

REFUGE AREA REQUIRED AT 8TH FLR.
 4% OF BUA AREA OF 1ST FLR = 128.34 SQ.MT.
 2% (128.34 + 256.68 + 256.36 + 256.36) = 51.15 SQ.MT.
REFUGE AREA PROVIDED = 179.49 SQ.MT.

REFUGE AREA REQUIRED AT 1ST, 2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 8TH FLOOR
 4% OF BUA AREA OF ABOVE FLOOR = 128.34 SQ.MT.
 2% (128.34 + 256.68 + 256.36) = 51.15 SQ.MT.
REFUGE AREA PROVIDED = 179.49 SQ.MT.

BAL. AREA CALCULATION OF 8TH FLR.
 PERMISSIBLE BALANCEY: 10.00 X 100% = 10.00 SQ.MT.
 PROPOSED BALANCEY: 10.00 X 100% = 10.00 SQ.MT.
EXCESSIVE BALANCEY = 0.00 SQ.MT.

BAL. AREA CALCULATION OF 1ST FLR.
 PERMISSIBLE BALANCEY: 10.00 X 100% = 10.00 SQ.MT.
 PROPOSED BALANCEY: 10.00 X 100% = 10.00 SQ.MT.
EXCESSIVE BALANCEY = 0.00 SQ.MT.

BAL. AREA CALCULATION OF 2ND FLR.
 PERMISSIBLE BALANCEY: 10.00 X 100% = 10.00 SQ.MT.
 PROPOSED BALANCEY: 10.00 X 100% = 10.00 SQ.MT.
EXCESSIVE BALANCEY = 0.00 SQ.MT.

BAL. AREA CALCULATION OF 3RD FLR.
 PERMISSIBLE BALANCEY: 10.00 X 100% = 10.00 SQ.MT.
 PROPOSED BALANCEY: 10.00 X 100% = 10.00 SQ.MT.
EXCESSIVE BALANCEY = 0.00 SQ.MT.

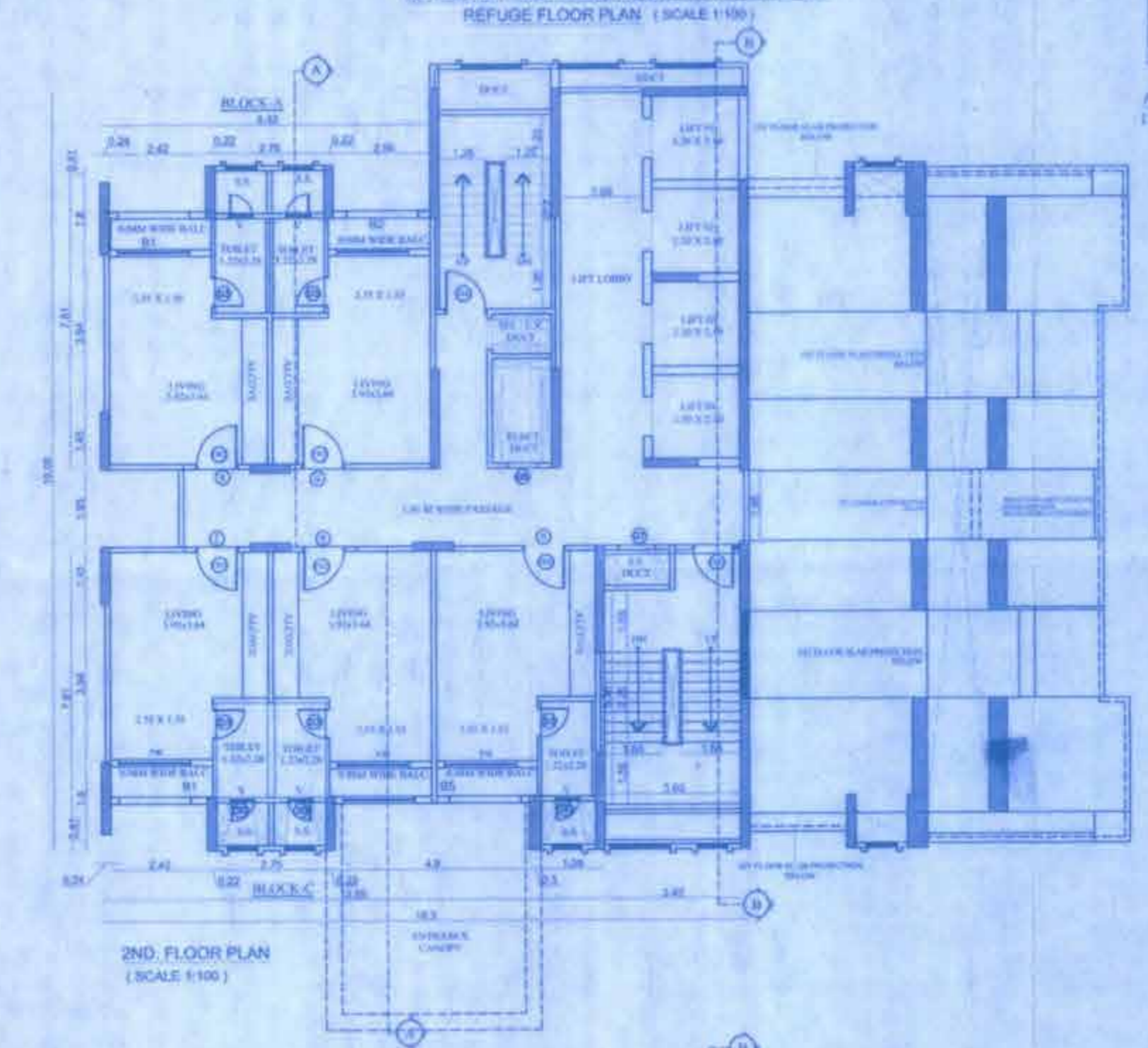
BAL. AREA CALCULATION OF 4TH FLR.
 PERMISSIBLE BALANCEY: 10.00 X 100% = 10.00 SQ.MT.
 PROPOSED BALANCEY: 10.00 X 100% = 10.00 SQ.MT.
EXCESSIVE BALANCEY = 0.00 SQ.MT.

BAL. AREA CALCULATION OF 5TH FLR.
 PERMISSIBLE BALANCEY: 10.00 X 100% = 10.00 SQ.MT.
 PROPOSED BALANCEY: 10.00 X 100% = 10.00 SQ.MT.
EXCESSIVE BALANCEY = 0.00 SQ.MT.

PROFORMA - B
 CONTENTS OF SHEET
 PARKING FLOOR, 1ST FLOOR PLAN, 2ND FLOOR PLAN, TYPICAL FLOOR PLAN, REFUGE FLOOR PLAN, AREA DIAGRAM, AREA CALCULATIONS, DOOR WINDOW SCHEDULE, SUMMARY ETC.
BUILDING SOLITAIRE - C
 Low Base + Up Base + Park Gr + 36 up
 STAMP OF APPROVAL OF PLANS

Plans are approved Subject to conditions
 Prescribed in Terms No. 19/5.06/2003/10
 TMC/DT-DP/12/57/18 Dated: 23/04/2018
 Deputy Engineer (TDD)
 Thane Municipal Corporation
 The City of Thane

सावधान
 मंजूर माफसोलमार्ग परियोजना मध्ये नवीने
 नियमित निवडणुका निवडणुकांसाठी जाहिरात करी
 पर्यावरण मंत्रालय व नगरपालिका कार्यालय, माफसोल,
 पर्यावरण व नगर विकास विभागाच्या कार्यालय
 भंगणूर परिसरात मूळ डाटा: नगरपालिका अखत्यार
 पत्र ३ वी ५७ व ३३/२००३/१०३३/१०३३



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

BUILT UP AREA CAL. OF 1ST & REFUGE FLR. BLOCK-E
 4.50 X 7.81 = 35.18 SQ.MT.
 DEDUCTIONS:
 1) 1.24 X 1.30 X 1 = 1.61 SQ.MT.
 2) 2.24 X 0.80 X 1 = 1.79 SQ.MT.
 3) 0.24 X 0.42 X 1 = 0.10 SQ.MT.
 4) 0.18 X 0.34 X 1 = 0.06 SQ.MT.
TOTAL DEDUCTIONS = 3.56 SQ.MT.
NET AREA OF BLOCK-E = 31.62 SQ.MT.

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

BUILT UP AREA CAL. OF TYP. FLOOR BLOCK-E
 4.50 X 7.81 X 180 = 151.31 SQ.MT.
 DEDUCTIONS:
 1) 1.24 X 1.30 X 180 = 38.92 SQ.MT.
 2) 2.24 X 0.80 X 180 = 32.06 SQ.MT.
 3) 0.24 X 0.42 X 180 = 7.56 SQ.MT.
 4) 0.18 X 0.34 X 180 = 1.11 SQ.MT.
TOTAL DEDUCTIONS = 79.65 SQ.MT.
NET AREA OF BLOCK-E = 71.66 SQ.MT.

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

BUILT UP AREA CAL. OF TYP. FLOOR BLOCK-F
 4.50 X 7.81 X 180 = 151.31 SQ.MT.
 DEDUCTIONS:
 1) 1.24 X 1.30 X 180 = 38.92 SQ.MT.
 2) 2.24 X 0.80 X 180 = 32.06 SQ.MT.
 3) 0.24 X 0.42 X 180 = 7.56 SQ.MT.
 4) 0.18 X 0.34 X 180 = 1.11 SQ.MT.
TOTAL DEDUCTIONS = 79.65 SQ.MT.
NET AREA OF BLOCK-F = 71.66 SQ.MT.

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

BUILT UP AREA CAL. OF TYP. FLOOR BLOCK-G
 4.50 X 7.81 X 180 = 151.31 SQ.MT.
 DEDUCTIONS:
 1) 1.24 X 1.30 X 180 = 38.92 SQ.MT.
 2) 2.24 X 0.80 X 180 = 32.06 SQ.MT.
 3) 0.24 X 0.42 X 180 = 7.56 SQ.MT.
 4) 0.18 X 0.34 X 180 = 1.11 SQ.MT.
TOTAL DEDUCTIONS = 79.65 SQ.MT.
NET AREA OF BLOCK-G = 71.66 SQ.MT.

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

BUILT UP AREA CAL. OF TYP. FLOOR BLOCK-H
 4.50 X 7.81 X 180 = 151.31 SQ.MT.
 DEDUCTIONS:
 1) 1.24 X 1.30 X 180 = 38.92 SQ.MT.
 2) 2.24 X 0.80 X 180 = 32.06 SQ.MT.
 3) 0.24 X 0.42 X 180 = 7.56 SQ.MT.
 4) 0.18 X 0.34 X 180 = 1.11 SQ.MT.
TOTAL DEDUCTIONS = 79.65 SQ.MT.
NET AREA OF BLOCK-H = 71.66 SQ.MT.

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

BUILT UP AREA CAL. OF TYP. FLOOR BLOCK-I
 4.50 X 7.81 X 180 = 151.31 SQ.MT.
 DEDUCTIONS:
 1) 1.24 X 1.30 X 180 = 38.92 SQ.MT.
 2) 2.24 X 0.80 X 180 = 32.06 SQ.MT.
 3) 0.24 X 0.42 X 180 = 7.56 SQ.MT.
 4) 0.18 X 0.34 X 180 = 1.11 SQ.MT.
TOTAL DEDUCTIONS = 79.65 SQ.MT.
NET AREA OF BLOCK-I = 71.66 SQ.MT.

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

BUILT UP AREA CAL. OF TYP. FLOOR BLOCK-J
 4.50 X 7.81 X 180 = 151.31 SQ.MT.
 DEDUCTIONS:
 1) 1.24 X 1.30 X 180 = 38.92 SQ.MT.
 2) 2.24 X 0.80 X 180 = 32.06 SQ.MT.
 3) 0.24 X 0.42 X 180 = 7.56 SQ.MT.
 4) 0.18 X 0.34 X 180 = 1.11 SQ.MT.
TOTAL DEDUCTIONS = 79.65 SQ.MT.
NET AREA OF BLOCK-J = 71.66 SQ.MT.

AREA DIAGRAM OF FITNESS CENTER
 (SCALE 1:200)

FITNESS AREA STATEMENT
 PERMISSIBLE AREA - 400 SQ.MT. OR MAXIMUM
 2% OF TOTAL BUA AREA
 PERMISSIBLE AREA = 152.57 SQ.MT.
 PROPOSED AREA = 153.10 SQ.MT.

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

BUILT UP AREA CAL. OF GR. FLR. LOBBY
 A. 14.44 X 12.00 X 180 = 379.15 SQ.MT.
 TOTAL ADDITION = 379.15 SQ.MT.

DEDUCTIONS
 1) 6.46 X 3.87 X 180 = 212.02 SQ.MT.
 2) 9.81 X 3.88 X 180 = 65.35 SQ.MT.
 3) 1.88 X 3.70 X 180 = 12.52 SQ.MT.
 4) 0.29 X 0.45 X 180 = 0.95 SQ.MT.
 5) 0.11 X 0.18 X 180 = 0.36 SQ.MT.
 6) 2.29 X 1.02 X 180 = 7.50 SQ.MT.
 7) 0.28 X 0.38 X 180 = 0.94 SQ.MT.
 8) 2.29 X 3.10 X 180 = 74.80 SQ.MT.
TOTAL DEDUCTIONS = 394.47 SQ.MT.
TOTAL AREA OF LOBBY = 84.68 SQ.MT.

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

BUILT UP AREA CAL. OF 1ST FLR. LOBBY
 A. 14.44 X 12.00 X 180 = 379.15 SQ.MT.
 TOTAL ADDITION = 379.15 SQ.MT.

DEDUCTIONS
 1) 6.46 X 3.87 X 180 = 212.02 SQ.MT.
 2) 9.81 X 3.88 X 180 = 65.35 SQ.MT.
 3) 1.88 X 3.70 X 180 = 12.52 SQ.MT.
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 7) 0.28 X 0.38 X 180 = 0.94 SQ.MT.
 8) 2.29 X 3.10 X 180 = 74.80 SQ.MT.
TOTAL DEDUCTIONS = 394.47 SQ.MT.
TOTAL AREA OF LOBBY = 84.68 SQ.MT.

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

BUILT UP AREA CAL. OF TYP. FLOOR LOBBY
 A. 14.44 X 12.00 X 180 = 379.15 SQ.MT.
 TOTAL ADDITION = 379.15 SQ.MT.

DEDUCTIONS
 1) 6.46 X 3.87 X 180 = 212.02 SQ.MT.
 2) 9.81 X 3.88 X 180 = 65.35 SQ.MT.
 3) 1.88 X 3.70 X 180 = 12.52 SQ.MT.
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AREA DIAGRAM OF TYPICAL FLR. LOBBY
 (SCALE 1:200)

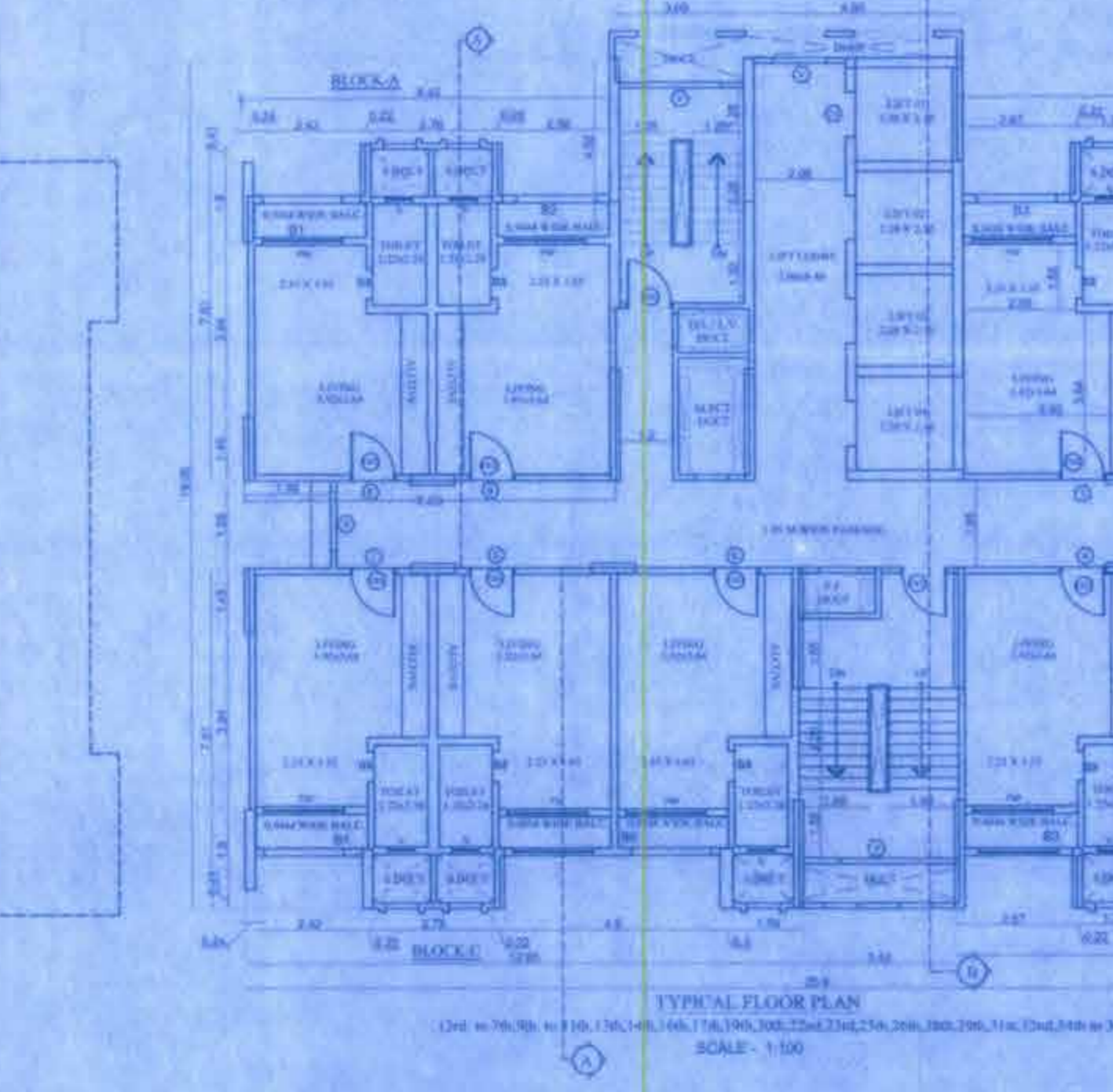
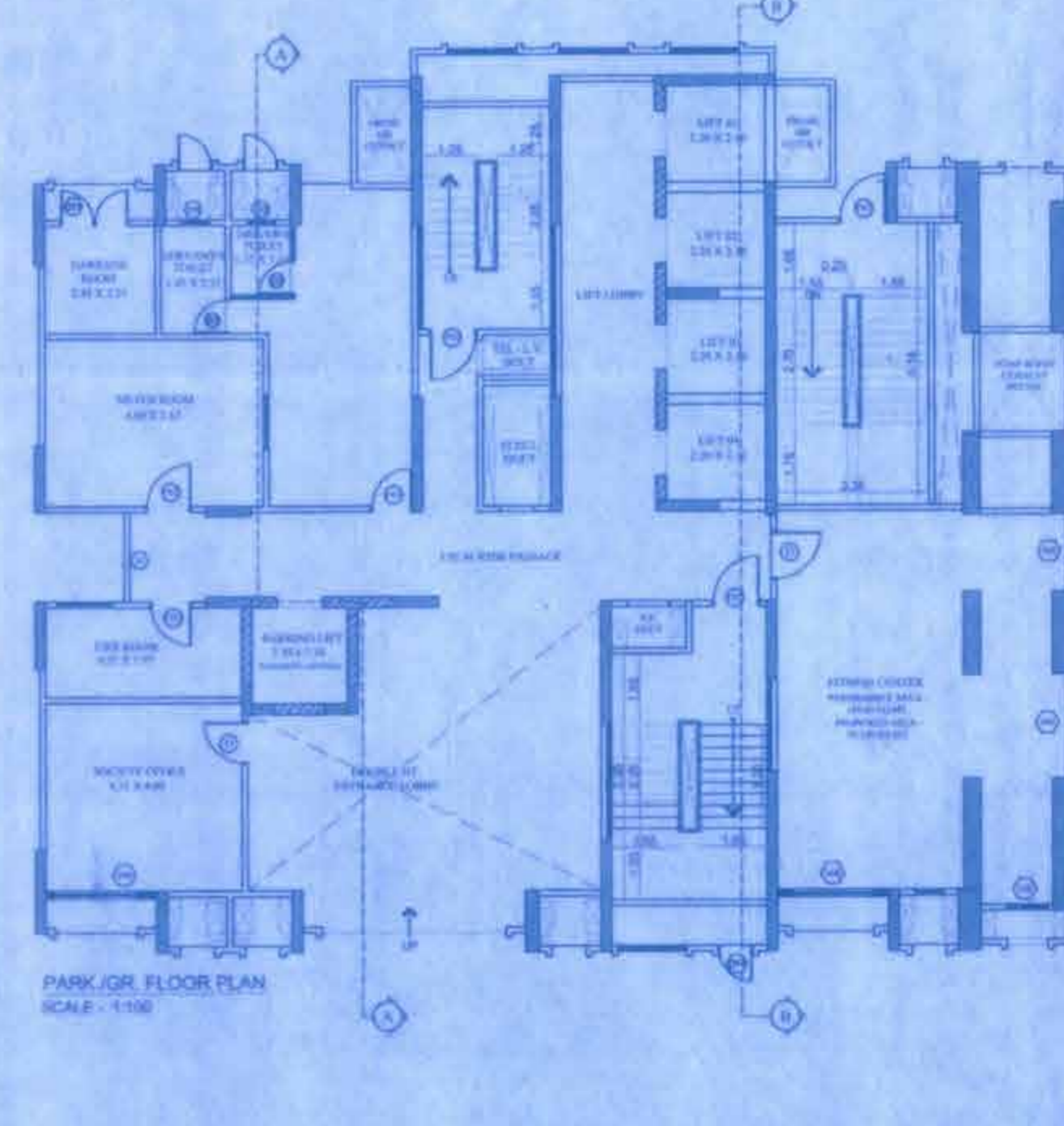
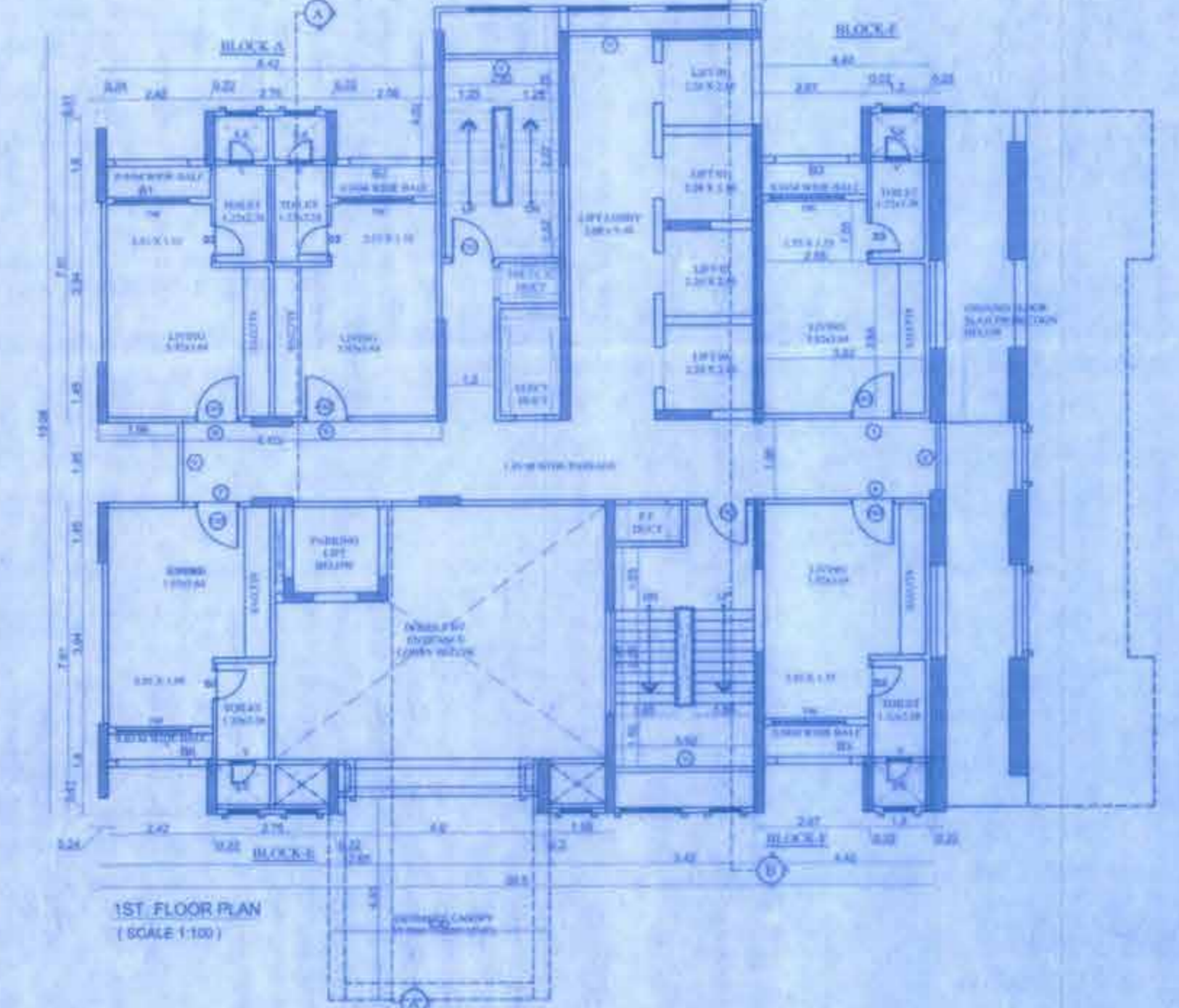
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TOTAL DEDUCTIONS = 394.47 SQ.MT.
TOTAL AREA OF LOBBY = 84.68 SQ.MT.



SUMMARY OF BUILT UP AREA

FLOOR	BUA AREA SQ.MT.
LOW BASE	-
UPP. BASE	-
PARK GR.	2.45
1ST FLOOR	126.36
2ND FLOOR	234.27
3RD FLOOR	234.27
4TH FLOOR	234.27
5TH FLOOR	234.27
6TH FLOOR	234.27
7TH FLOOR	234.27
8TH FLOOR	185.36
9TH FLOOR	234.27
10TH FLOOR	234.27
11TH FLOOR	234.27
12TH FLOOR	185.36
13TH FLOOR	234.27
14TH FLOOR	234.27
15TH FLOOR	185.36
16TH FLOOR	234.27
17TH FLOOR	234.27
18TH FLOOR	185.36
19TH FLOOR	234.27
20TH FLOOR	234.27
21TH FLOOR	185.36
22TH FLOOR	234.27
23TH FLOOR	234.27
24TH FLOOR	185.36
25TH FLOOR	234.27
26TH FLOOR	234.27
27TH FLOOR	185.36
28TH FLOOR	234.27
29TH FLOOR	234.27
30TH FLOOR	185.36
31ST FLOOR	234.27
32ND FLOOR	234.27
33RD FLOOR	185.36
34TH FLOOR	234.27
35TH FLOOR	234.27
36TH FLOOR	234.27
TOTAL BUA AREA	7884.34
FRESH AREA	7884.34

DESCRIPTION OF PROPOSAL
 SPECIAL TOWNSHIP SCHEME AT
 VILLAGE KOLSHET AND VILLAGE
 KAVASAR, TALUKA AND DIST. THANE

ADDRESS OF OWNER & DEVELOPER
 ROMA BUILDERS PVT. LTD.
 21/10/11
 CENTRAL AVENUE,
 HIRANANDANI GARDENS,
 POWAI,
 MUMBAI - 400072

SIGNATURE OF OWNER / P.O.A HOLDER

SHRI. NIRANJAN, HIRANANDANI
MRS. ROMA BUILDERS PVT. LTD.

ARCHITECT
SHARMA
 ART. SHARMISTHA MURKESHI-SHINDE
 REG. NO. CA/95/18914
 SHARMISTHA MURKESHI-SHINDE
 BARCH.
 4TH FLOOR, LEONARDO OFFICE,
 HIRANANDANI ESTATE, THANE (W.)

Job No. _____ Date _____
 Sheet No. _____ Drawn By _____
 Scale - AS SHOWN Checked By _____