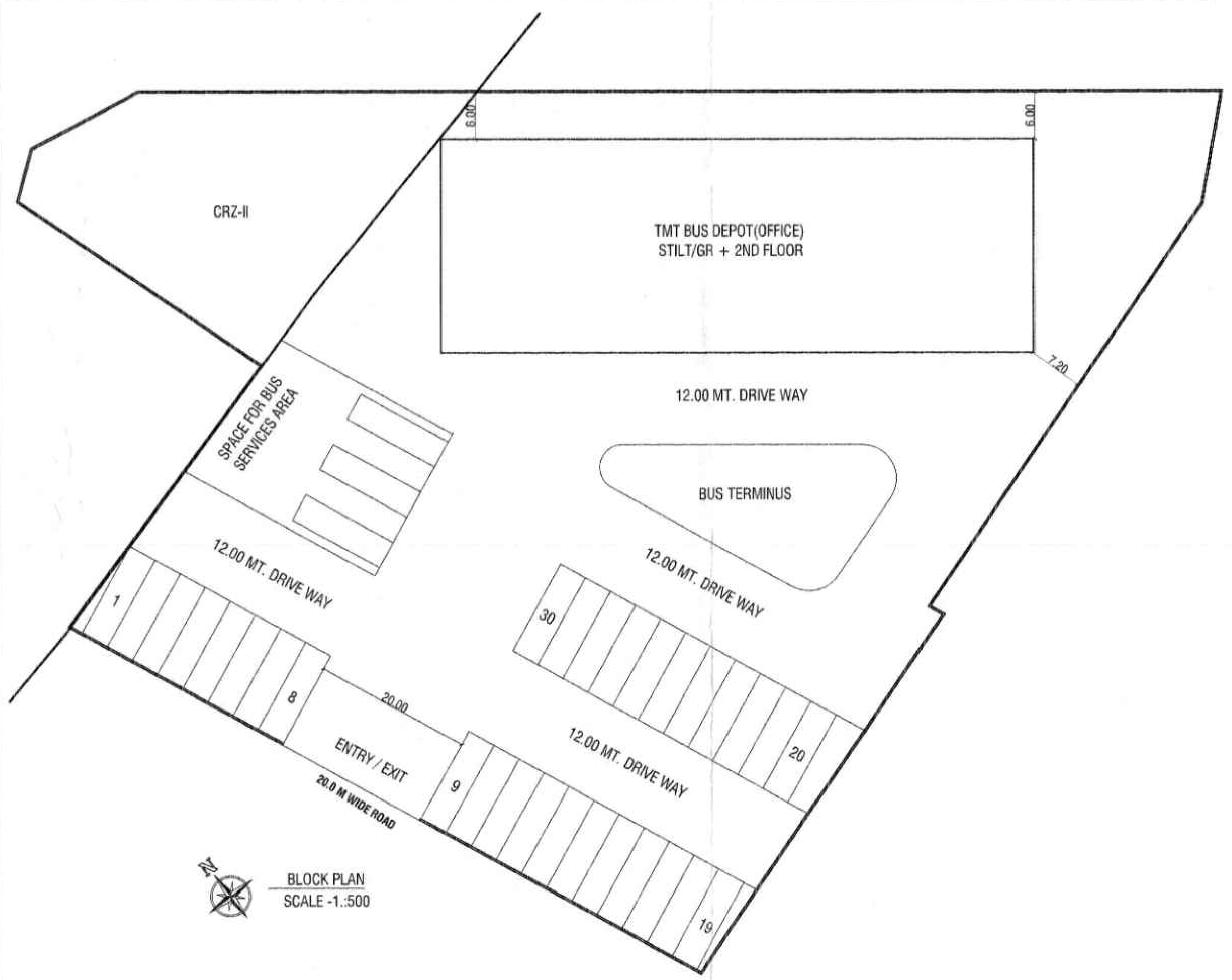
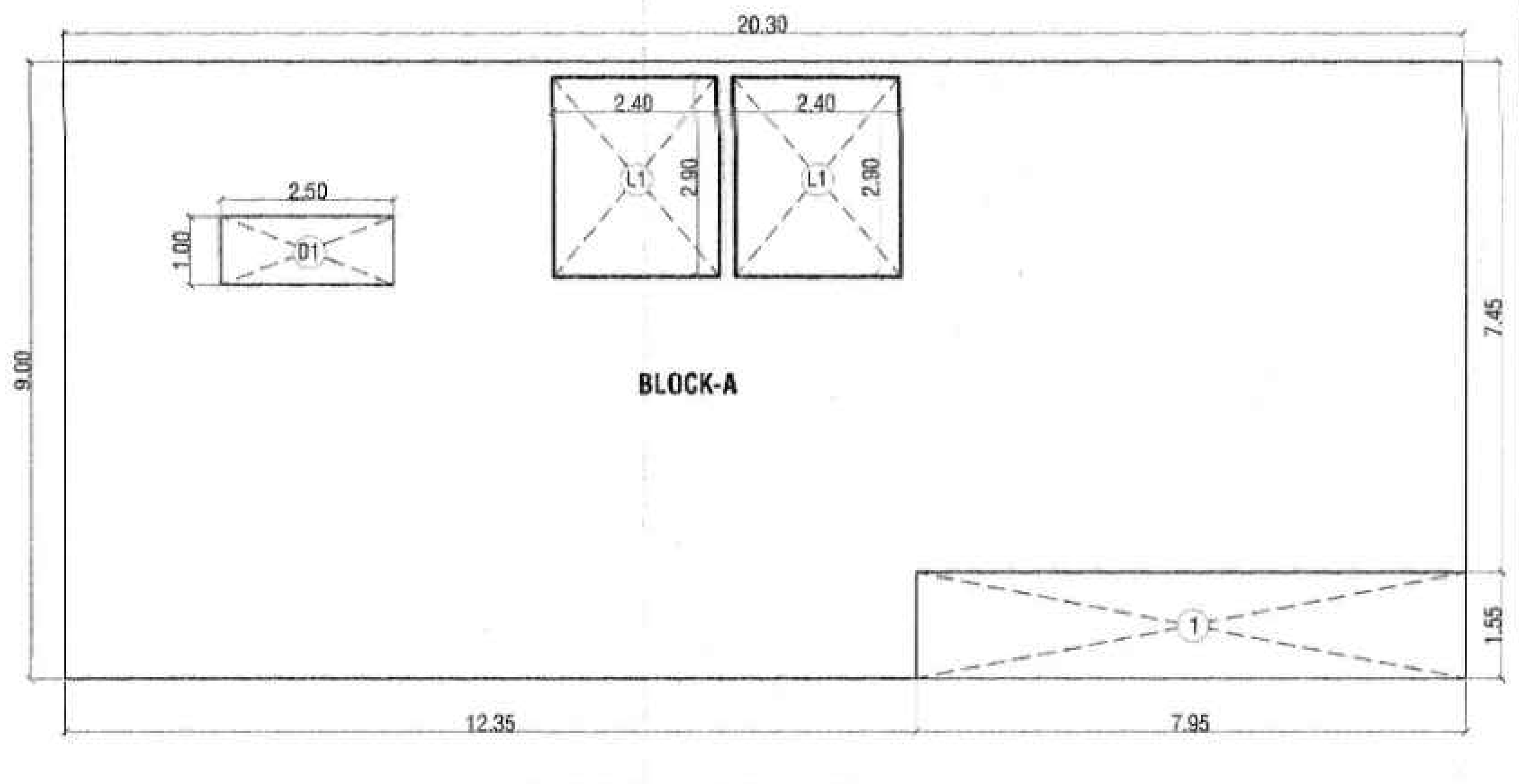


BLOCK PLAN
SCALE -1.:500

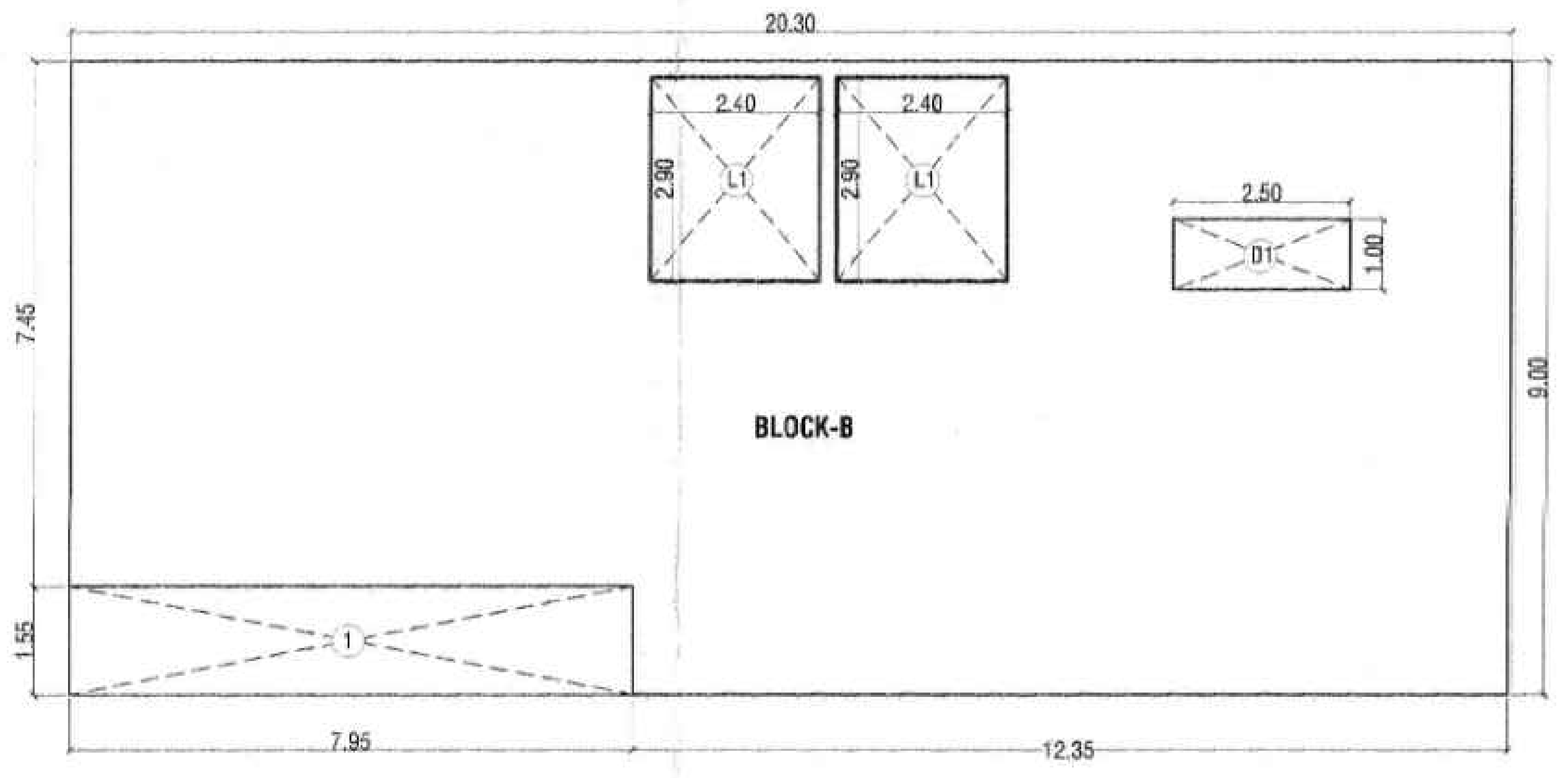
B-UP AREA CALCULATION OF GR. FLOOR							
A	20.300	X	9.000			=	182.700
TOTAL							182.700
DEDUCTION							
1	7.950	X	1.550	X	1	=	12.323
TOTAL DEDUCTION - (a)							12.323
DUCT AREA CALCULATION							
D1	2.500	X	1.000	X	1	=	2.500
TOTAL DUCT AREA - (b)							2.500
LIFT AREA CALCULATION							
L1	2.400	X	2.900	X	2	=	13.920
TOTAL LIFT AREA - (c)							13.920
TOTAL (a+b+c)							28.74
TOTAL PROPOSED B/UP AREA OF STILT FLOOR							153.96
B/UP AREA AS PER POLYLINE .							153.96

B-UP AREA CALCULATION OF GROUND FLOOR							
B	20.300	X	9.000			=	182.700
TOTAL							182.700
DEDUCTION							
1	7.950	X	1.550	X	1	=	12.323
TOTAL DEDUCTION - (a)							12.323
DUCT AREA CALCULATION							
D1	2.500	X	1.000	X	1	=	2.500
TOTAL DUCT AREA - (b)							2.500
LIFT AREA CALCULATION							
L1	2.400	X	2.900	X	2	=	13.920
TOTAL LIFT AREA - (c)							13.920
TOTAL (a+b+c)							28.74
TOTAL PROPOSED B/UP AREA OF GR. FLOOR							153.96
B/UP AREA AS PER POLYLINE .							153.96

TOTAL B-UP AREA GROUND FLOOR
BLOCK-A + BLOCK-B = 307.92



AREA LINE DIAGRAM STILT FLOOR
SCALE 1:100



AREA LINE DIAGRAM STILT FLOOR
SCALE 1:100

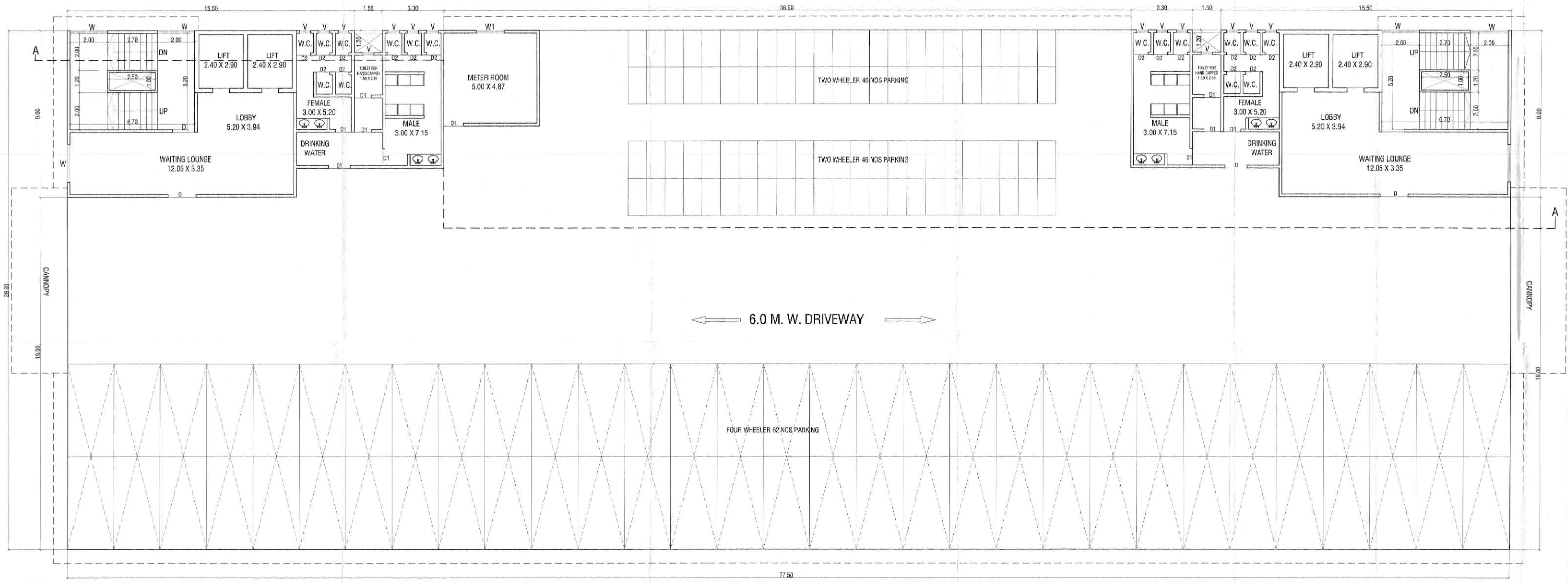
SANITATION REQUIREMENT- Of Ee Building						
1	Carpet Area of upper f bors		3,118.83	Sq.M.	MALE (50%)	FEMALE (50%)
2	No. of persons (1)/10		312	Persons		
3	Staff Count (5% of total occupancy 2)		16		8	8
4	General Public Population (2-3)		296		148	148
Sr. No.		Fixtures	Staf ftoilet		Public toilet	
			Male	Female	Male	Female
1	Rule	WC	1 per 25	1per15	1 per 25	1per15
A	Total No of W.C required		1	1	6	10
4	Rule	Urinals	Nil upto 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100		Nil upto 6 1 for 7-20 2 for 21-45 3 for 46-70 4 for 71-100	
	Urinal required		1		10	
	Add @3% for (101-200)				3	
	Add @2.5% for (Over 200)		0			
B	Total No. of Urinals required		1		13	

COVERED BUILT UP AREA TMT BUS DEPOT RESERVATION			
BUA AREAS (SQ.M)	STILT(SQ.M)	METER ROOM (SQ.M)	TOTAL AREA (SQ.M)
4575.06	1802.62	26.63	6404.31

BUILT UP AREA STATEMENT	
FLOOR	BUA AREAS (SQ.M)
GROUND FLOOR	307.92
1ST FLOOR	2133.57
2ND FLOOR	2133.57
TOTAL	4575.06

PROPOSED PARKING STATEMENT :		
PARKING	4 WHEELER	2 WHEELER
REQUIRED PARKING	48	176
COMPOSITE PARKING	(+)14	(-)84
TOTAL	62	92
TOTAL PROPOSED PARKING	62	92

PARKING REQUIREMENT :		
TMT RESERVATION	REQUIRED 4 WHEELER	REQUIRED 2 WHEELER
GOVERMENT OF SEMI PUBLIC OR PRIVATE BUSINESS BUILDING (3119.00 SQ.M) FOR EVERY 200 SQ/M CARPET AREA (3CAR & 11 SCOOTER)	48 (NOS)	176 (NOS)
TOTAL PARKING REQUIRED	48 (NOS)	176 (NOS)
PROVIDED PARKING	62 (NOS)	92 (NOS)



STILT/GROUND FLOOR PLAN
SCALE 1:100

AR1- TMT BUS DEPOT RESERVATION

1/3

CONTENTS OF SHEET

GROUND/STILT FLOOR PLAN, AREA LINE DIAGRAM & CALCULATION SUMMARY ETC.

STAMP OF APPROVAL OF PLAN

संदर्भ क्र./ठमपा/शविवि/ ९५५८ / दि-२८/६/२०२३

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 construe the development permission for the said development by Thane Municipal Corporation. It is further clarified that this letter of intent does not construe 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

BUS DEPOT		
SR. NO.	DESCRIPTION	AREA (IN SQ.MT.)
1	AREA AS PER TRIANGULATION	22678.58
2	DEDUCTION FOR	
(I)	CRZ-1A	NIL
(II)	CRZ-II	2454.64
(III)	BUFFER ZONE	NIL
	TOTAL (I + II + III)	2454.64
3	BALANCE CLEAR PLOT AREA (1-2)	20223.94
4	PLOT TO BE HANDED OVER TO TMC (50% OF 22678.58 SQ.MT.)	11339.29
5	PERMISSIBLE OF CONSTRUCTED AMENTITY OF TOTAL LAND AREA TO BE SURRENDERED FREE OF COST AND FREE FROM ENCUMBERANCES (IE. 20% OF 22678.58 SQ.MT.)	4535.72
6	PROPOSED AREA	4575.06

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	W1	1.50 x 1.50	T.W FRAMED WITH GLAZED WINDOW
6	V	0.60 x 0.90	LOUVERED VENTILATOR

DESCRIPTION OF PROPOSAL

DETAILS OF PLOT AREA STATEMENT UNDER ACCOMMODATION RESERVATION OF TMT RESERVATION ON PLOT BEARING 46,`67/1,115/1 116 AT VILLAGE MUMBRA, THANE

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

DETAILS OF PLOT AREA STATEMENT UNDER ACCOMMODATION RESERVATION OF TMT RESERVATION ON PLOT BEARING 46,`67/1,115/1 116 AT VILLAGE MUMBRA, THANE

NAROTTAM NAGAR CO. OPERATIVE HOUSING SOCIETY
AMRUT NAGAR,OLD PUNE ROAD,MUMBRA, TAL -THANE DIST THANE

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

SIGNATURE OF ARCHITECT

ARCHITECTS

saakaar
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

DRG.NO.	SCALE	DATE	DRN.BY	CHKD.BY
C-720/2021/M/01	1 : 100	16/09/2022	SAGAR	

\\SERVER\Saakaar\2\Cad Drawings\NAROTTAM NAGAR - ACCOMODATION RESERVATION\6. MUNCIPAL DWG\1. FOR LOI SUBMITTED\REVISED LOI SUBMITTED\RESERVATION TMT DEPOT\TMT DEPOT.dwg