

Amended
 Plans are approved subject to conditions prescribed in paragraph No. 13-20 of the M.C.R.D.P. dated 11/10/2017
 Shri. Niranjana L. Hiranandani
 M/S. Roma Builders Pvt. Ltd.
 P.O.A. Holder
 The Municipal Commission of the City of Thane
 Thane Municipal Corporation
 Thane, Maharashtra
 400 001

PROPOSED R.G.-20
 1) 36.50 X 13.25 X 0.5 = 175.52 SQ. MTS
 2) 40.24 X 23.49 X 0.5 = 472.82 SQ. MTS
 TOTAL = 648.38 SQ. MTS

PROPOSED R.G.-6
 1) 21.75 X 8.00 X 0.5 = 86.25 SQ. MTS
 2) 21.75 X 2.75 X 0.5 = 29.81 SQ. MTS
 3) 17.50 X 4.75 X 0.5 = 41.56 SQ. MTS
 4) 17.50 X 2.50 X 0.5 = 21.88 SQ. MTS
 5) 22.00 X 2.50 X 0.5 = 27.50 SQ. MTS
 6) 21.13 X 7.50 X 0.5 = 79.27 SQ. MTS
 TOTAL = 305.37 SQ. MTS

PROPOSED R.G.-4
 1) 25.75 X 12.17 X 0.5 = 156.81 SQ. MTS
 2) 25.75 X 5.25 X 0.5 = 67.59 SQ. MTS
 3) 44.50 X 7.00 X 0.5 = 155.75 SQ. MTS
 4) 22.00 X 10.00 X 0.5 = 110.00 SQ. MTS
 5) 17.75 X 4.50 X 0.5 = 39.84 SQ. MTS
 6) AREA BY P-LINE = 13.57 SQ. MTS
 TOTAL = 549.91 SQ. MTS

PROPOSED R.G.-3
 1) 8.00 X 3.50 X 0.5 = 14.00 SQ. MTS
 2) 27.25 X 11.75 X 0.5 = 159.08 SQ. MTS
 3) 27.25 X 13.10 X 0.5 = 178.55 SQ. MTS
 TOTAL = 391.63 SQ. MTS

PROPOSED R.G.-11
 1) 22.24 X 9.01 X 1 = 200.38 SQ. MTS
 PROPOSED R.G.-14
 1) 21.44 X 8.10 X 0.5 = 86.83 SQ. MTS
 1) 21.45 X 8.21 X 0.5 = 88.05 SQ. MTS
 1) 21.44 X 8.10 X 0.5 = 86.83 SQ. MTS
 TOTAL = 375.69 SQ. MTS

PROPOSED R.G.-12
 1) 26.83 X 9.00 X 1 = 241.47 SQ. MTS
 PROPOSED R.G.-10
 1) 8.89 X 6.83 X 2/3 = 22.84 SQ. MTS
 2) 19.78 X 7.98 X 1 = 157.68 SQ. MTS
 3) 26.83 X 10.66 X 1/2 = 143.00 SQ. MTS
 4) 45.79 X 9.49 X 1/2 = 217.27 SQ. MTS
 5) 27.14 X 16.77 X 1/2 = 227.57 SQ. MTS
 6) 54.05 X 13.72 X 1/2 = 370.78 SQ. MTS
 7) 12.06 X 1.40 X 2/3 = 11.26 SQ. MTS
 8) 33.56 X 7.96 X 1/2 = 133.57 SQ. MTS
 9) 21.13 X 9.42 X 1/2 = 99.52 SQ. MTS
 10) 25.25 X 12.83 X 1/2 = 160.45 SQ. MTS
 11) 33.35 X 19.87 X 1/2 = 334.54 SQ. MTS
 12) 25.28 X 4.82 X 1/2 = 60.92 SQ. MTS
 TOTAL = 1802.23 SQ. MTS

PROPOSED R.G.-5
 1) 17.33 X 8.87 X 1/2 = 85.52 SQ. MTS
 2) 23.06 X 8.72 X 1/2 = 100.54 SQ. MTS
 3) 23.06 X 6.74 X 1/2 = 77.71 SQ. MTS
 4) 24.53 X 4.96 X 1/2 = 60.83 SQ. MTS
 5) 28.44 X 1.37 X 1/2 = 19.48 SQ. MTS
 6) 44.06 X 10.07 X 1/2 = 221.64 SQ. MTS
 7) 25.15 X 2.94 X 1/2 = 36.86 SQ. MTS
 8) 12.62 X 5.61 X 1/2 = 35.42 SQ. MTS
 TOTAL = 627.94 SQ. MTS

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

BLDG NAME	PLINTH AREA IN SQ.MT.	NO. OF FLOORS	TOTAL B/UP AREA IN SQ.MT.	USE OF BLDG.	STAIRCASE AREA IN SQ.MT.	TENEMENTS IN NOS.
ARALIA	555.54	LOW.BASE + UPP.BASE + GR./PARKING + 35 FLRS.	14971.27	RESIDENTIAL	1290.07	130
CALVINA-A	329.89	LOW.BASE + UPP.BASE + GR./PARKING + 35 FLRS.	10847.37	RESIDENTIAL	1482.62	130
CALVINA-B	321.22	LOW.BASE + UPP.BASE + GR./PARKING + 35 FLRS.	10506.63	RESIDENTIAL	1507.15	130
DELANNA	266.60	LOW.BASE + UPP.BASE + GR./PARKING + 35 FLRS.	8672.62	RESIDENTIAL	1212.48	130
PETUNIA	374.44	LOW.BASE + UPP.BASE + GR./PARKING + 35 FLRS.	12379.58	RESIDENTIAL	1267.20	130
ZERLINIA	336.14	LOW.BASE + UPP.BASE + GR./PARKING + 35 FLRS.	11099.57	RESIDENTIAL	1387.94	130
SANTONA-A	456.17	LOW.BASE + UPP.BASE + GR./PARKING + 35 FLRS.	15260.67	RESIDENTIAL	1265.76	200
SANTONA-B	370.20	LOW.BASE + UPP.BASE + GR./PARKING + 35 FLRS.	12236.17	RESIDENTIAL	1210.68	130
SOLITAIRE-A	305.45	LOW.BASE + UPP.BASE + GR./PARKING + 36 FLRS.	10265.32	RESIDENTIAL	1297.37	269
SOLITAIRE-B	226.02	LOW.BASE + UPP.BASE + GR./PARKING + 36 FLRS.	7667.42	RESIDENTIAL	1267.44	206
SOLITAIRE-C	234.27	LOW.BASE + UPP.BASE + GR./PARKING + 36 FLRS.	7888.41	RESIDENTIAL	1446.48	304
QUANTUM	1539.292	LOW.BASE + UPP.BASE + GR. + 25 FLRS.	36261.79	COMMERCIAL	1902.16	---
SOLUS	438.24	LOW.BASE + UPP.BASE + GR. + 26 FLRS.	17130.89	COMMERCIAL	1619.03	---
HOTEL	658.96	LOW.BASE + UPP.BASE + GR. + 1ST - SERVICE FLR + 2ND TO 5TH + 10TH/11TH FLRS.	6234.66	COMMERCIAL	814.04	---
SCHOOL	2153.20	GROUND + 7 FLOORS	14276.88	INSTITUTIONAL	1198.02	---
BAYER	1050.18	L.B. + U.B. GR + 9 FLOORS	11218.88	COMMERCIAL	524.64	---
TOTAL	9615.81		206918.13		20693.08	1889

BLDG NAME	TENEMENTS WITH AREA IN SQ.MT.			AREA	NO. OF PARKING REQUIRED
	BELOW 35	35 - 50	50 - 75 ABOVE 75.0		
ARALIA	---	---	---	585.00 NOS.	20 NOS.
CALVINA-A	---	---	---	3576.79 NOS.	377 NOS.
CALVINA-B	---	---	---	3576.79 NOS.	377 NOS.
DELANNA	---	---	---	3576.79 NOS.	377 NOS.
PETUNIA	---	---	---	3576.79 NOS.	377 NOS.
ZERLINIA	---	---	---	3576.79 NOS.	377 NOS.
SANTONA-A	---	---	---	3576.79 NOS.	377 NOS.
SANTONA-B	---	---	---	3576.79 NOS.	377 NOS.
SOLITAIRE-A	---	---	---	3576.79 NOS.	377 NOS.
SOLITAIRE-B	---	---	---	3576.79 NOS.	377 NOS.
SOLITAIRE-C	---	---	---	3576.79 NOS.	377 NOS.
TOTAL	313	466	560	550	550

PARKING STATEMENT AS PER NEW RULE DATED 28-08-09 FOR SOLUS BLDG.
 1 CAR PARKING SPACE FOR EVERY 25 SQ.MT. OF COMM. AREA UPTO 400 SQ.MT. & ONE FOR EVERY 50 SQ.MT. FOR AREA EXCEEDING 400 SQ.MT.
 1 CAR PARKING SPACE FOR EVERY 50 SQ.MT. OF OFFICE SPACE UPTO 1000 SQ.MT. & ONE FOR EVERY 100 SQ.MT. FOR AREA EXCEEDING 1000 SQ.MT. (36261.79 - 585.00)
 TOTAL 397 NOS.

PARKING STATEMENT AS PER NEW RULE DATED 28-08-09 FOR RESI. BLDGS.
 MILL UP TO 35 SQ.MT. 313 NOS. NIL
 1 CAR PARKING SPACE FOR EVERY 2 TENEMENT HAVING B/UP AREA 35 TO 50 SQ.MT. 466 NOS. 233 NOS.
 1 CAR PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/UP AREA 50 TO 75 SQ.MT. 560 NOS. 560 NOS.
 2 CAR PARKING SPACE FOR EVERY 1 TENEMENT HAVING B/UP AREA ABOVE 75 SQ.MT. 550 NOS. 1100 NOS.
 10% VISITORS PARKING 189 NOS.
 TOTAL 2082 NOS.

PARKING STATEMENT AS PER NEW RULE DATED 28-08-09 FOR HOTEL BLDG.
 1 CAR PARKING 134 NOS.
 TOTAL REQUIRED FOUR WHEELER PARKING FOR SOLUS, QUANTUM, HOTEL, SCHOOL & BAYER = 888 NOS.
 TOTAL REQUIRED TWO WHEELER PARKING FOR SOLUS, QUANTUM, HOTEL, SCHOOL & BAYER = 1099 NOS.

BLDG NAME	FOUR WHEELER	TWO WHEELER
PARKING/GR. FLOOR	160 NOS.	601 NOS.
LOWER BASEMENT	1480 NOS.	886 NOS.
UPPER BASEMENT	1398 NOS.	1075 NOS.
TOTAL PARKING PROVIDED	3038 NOS.	2562 NOS.

PROPOSED R.G.-22
 1) 22.30 X 7.95 X 1/2 = 88.76 SQ. MTS
 2) 22.30 X 10.7 X 1/2 = 119.28 SQ. MTS
 3) 44.12 X 16.55 X 1/2 = 365.09 SQ. MTS
 4) 50.81 X 3.23 X 1/2 = 82.08 SQ. MTS
 5) 50.81 X 6.84 X 1/2 = 173.12 SQ. MTS
 6) 46.77 X 10.03 X 1/2 = 234.85 SQ. MTS
 7) 66.43 X 22.19 X 1/2 = 737.04 SQ. MTS
 8) 66.43 X 5.47 X 1/2 = 181.89 SQ. MTS
 9) 96.53 X 25.75 X 1/2 = 1242.82 SQ. MTS
 10) 108.39 X 29.95 X 1/2 = 1623.14 SQ. MTS
 11) 109.68 X 4.49 X 1/2 = 246.23 SQ. MTS
 12) 109.68 X 12.18 X 1/2 = 667.95 SQ. MTS
 13) 74.11 X 4.58 X 1/2 = 169.71 SQ. MTS
 14) 74.11 X 42.32 X 1/2 = 1568.17 SQ. MTS
 15) 48.77 X 13.22 X 1/2 = 322.37 SQ. MTS
 16) 45.28 X 2.93 X 1/2 = 66.34 SQ. MTS
 17) 40.26 X 14.01 X 1/2 = 282.02 SQ. MTS
 18) 15.78 X 13.36 X 1/2 = 105.65 SQ. MTS
 19) 14.89 X 6.30 X 1/2 = 46.90 SQ. MTS
 20) 76.10 X 8.01 X 1/2 = 304.78 SQ. MTS
 21) 75.83 X 3.88 X 1/2 = 146.55 SQ. MTS
 22) 38.81 X 5.93 X 1/2 = 115.07 SQ. MTS
 23) 38.77 X 5.90 X 1/2 = 114.37 SQ. MTS
 24) 6.00 X 9.44 X 1/2 = 28.32 SQ. MTS
 25) 13.89 X 2.95 X 1/2 = 20.34 SQ. MTS
 26) 11.44 X 3.07 X 1/2 = 17.56 SQ. MTS
 TOTAL ADDITION = 9116.67 SQ. MTS

PROPOSED R.G.-13
 1) 22.24 X 9.01 X 1 = 200.38 SQ. MTS
 PROPOSED R.G.-14
 1) 21.44 X 8.10 X 0.5 = 86.83 SQ. MTS
 1) 21.45 X 8.21 X 0.5 = 88.05 SQ. MTS
 1) 21.44 X 8.10 X 0.5 = 86.83 SQ. MTS
 TOTAL = 375.69 SQ. MTS

PROPOSED R.G.-12
 1) 26.83 X 9.00 X 1 = 241.47 SQ. MTS
 PROPOSED R.G.-10
 1) 8.89 X 6.83 X 2/3 = 22.84 SQ. MTS
 2) 19.78 X 7.98 X 1 = 157.68 SQ. MTS
 3) 26.83 X 10.66 X 1/2 = 143.00 SQ. MTS
 4) 45.79 X 9.49 X 1/2 = 217.27 SQ. MTS
 5) 27.14 X 16.77 X 1/2 = 227.57 SQ. MTS
 6) 54.05 X 13.72 X 1/2 = 370.78 SQ. MTS
 7) 12.06 X 1.40 X 2/3 = 11.26 SQ. MTS
 8) 33.56 X 7.96 X 1/2 = 133.57 SQ. MTS
 9) 21.13 X 9.42 X 1/2 = 99.52 SQ. MTS
 10) 25.25 X 12.83 X 1/2 = 160.45 SQ. MTS
 11) 33.35 X 19.87 X 1/2 = 334.54 SQ. MTS
 12) 25.28 X 4.82 X 1/2 = 60.92 SQ. MTS
 TOTAL = 1802.23 SQ. MTS

PROPOSED R.G.-5
 1) 17.33 X 8.87 X 1/2 = 85.52 SQ. MTS
 2) 23.06 X 8.72 X 1/2 = 100.54 SQ. MTS
 3) 23.06 X 6.74 X 1/2 = 77.71 SQ. MTS
 4) 24.53 X 4.96 X 1/2 = 60.83 SQ. MTS
 5) 28.44 X 1.37 X 1/2 = 19.48 SQ. MTS
 6) 44.06 X 10.07 X 1/2 = 221.64 SQ. MTS
 7) 25.15 X 2.94 X 1/2 = 36.86 SQ. MTS
 8) 12.62 X 5.61 X 1/2 = 35.42 SQ. MTS
 TOTAL = 627.94 SQ. MTS

TOTAL R.G. PROVIDED PLOT - E
 RESIDENTIAL
 RG 1 1802.23 SQ. MTS
 RG 2 341.00 SQ. MTS
 RG 5 286.23 SQ. MTS
 RG 6 265.37 SQ. MTS
 RG 8 627.94 SQ. MTS
 RG 10 157.68 SQ. MTS
 RG 11 156.37 SQ. MTS
 RG 12 241.47 SQ. MTS
 RG 13 200.38 SQ. MTS
 RG 14 174.88 SQ. MTS
 RG 19 232.50 SQ. MTS
 RG 20 648.38 SQ. MTS
 RG 21 310.72 SQ. MTS
 TOTAL R.G. ON GROUND 6445.15 SQ. MTS

FOR SCHOOL PLOT
 R.G. AREA CALCULATIONS
 REQUIRED R.G.
 PROPOSED R.G.-1
 1) 27.06 X 7.51 X 1.0 = 203.22 SQ. MTS
 PROPOSED R.G.-2
 1) 25.56 X 7.51 X 1.0 = 191.95 SQ. MTS
 PROPOSED R.G.-3
 1) 25.74 X 7.51 X 1.0 = 178.58 SQ. MTS
 PROPOSED R.G.-4
 34.98 X 22.03 X 1/2 = 382.00 SQ. MTS
 2) 32.21 X 15.51 X 1/2 = 249.79 SQ. MTS
 3) 42.45 X 7.28 X 1/2 = 154.45 SQ. MTS
 4) 16.46 X 2.87 X 1/2 = 21.97 SQ. MTS
 TOTAL = 808.21 SQ. MTS

PROPOSED R.G.-5
 1) 32.01 X 4.32 X 1/2 = 112.34 SQ. MTS
 2) 52.01 X 7.43 X 1/2 = 193.22 SQ. MTS
 3) 47.01 X 9.12 X 1/2 = 731.71 SQ. MTS
 4) 47.01 X 3.84 X 1/2 = 90.36 SQ. MTS
 6) 38.98 X 1.09 X 1/2 = 21.79 SQ. MTS
 7) 37.97 X 8.19 X 1/2 = 155.82 SQ. MTS
 8) 63.47 X 28.93 X 1/2 = 914.06 SQ. MTS
 9) 76.07 X 35.53 X 1/2 = 1352.14 SQ. MTS
 10) 58.58 X 8.86 X 1/2 = 258.51 SQ. MTS
 11) 38.75 X 32.45 X 1/2 = 625.44 SQ. MTS
 TOTAL = 4766.02 SQ. MTS
 TOTAL PROPOSED R.G. 1 TO 5 = 9147.98 SQ. MTS



GROUND FLOOR PLAN
 scale - : 1:500

LOCATION PLAN



Job No. :	Date :
Sheet No. :	Drawn By : MUKUND
Scale : 1:500	Checked By :