCESS BAL. AREA	=	NILL	SQ.MT.
TOTAL B/UP AREA	=	185.39	SQ.MT.

B/UP AREA CALCULATION OF 1ST FLOOR			
BLOCK-A + BLOCK-E + BLOCK - F = 49.59 + 25.81 + 50.96		125.80	SQ.MT.
EXCESS BAL. AREA	=	NILL	SQ.MT.
TOTAL B/UP AREA	=	126.36	SQ.MT.

SUMMARY OF BUILTUP AREA	B/U AREA SQ.MT.
FLOOR	
LOW. BASE	--
UPP. BASE	--
GR./STILT	2.45
1 ST FLOOR	126.36
2 ND FLOOR	234.27
3 RD FLOOR	234.27
4 TH FLOOR	234.27
5 TH FLOOR	234.27
6 TH FLOOR	234.27
7 TH FLOOR	234.27
8 TH FLOOR	185.39
9 TH FLOOR	234.27
10 TH FLOOR	234.27
11 TH FLOOR	234.27
12 TH FLOOR	185.39
13 TH FLOOR	234.27
14 TH FLOOR	234.27
15 TH FLOOR	185.39
16 TH FLOOR	234.27
17 TH FLOOR	234.27
18 TH FLOOR	185.39
19 TH FLOOR	234.27
20 TH FLOOR	234.27
21 TH FLOOR	185.39
22 TH FLOOR	234.27
23 TH FLOOR	234.87
24 TH FLOOR	185.39
25 TH FLOOR	234.27
26 TH FLOOR	234.27
27 TH FLOOR	185.39
28 TH FLOOR	234.27
29 TH FLOOR	234.27
30 TH FLOOR	185.39
31 ST FLOOR	234.27
32ND FLOOR	234.27
33RD FLOOR	185.39
34 TH FLOOR	234.27
35 TH FLOOR	234.27
36 TH FLOOR	234.27
TOTAL BUILT UP AREA	7888.34
PREDCR AREA	7888.41

BUILT-UP AREA CAL. OF 1ST. & REFUGE FLR. BLOCK-D				
4.32 X 7.61			=	32.88 SQ.MT.
DEDUCTIONS				
1) 1.44 X 1.20 X 1	=	1.73	SQ.MT.	
2) 2.42 X 1.17 X 1	=	2.83	SQ.MT.	
3) 2.54 X 0.80 X 1	=	2.03	SQ.MT.	
4) 0.24 X 0.42 X 1	=	0.10	SQ.MT.	
5) 0.10 X 3.94 X 1	=	0.40	SQ.MT.	
TOTAL DEDUCTIONS.	=	7.09	SQ.MT.	
NET AREA OF BLOCK-A	=	25.81	SQ.MT.	

AREA DIAGRAM OF FITNESS CENTER
(SCALE 1:200)

1) 4.10 X 8.52 X 1 = 34.93

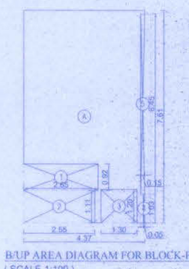
FITNESS AREA STATEMENT

PERMISSIBLE AREA =MINIMUM 20 SQ.MT. OR MAXIMUM 2% OF TOTAL BUILT-UP AREA

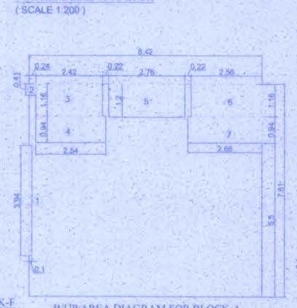
PERMISSIBLE AREA = 2% OF 7888.41 SQ.MT.

PERMISSIBLE AREA = 157.77 SQ.MT.

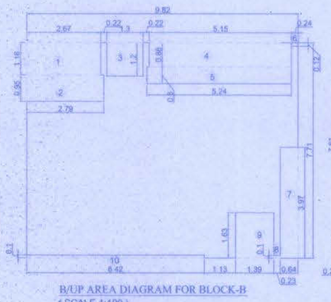
PROPOSED AREA= 34.93 SQ.MT.



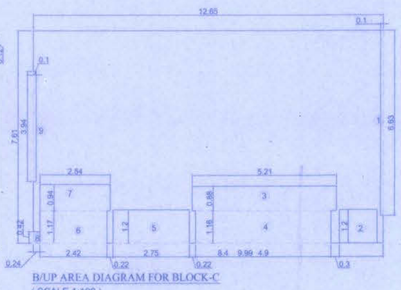
B/UP AREA DIAGRAM FOR BLOCK-F
(SCALE 1:100)



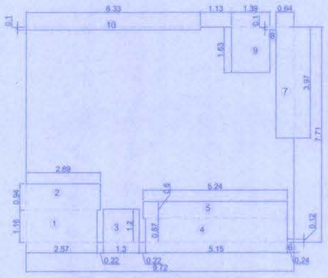
B/UP AREA DIAGRAM FOR BLOCK-A
(SCALE 1:100)



B/UP AREA DIAGRAM FOR BLOCK-B
(SCALE 1:100)



B/UP AREA DIAGRAM FOR BLOCK-C
(SCALE 1:100)



B/UP AREA DIAGRAM FOR BLOCK-D
(SCALE 1:100)

BUILT-UP AREA CAL. OF TYP. FLOOR BLOCK-F							
A 4.38 X 7.61 X 1NO					=	33.33	SQ.MT.
DEDUCTIONS							
1 2.65 X 0.92 X 1NO					=	2.43	SQ.MT.
2 2.55 X 1.11 X 1NO					=	2.83	SQ.MT.
3 1.31 X 1.20 X 1NO					=	1.57	SQ.MT.
4 0.05 X 1.03 X 1NO					=	0.05	SQ.MT.
5 0.15 X 6.46 X 1NO					=	0.97	SQ.MT.
TOTAL DEDUCTION					=	7.85	SQ.MT.
NET AREA OF BLOCK-A					=	25.48	SQ.MT.

BUILT-UP AREA CAL. OF TYP. FLOOR BLOCK-A							
8.42 X 7.61					=	64.08	SQ.MT.
DEDUCTIONS							
1) 0.10 X 3.94 X 1					=	0.39	SQ.MT.
2) 0.24 X 0.41 X 1					=	0.10	SQ.MT.
3) 2.42 X 1.16 X 1					=	2.81	SQ.MT.
4) 2.54 X 0.94 X 1					=	2.39	SQ.MT.
5) 2.76 X 1.20 X 1					=	3.31	SQ.MT.
6) 2.56 X 1.16 X 1					=	2.97	SQ.MT.
7) 2.68 X 0.94 X 1					=	2.52	SQ.MT.
TOTAL DEDUCTIONS.					=	14.49	SQ.MT.
NET AREA OF BLOCK-A					=	49.59	SQ.MT.

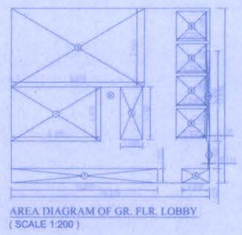
BUILT-UP AREA CAL. OF TYP. FLOOR BLOCK-B							
9.82 X 7.71					=	75.71	SQ.MT.
DEDUCTIONS							
1) 2.67 X 1.16 X 1					=	3.10	SQ.MT.
2) 2.79 X 0.95 X 1					=	2.65	SQ.MT.
3) 1.30 X 1.20 X 1					=	1.56	SQ.MT.
4) 5.15 X 0.88 X 1					=	4.53	SQ.MT.
5) 5.24 X 0.60 X 1					=	3.14	SQ.MT.
6) 0.24 X 0.12 X 1					=	0.03	SQ.MT.
7) 0.64 X 3.97 X 1					=	2.54	SQ.MT.
8) 0.23 X 0.10 X 1					=	0.02	SQ.MT.
9) 1.39 X 1.63 X 1					=	2.27	SQ.MT.
10) 6.42 X 0.10 X 1					=	0.64	SQ.MT.
TOTAL DEDUCTIONS.					=	20.48	SQ.MT.
NET AREA OF BLOCK-B					=	55.23	SQ.MT.

BUILT-UP AREA CAL. OF TYP. FLOOR BLOCK-C							
12.65 X 7.61					=	96.27	SQ.MT.
DEDUCTIONS							
1) 0.10 X 6.63 X 1					=	0.66	SQ.MT.
2) 1.37 X 1.20 X 1					=	1.64	SQ.MT.
3) 5.21 X 0.88 X 1					=	4.58	SQ.MT.
4) 4.90 X 1.16 X 1					=	5.68	SQ.MT.
5) 2.75 X 1.20 X 1					=	3.3	SQ.MT.
6) 2.42 X 1.17 X 1					=	2.83	SQ.MT.
7) 2.54 X 0.94 X 1					=	2.39	SQ.MT.
8) 0.24 X 0.42 X 1					=	0.09	SQ.MT.
9) 0.10 X 3.94 X 1					=	0.39	SQ.MT.
TOTAL DEDUCTIONS.					=	21.56	SQ.MT.
NET AREA OF BLOCK-C					=	74.69	SQ.MT.

DRIVERS TOILET GR. FLOOR

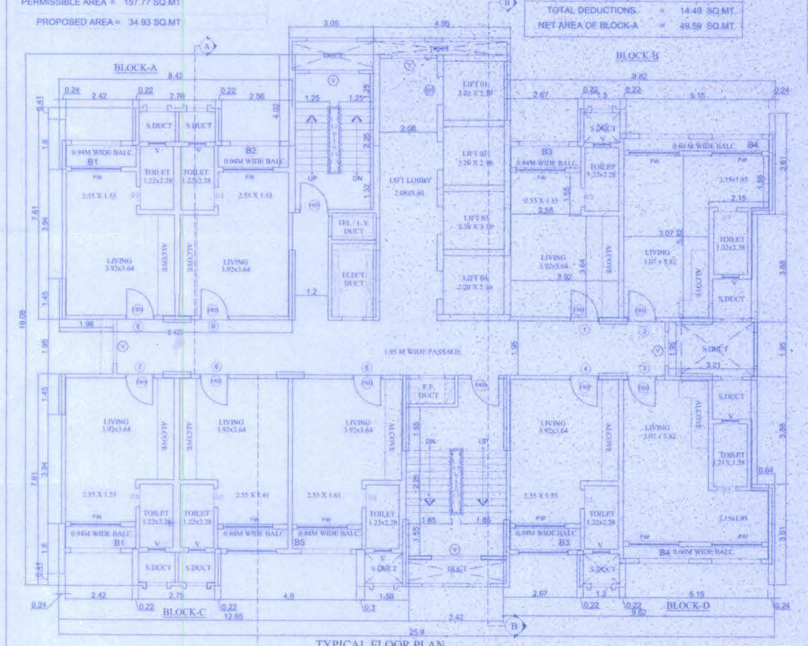
1) 1.41 X 1.74 X 1 = 2.45 SQ.MT.

BUILT-UP AREA CAL. OF TYP. FLOOR BLOCK-D							
9.72 X 7.71					=	74.94	SQ.MT.
DEDUCTIONS							
1) 2.57 X 1.16 X 1					=	2.98	SQ.MT.
2) 2.69 X 0.94 X 1					=	2.53	SQ.MT.
3) 1.30 X 1.20 X 1					=	1.56	SQ.MT.
4) 5.15 X 0.87 X 1					=	4.48	SQ.MT.
5) 5.24 X 0.60 X 1					=	3.14	SQ.MT.
6) 0.24 X 0.12 X 1					=	0.03	SQ.MT.
7) 0.64 X 3.97 X 1					=	2.54	SQ.MT.
8) 0.23 X 0.10 X 1					=	0.02	SQ.MT.
9) 1.39 X 1.63 X 1					=	2.27	SQ.MT.
10) 6.33 X 0.10 X 1					=	0.63	SQ.MT.
TOTAL DEDUCTIONS.					=	20.18	SQ.MT.
NET AREA OF BLOCK-D					=	54.76	SQ.MT.

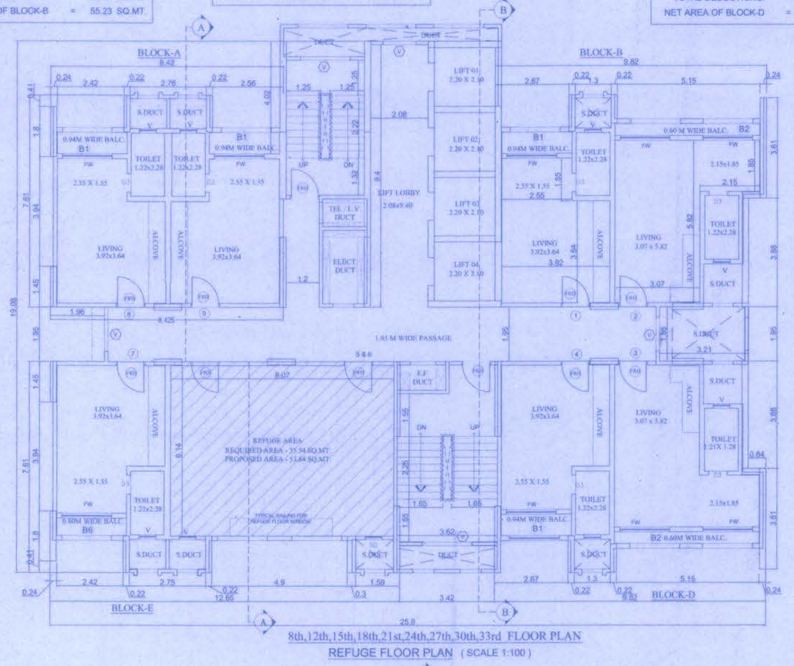


AREA DIAGRAM OF GR. FLR. LOBBY
(SCALE 1:200)

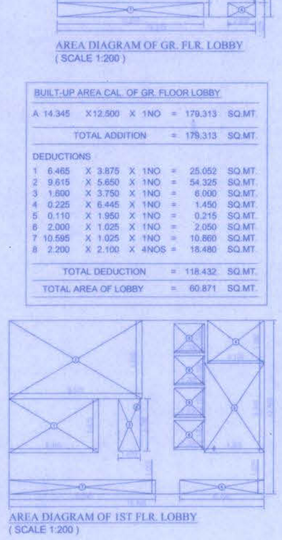
BUILT-UP AREA CAL. OF GR. FLOOR LOBBY							
A 14.345 X12.500 X 1NO					=	179.313	SQ.MT.
TOTAL ADDITION					=	179.313	SQ.MT.
DEDUCTIONS							
1 6.465 X 3.875 X 1NO					=	25.052	SQ.MT.
2 9.615 X 5.650 X 1NO					=	54.325	SQ.MT.
3 1.600 X 3.750 X 1NO					=	6.000	SQ.MT.
4 0.225 X 6.445 X 1NO					=	1.450	SQ.MT.
5 0.110 X 1.950 X 1NO					=	0.215	SQ.MT.
6 2.000 X 1.025 X 1NO					=	2.050	SQ.MT.
7 10.595 X 1.025 X 1NO					=	10.860	SQ.MT.
8 2.200 X 2.100 X 4NOS					=	18.480	SQ.MT.
TOTAL DEDUCTION					=	118.432	SQ.MT.
TOTAL AREA OF LOBBY					=	60.871	SQ.MT.



TYPICAL FLOOR PLAN
(2nd. to 7th,9th. to 11th,13th,14th,16th,17th,19th,20th,22nd,23rd,25th,26th,28th,29th,31st,32nd,34th to 36th. floors)
SCALE - 1:100

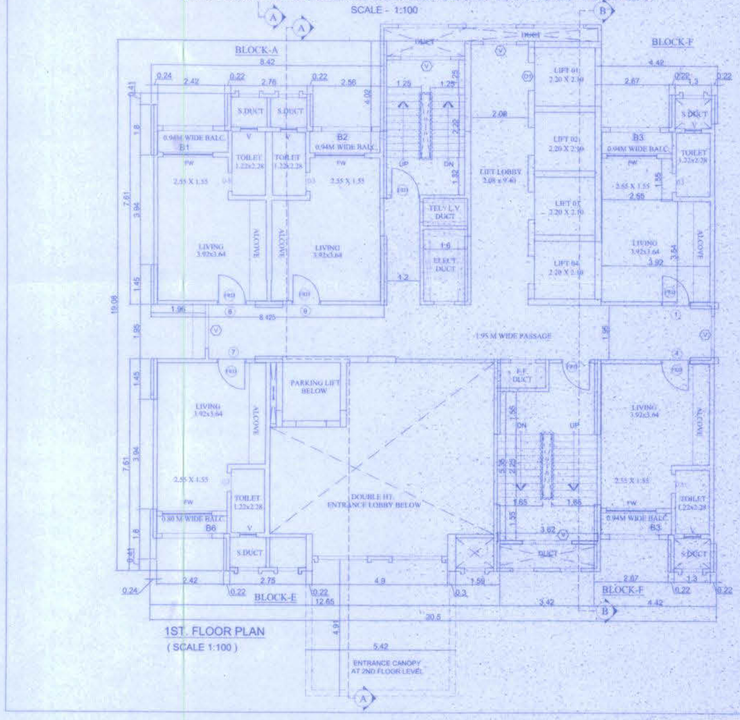


8th,12th,15th,18th,21st,24th,27th,30th,33rd FLOOR PLAN
REFUGE FLOOR PLAN (SCALE 1:100)

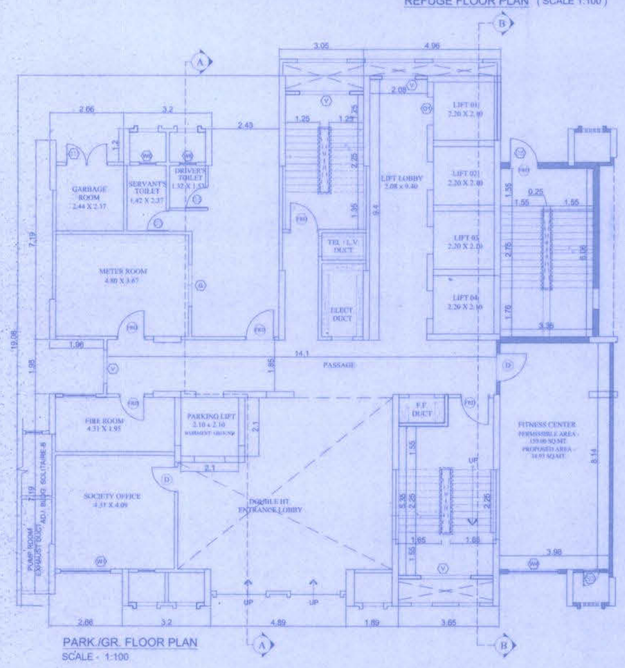


AREA DIAGRAM OF 1ST FLR. LOBBY
(SCALE 1:200)

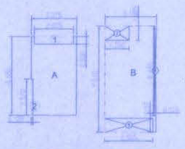
BUILT-UP AREA CAL. OF 1ST FLOOR LOBBY							
A 18.445 X12.500 X 1NO					=	230.563	SQ.MT.
TOTAL ADDITION					=	230.563	SQ.MT.
DEDUCTIONS							
1 6.465 X 3.875 X 1NO					=	25.052	SQ.MT.
2 9.615 X 5.650 X 1NO					=	54.325	SQ.MT.
3 1.600 X 3.750 X 1NO					=	6.000	SQ.MT.
4 4.100 X 3.080 X 1NO					=	12.628	SQ.MT.
5 4.325 X 6.445 X 1NO					=	27.875	SQ.MT.
6 6.100 X 1.025 X 1NO					=	6.253	SQ.MT.
7 10.595 X 1.025 X 1NO					=	10.860	SQ.MT.
8 2.200 X 2.100 X 4NOS					=	18.480	SQ.MT.
TOTAL DEDUCTION					=	161.473	SQ.MT.
TOTAL AREA OF LOBBY					=	69.080	SQ.MT.



1ST. FLOOR PLAN
(SCALE 1:100)



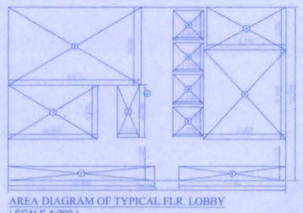
PARK./GR. FLOOR PLAN
SCALE - 1:100



AREA DIAGRAM OF STAIRCASE
(SCALE 1:200)

BUILT-UP AREA CAL. OF STAIRCASE							
A) 3.27 X 5.65					=	18.48	SQ.MT.
B) 3.75 X 7.81					=	28.54	SQ.MT.
TOTAL					=	47.02	SQ.MT.
DEDUCTIONS							
1) 2.82 X 0.55 X 1					=	1.55	SQ.MT.
2) 0.12 X 2.57 X 1					=	0.31	SQ.MT.
3) 1.75 X 1.03 X 1					=	1.80	SQ.MT.
4) 0.13 X 6.45 X 1					=	0.84	SQ.MT.
5) 3.53 X 0.97 X 1					=	3.42	SQ.MT.
TOTAL DEDUCTIONS.					=	7.92	SQ.MT.
NET AREA OF STAIRCASE					=	39.09	SQ.MT.
TOTAL AREA OF STAIRCASE = 1446.48 SQ.MT. UPTO 36 FLOORS (39.09 x 37)							

LOBBY AREA CALCULATION OF GR.,1ST.TYP. FLOOR.	
GR. FLR. + 1ST FLR. + TYP. FLR. = 125.80 SQ.MT. 60.88 + 69.09 + 2529.97	
TOTAL LOBBY AREA	= 2659.94 SQ.MT.



AREA DIAGRAM OF TYPICAL FLR. LOBBY
(SCALE 1:200)

BUILT-UP AREA CAL. OF TYPICAL FLOOR LOBBY							
A 20.085 X 12.500 X 1NO					=	251.063	SQ.MT.
TOTAL ADDITION					=	251.063	SQ.MT.
DEDUCTIONS							
1 6.465 X 3.875 X 1NO					=	25.052	SQ.MT.
2 9.615 X 5.650 X 1NO					=	54.325	SQ.MT.
3 1.600 X 3.750 X 1NO					=	6.000	SQ.MT.
4 5.740 X 3.080 X 1NO					=	17.679	SQ.MT.
5 5.965 X 6.445 X 1NO					=	38.444	SQ.MT.
6 7.740 X 1.025 X 1NO					=	7.934	SQ.MT.
7 10.595 X 1.025 X 1NO					=	10.860	SQ.MT.
8 2.200 X 2.100 X 4NOS					=	18.480	SQ.MT.
TOTAL DEDUCTION					=	178.774	SQ.MT.
TOTAL AREA OF LOBBY					=	72.285	SQ.MT.
UP TO 35 FLOORS 72.285 x 35 = 2529.97							

PROFORMA -B

CONTENTS OF SHEET

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

BUILDING SOLITAIRE- C

Low.Base.+Upp.Base.+Park./Gr.+36 up

STAMP OF APPROVAL OF PLANS

Amended

Plans are approved subject to conditions
Prescribed in Permit No. V.P. S.C.L./0063/2010
TMC/TD-DP/TPS/2137/17 Dated 11/04/2017

Deputy Engineer (TDD) — Executive Engineer (TDD)
Thane Municipal Corporation
The City of Thane

सावधान
"महापालिकेच्या मंजूर नकाशाप्रमाणे बांधकाम न करणे तसेच विकास नियंत्रण नियमावलीनुसार आवश्यक त्या परवानग्या न घेता बांधकाम वापर करणे, महाराष्ट्र प्रादेशिक व नगर रचना अधिनियमाचे कलम ५२ अनुसार कायदेशीर गुन्हा ठरेल. भोगवटा जास्तीत जास्त ३ वर्षे किंवा व रु. ५०००/- पेंड 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

SHRI. NIRANJAN L. HIRANANDANI
M/S. ROMA BUILDERS PVT.LTD.,

ARCHITECT

AR. SHARMISTHA MUKERJEE-SHINDE
REG. NO. CA/95/18614
SHARMISTHA MUKERJEE SHINDE,
B.ARCH.
4TH FLOOR, LEONARDO OFFICE,
HIRANANDANI ESTATE, THANE (W).

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