

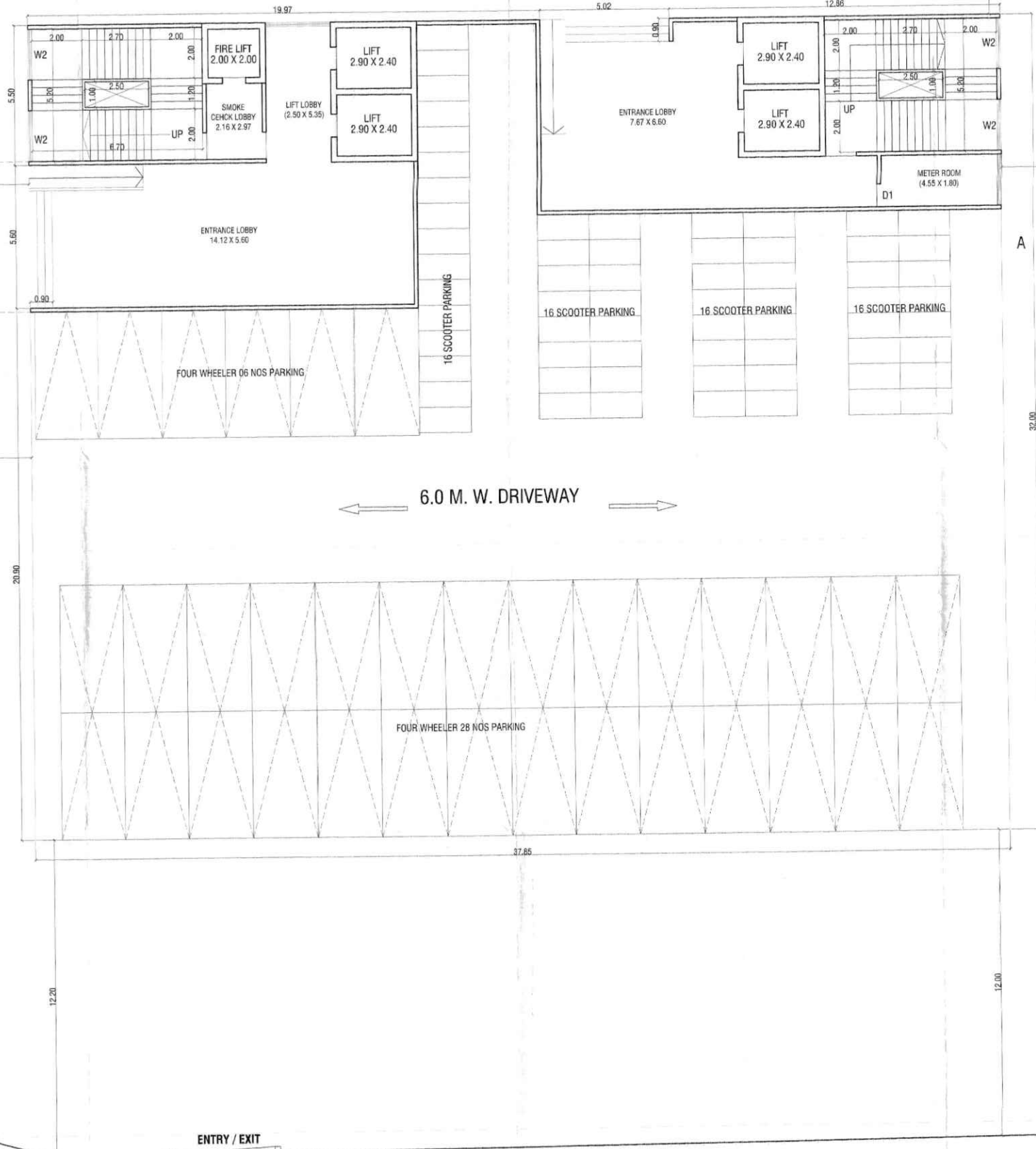
20.0 M WIDE ROAD

ENTRY / EXIT

27 SCOOTER PARKING

10.20

12.05



STILT FLOOR PLAN
SCALE 1:100



30.0 M WIDE ROAD

ENTRY / EXIT

PROPOSED PARKING STATEMENT :		
	4 WHEELER	2 WHEELER
REQUIRED PARKING	27	133
COMPOSITE PARKING	(+)-7	(-)-42
TOTAL	34	91
TOTAL PROPOSED PARKING	34	91

COVERED BUILT UP AREA OF DRAMA THEATER			
BUA AREAS (SQ.M)	STILT(SQ.M)	METER ROOM (SQ.M)	TOTAL AREA (SQ.M)
3773.67	902.60	10.11	4686.38

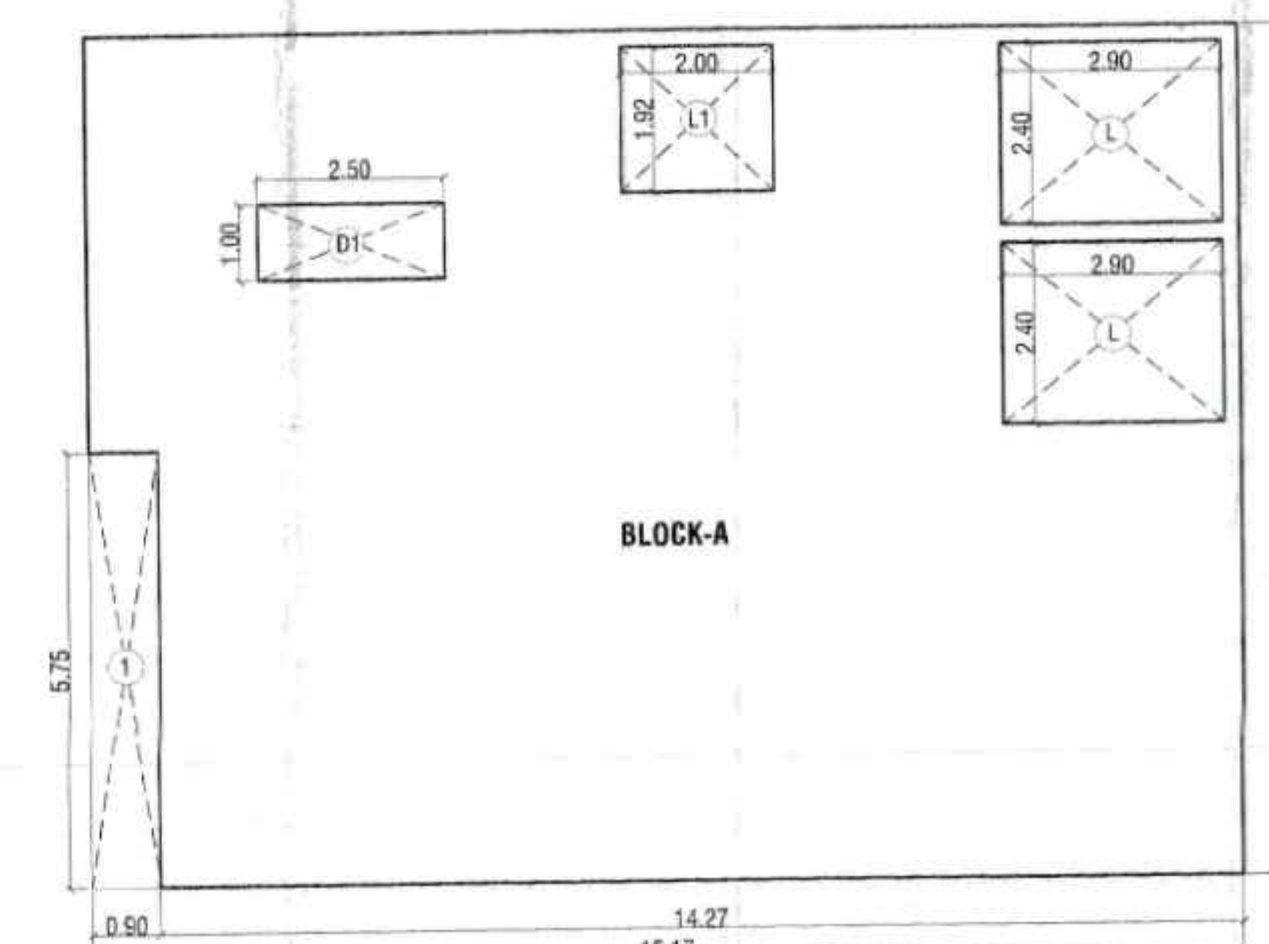
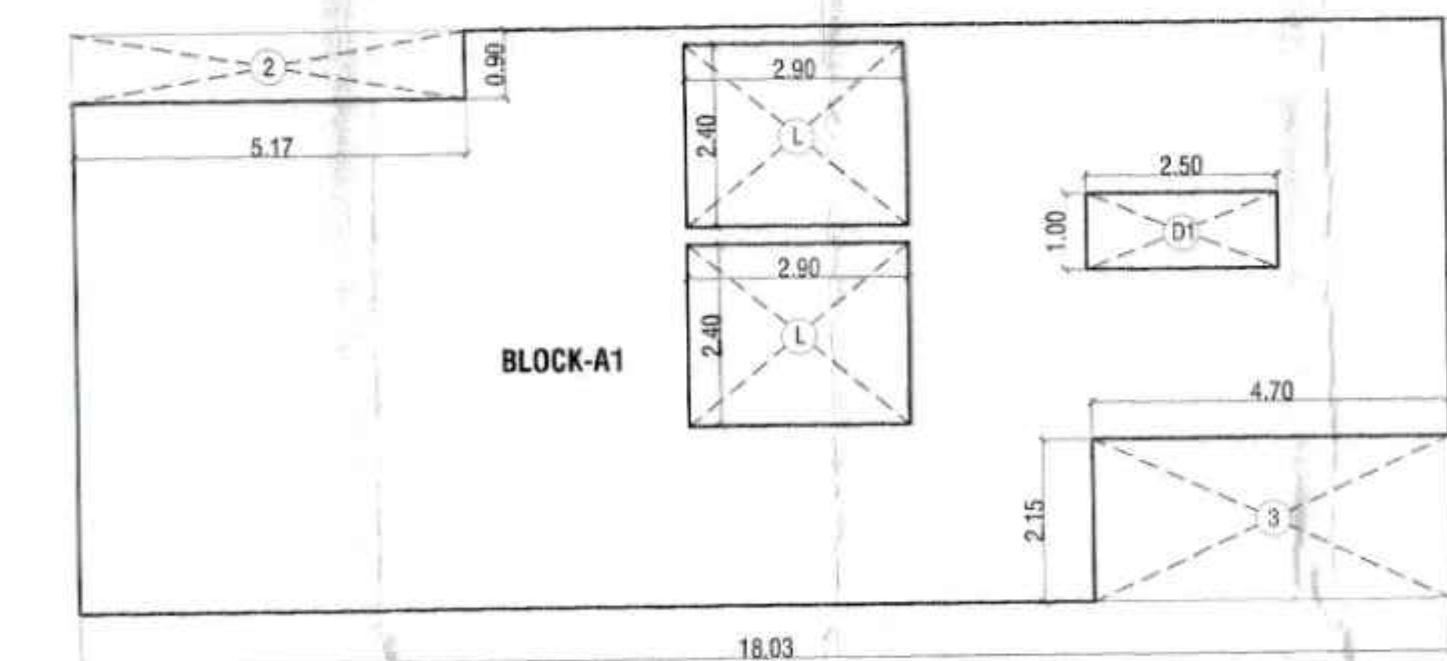
PARKING REQUIREMENT :		
DRAMA THEATER (CULTURAL HALL)	REQUIRED 4 WHEELER	REQUIRED 2 WHEELER
DRAMA THEATER (CULTURAL HALL)= 2650.20 SQ.M FOR EVERY 100 SQ/M CARPET AREA (1CAR) & 5 SCOOTER)	27 (NOS)	133 (NOS)
PROVIDED PARKING	34 (NOS)	91 (NOS)

SANITATION REQUIREMENT - (Banquet Concert Halls, Auditoria, Assembly Halls)					
Sr.	Carpet Area	2650.20	Sq.M.	MALE (2/3)	FEMALE (1/3)
1	No. of persons (1/1.5)	1767	Persons	71	35
2	Staff Count (6% of total occupancy 2)	106		1,113	548
3	General Public Population (2-3)	1661			
4	Fixtures	Male	Female	General Public	Female
1	Rule	1 for upto 15	1 for upto 12	3 per 100 upto 400	3 per 100 upto 200
		2 for 16-35	2 for 13-25	Over 400 add at 1 per 250 or part thereof	Over 200, add at 2 per 100 or part thereof
1	Requirement	1	1	4	6
2		6	4	3	7
A	Total No. of W.C required	7	5	7	13
4	Rule	Nil upto 6	Nil upto 6	1 per 25 persons or part thereof	1 per 25 persons or part thereof
		1 for 7 to 20	1 for 7 to 20		
		2 for 21-45	2 for 21-45		
B	Total No. of Urinals required	5		45	

B-UP AREA CALCULATION OF STILT FLOOR					
A	15.170	X	11.250	X	1 = 170.583
A1	18.030	X	7.650	X	1 = 137.930
TOTAL					308.592
DEDUCTION					
1	0.900	X	5.750	X	1 = 5.175
2	5.170	X	0.900	X	1 = 4.653
3	4.700	X	2.150	X	1 = 10.105
TOTAL DEDUCTION - (B)					19.933
DUCT AREA CALCULATION					
D1	2.500	X	1.000	X	2 = 5.000
TOTAL DUCT AREA - (D)					5.000
LIFT AREA CALCULATION					
L	2.900	X	2.400	X	4 = 27.840
L1	2.000	X	1.920	X	1 = 3.840
TOTAL LIFT AREA - (C)					31.680
TOTAL (A+B+C-D)					56.61
TOTAL PROPOSED B-UP AREA OF STILT FLOOR					251.98
B-UP AREA AS PER POLYLINE					251.98

SANITATION PROVISION OF DRAMA THEATER			
FLOOR	MALE	FEMALE	URINAL
1ST FLOOR	5	6	17
2ND FLOOR	5	6	17
3RD FLOOR	5	6	17
TOTAL	15	18	51

CARPET AREA STATEMENT		BUILT UP AREA STATEMENT	
FLOOR	AREAS (SQ.M)	FLOOR	BUA AREAS (SQ.M)
GROUND FLOOR	0.00	GROUND FLOOR	283.71
1ST FLOOR	883.40	1ST FLOOR	1163.32
2ND FLOOR	883.40	2ND FLOOR	1163.32
3RD FLOOR	883.40	3RD FLOOR	1163.32
TOTAL	2650.20	TOTAL	3773.67



LOI
AR1-DRAMA THEATER (CULTURAL HALL)

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CONTENTS OF SHEET

STILT FLOOR PLAN, AREA LINE DIAGRAM, SUMMARY ETC.

20/07/2021
STAMP OF APPROVAL OF PLAN

DISCLAIMER
TO WHOMSOEVER IT MAY CONCERN
This is to inform that this letter of intent (LoI) is issued for the sole purpose of applying for Environmental clearance from the State Environmental Impact Assessment Committee (SEIAC) as per the request of M/s. Yes Realty (Developer) and Narottam Nagar Co. Op. Hsg. Soc. Ltd. (Owner). This letter of intent includes development potential plot as proposed by M/s. Yes Realty (Developer) and Narottam Nagar Co. Op. Hsg. Soc. Ltd. (Owner) and does not constitute the development permission for the said development by Thane Municipal Corporation. It is further clarified that this letter of intent does not constitute the approval to commence the development or construction or to create any third party interest. M/s. Yes Realty (Developer) and Narottam Nagar Co. Op. Hsg. Soc. Ltd. (Owner) will have to obtain the statutory commencement permission as per the extant UDCPR in tune with the SEIAC obtained before any development for construction activity can be started. This letter of intent shall not form a basis for any claim of compensation, grant of rights or otherwise. This letter of intent is issued as per the extant UDCPR and is subject to any changes arising subsequently changes in UDCPR. This letter of intent is valid for one year from date of issue.

Asst. Director of Town Planning
Thane Municipal Corporation
THANE

DRAMA THEATER (CULTURAL HALL)

Sr. No.	DESCRIPTION	AREA (IN SQ.M)
1	AREA AS PER TRIANGULATION	7376.73
2	DEDUCTION FOR	
(i)	CRZ-1A	Nil
(ii)	CRZ-2	Nil
(iii)	BUFFER ZONE	Nil
	TOTAL (i) + (ii) + (iii)	Nil
3	BALANCE CLEAR PLOT AREA (1-2)	7376.73
4	PLOT TO BE HANDED OVER TO TMC (40% OF 7376.73 SQ.MT.)	2950.69
5	PERMISSIBLE OF CONSTRUCTED AMENITY OF TOTAL LAND AREA TO BE SURRENDERED FREE OF COST AND FREE FROM ENCUMBRANCES (i.e. 50% OF 7376.73 SQ.MT.)	3688.36
6	PROPOSED AREA	3773.67

SCHEDULE OF DOOR & WINDOW

S.No.	TYPE DOOR & WINDOW	OPENING SIZE	DESCRIPTION
1	D	1.20 x 2.25	T.W. FRAMED WITH PANNELED DOOR
2	D1	1.05 x 2.25	T.W. FRAMED WITH PANNELED DOOR
3	D2	0.75 x 2.25	T.W. FRAMED WITH PANNELED DOOR
4	W	2.00 x 1.50	T.W. FRAMED WITH GLAZED WINDOW
5	V	0.60 x 1.05	LOUVERED VENTILATOR

DESCRIPTION OF PROPOSAL

DETAILS OF PLOT AREA STATEMENT UNDER ACCOMMODATION
RESERVATION OF DRAMA THEATER RESERVATION (CULTURAL HALL)
ON PLOT BEARING 67/1, 116 & 117A/1AT VILLAGE MUMBARA, THANE

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

YES REALTY
S.NO-55,CENTRAL EMPIRE, OPP CENTRAL HEIGHTS, NEXT TO KAUSA TMC
STADIUM,KAUSA MUMBARA, DISTRICT THANE-400612
NAROTTAM NAGAR CO. OPERATIVE HOUSING SOCIETY
AMRUT NAGAR,OLD PUNE ROAD,MUMBARA, TAL -THANE DIST THANE

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

SIGNATURE OF ARCHITECT

ARCHITECTS

2ND FLOOR, NAKSHATRA, A WING,
NEAR TMC, ALMEIDA ROAD,
PANCHPAKHADI, THANE (W), 400 602
PHONE - 2537 8701,TELEFAX - 2536 4700
E MAIL - saakaararchitects@yahoo.co.in

ORG.NO.	SCALE	DATE	DRN.BY	CHKD.BY
C-720/2021/401	1:100	16/06/2022	SAGAR	

FILED BY: SAGAR 17/06/2022
FOR PLOT AREA STATEMENT UNDER ACCOMMODATION RESERVATION, MUNICIPAL CORP. FOR L.O. SUBMITTED REVISD L.O. DATED 17/06/2022