BUA AREA STATEMENT FOR CC

BUILDING NO.	FLOOR	SCHOOL BUA	COLLEGE BUA
SCHOOL & COLLEGE BUILDING	GROUND FLOOR	458.72	458.72
	1ST FLOOR	552.3000	552.3000
	2ND FLOOR	552.3000	552.3000
	3RD FLOOR	552.3000	552.3000
	4TH FLOOR	357.51	747.09
TOTAL		2473.13	2862.71
SCHOOL + COLLEGE		5335.84	

TOTAL COVERED BUILT UP AREA SCHOOL & COLLEGE FOR CC

TOTAL BUA AREA SCHOOL & COLLEGE	REFUGE AREA	STILT AREA	TOTAL
5335.84	0.00	186.27	5522.11

PARKING REQUIREMENT -SCHOOL

EDUCATIONAL SCHOOL AND THE ADMINISTRATIVE AS WELL AS PUBLIC SERVICE AREA	REQUIRED 4 WHEELER	REQUIRED 2 WHEELER
(2NOS OF 4WHEELER & 4 NOS OF 2WHEELER FOR EVERY 100 SQ.M CARPET AREA OF THE ADMINISTRATIVE AS WELL AS PUBLIC SERVICE AREA OF THE SCHOOL (AREA 273.49 SQ.M)	5 (NOS)	11 (NOS)
FOR EVERY 3 CLASSROOM 1 MINI BUS & 5 SCOOTERS (TOTAL CLASSROOM-05)	1(NOS - BUS)	08 (NOS)
TOTAL ...(A)	5 (NOS)	19 (NOS)

PARKING REQUIREMENT -COLLEGE RESERVATION

EDUCATIONAL COLLEGE AND THE ADMINISTRATIVE AS WELL AS PUBLIC SERVICE AREA	REQUIRED 4 WHEELER	REQUIRED 2 WHEELER
2NOS 4WHEELER & 17 NOS 2WHEELER FOR EVERY 100 SQ.M CARPET AREA OF THE ADMINISTRATIVE AS WELL AS PUBLIC SERVICE AREA OF THE SCHOOL (AREA 299.68 SQ.M)	6(NOS)	51 (NOS)
FOR EVERY 3 CLASSROOM 2CAR & 24 SCOOTERS (TOAL CLASSROOM - 13)	9 (NOS)	103 (NOS)
TOTAL ...(B)	15(NOS)	154 (NOS)
TOTAL REQUIRED PARKING (A + B)	20 (NOS)	173 (NOS)

P.G AREA REQUIRED (FOR SECONDARY SCHOOL)
1. TOTAL PLOT AREA 4946.56 SQ.M
2. DEDUCTION FOR AREA UNDER CRZ -II = 470.85 SQ.M
3. BALANCE PLOT AREA = 4475.71 SQ.M
4. CLEAR LAND HANDED OVER TO TMC (40% OF 4475.71 SQ.M)=1790.28 SQ.M
5. 40% P.G AREA REQUIRED 1790.28 SQ.M =716.11 SQ.M SQ.M

P.G AREA REQUIRED (COLLEGE)
1. TOTAL PLOT AREA 34296.96 SQ.M
2. DEDUCTION FOR
TOTAL 4638.7 SQ.M
21290.16 SQ.M
BUFFER ZONE 1117.12 SQ.M
27045.98 SQ.M
3. BALANCE PLOT AREA 7250.98 SQ.M
4. CLEAR LAND HANDED OVER TO TMC (40% OF 7250.98 SQ.M)=2900.39 SQ.M
5. 40% P.G AREA REQUIRED 2900.39 SQ.M =1160.15 SQ.M SQ.M

TOTAL P.G AREA REQUIRED (SCHOOL + COLLEGE) =1876.27 SQ.M
PROVIDED = 1878.65 SQ.M

P.G. AREA CALCULATION
ADDITION:
1. 62.52 X 35.70 X 0.50 = 1115.98
2. 62.52 X 24.56 X 0.50 = 767.75
TOTAL P. G. AREA = 1883.73 SQ.M.
AREA AS PER POLY LINE = 1878.65 SQ.M.

COMPOSITE PARKING STATEMENT :

SR. NO	PARKING PROPOSED	4 WHEELER (A)	2 WHEELER (B)
1	TOTAL REQUIRED PARKING	20	173
2	6 SCOOTERS CAN BE CONVERTED IN 1 CAR (1A X 6)	+14	-84
3	TOTAL PARKING	34	89
4	TOTAL PROPOSED PARKING	35	90

PROPOSED PARKING TABLE

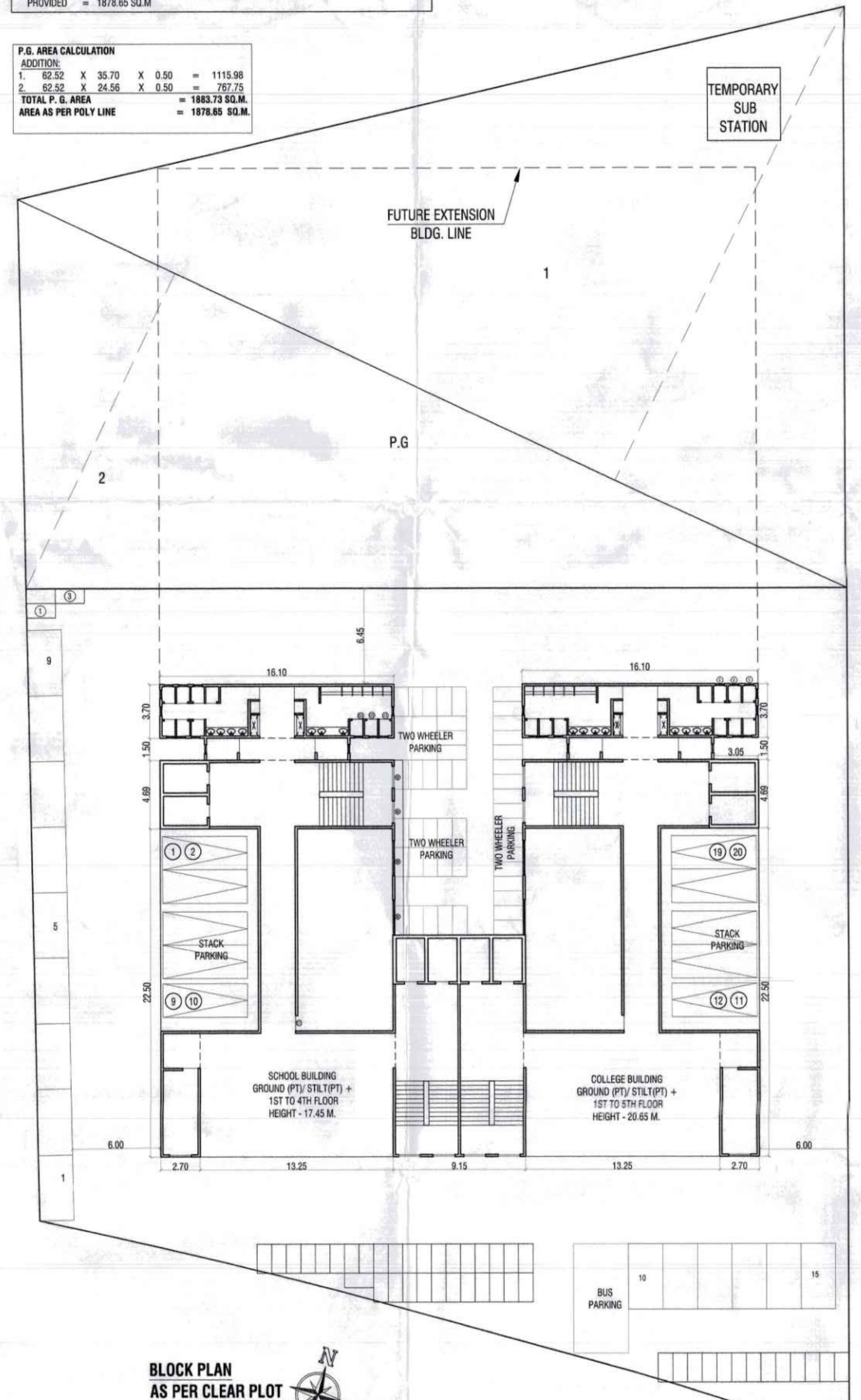
	STACK PARKING	SURFACE	TOTAL
4WHEELER PARKING	20	15	35
2 WHEELER	0	90	90
BUS PARKING	0	1	1

TOTAL COVERED BUILT UP AREA SCHOOL & COLLEGE

TOTAL BUA AREA SCHOOL & COLLEGE	REFUGE AREA	STILT AREA	TOTAL
5884.14	0.00	186.27	6070.41

FORM OF STATEMENT -2
[SR. NO. 9(a)]

BUILDING NO.	FLOOR	SCHOOL BUA	COLLEGE BUA
SCHOOL & COLLEGE BUILDING	GROUND FLOOR	458.72	458.72
	1ST FLOOR	552.3000	552.3000
	2ND FLOOR	552.3000	552.3000
	3RD FLOOR	552.3000	552.3000
	4TH FLOOR	357.51	747.09
	5TH FLOOR	0.00	552.3000
TOTAL		2473.13	3415.01
SCHOOL + COLLEGE		5888.14	



BLOCK PLAN AS PER CLEAR PLOT
SCALE - 1:200

PG AREA REQUIRED (FOR SECONDARY SCHOOL)

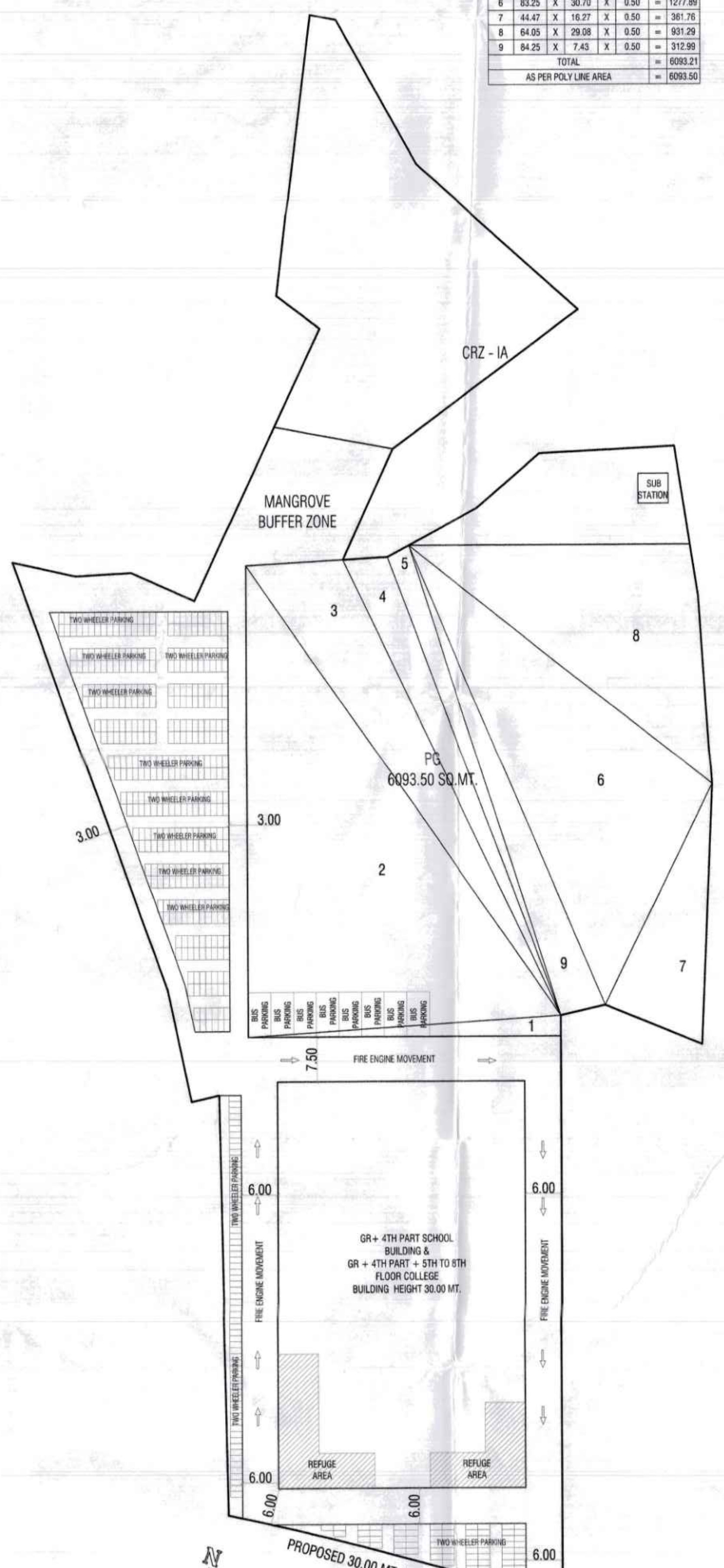
1.	TOTAL PLOT AREA	4946.56
2.	DEDUCTION FOR AREA UNDER CRZ - II	0.00
3.	BALANCE PLOT AREA	4946.56
4.	CLEAR LAND HANDED OVER TO TMC (40% OF 4946.56)	1978.62
5.	40% P.G AREA REQUIRED 1978.62 SQ.M	791.4400
		0.0000

PG AREA REQUIRED (FOR COLLEGE)

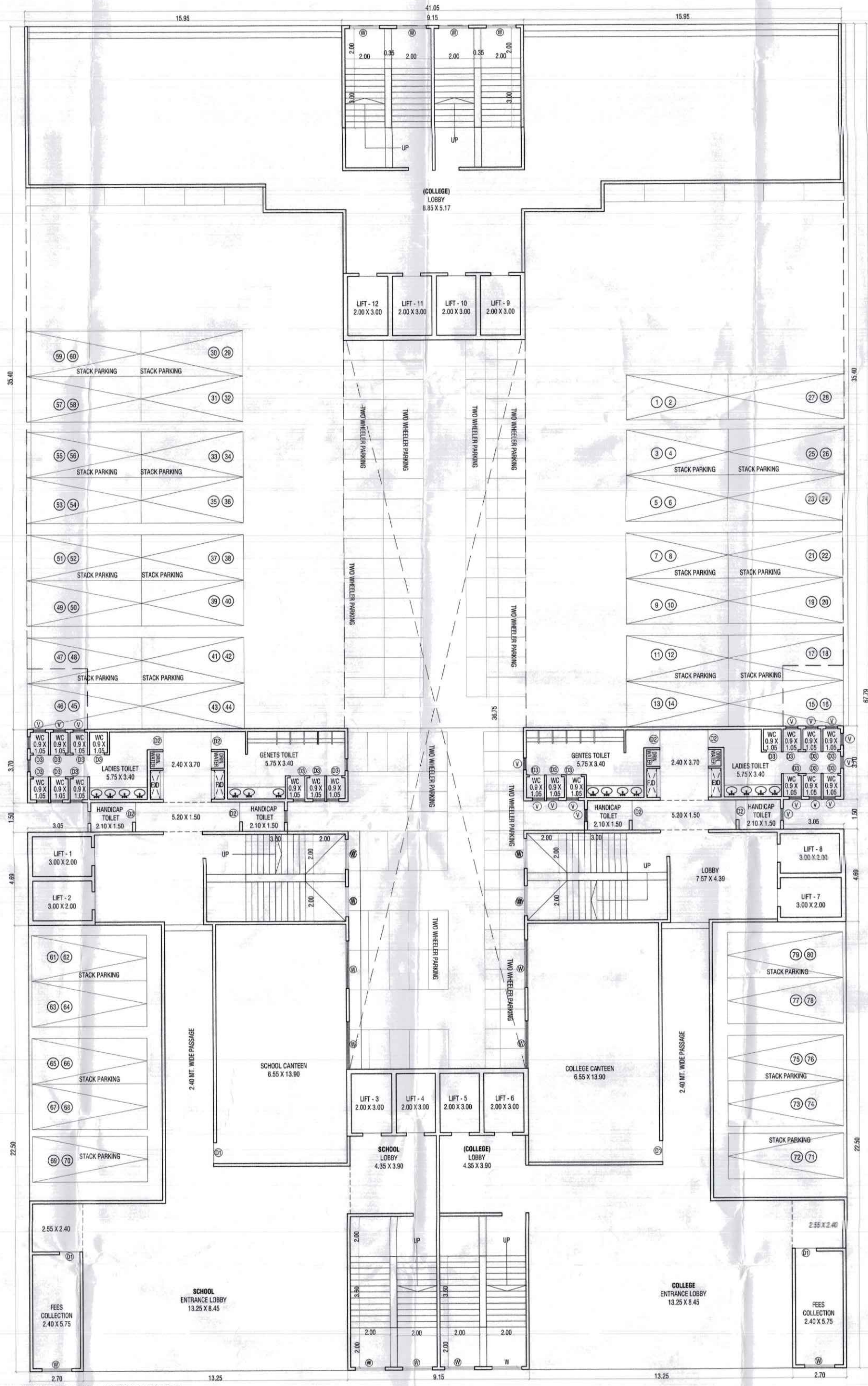
1.	CLEAR PLOT AREA	7250.98
2.	AREA UNDER CRZ - II	21290.16
	CRZ - 1A	4638.70
	MANGROVE BUFFER ZONE	1117.12
3.	TOTAL PLOT AREA	34296.96
4.	PLOT AREA HANDED OVER TO TMC (40% OF 34296.96)	13718.78
5.	40% P.G AREA REQUIRED 1 HEC.	4000.00
	35% OF REMAINING AREA=(13718.78-10000)	1301.57
	TOTAL REQUIRED FOR COLLAGE	5301.57
	TOTAL PG AREA REQUIRED (SCHOOL + COLLEGE)	
	791.44 + 5301.57 = 6093.01	
	PROPOSED PLAY GROUND AREA = 6093.50	

P.G AREA CALCULATION
PLAY GROUND

1	51.99	X	3.45	X	0.50	=	89.68
2	91.34	X	44.66	X	0.50	=	2039.62
3	91.34	X	13.80	X	0.50	=	630.25
4	84.09	X	6.83	X	0.50	=	287.17
5	82.31	X	3.95	X	0.50	=	162.56
6	83.25	X	30.70	X	0.50	=	1277.89
7	44.47	X	16.27	X	0.50	=	361.76
8	64.05	X	29.08	X	0.50	=	931.29
9	84.25	X	7.43	X	0.50	=	312.99
TOTAL						=	6093.21
AS PER POLY LINE AREA						=	6093.50



BLOCK PLAN AS PER TOTAL PLOT
SCALE - 1:500



GROUND FLOOR PLAN (SCHOOL & COLLEGE)
SCALE - 1:100

PARKING REQUIREMENT -SCHOOL

EDUCATIONAL SCHOOL AND THE ADMINISTRATIVE AS WELL AS PUBLIC SERVICE AREA	REQUIRED 4 WHEELER	REQUIRED 2 WHEELER
(2NOS OF 4WHEELER & 4 NOS OF 2WHEELER FOR EVERY 100 SQ.M CARPET AREA OF THE ADMINISTRATIVE AS WELL AS PUBLIC SERVICE AREA OF THE SCHOOL (AREA 230.92 SQ.M)	5 (NOS)	9 (NOS)
FOR EVERY 3 CLASSROOM 1 MINI BUS & 5 SCOOTERS (TOTAL CLASSROOM-05)	1(NOS - BUS)	08 (NOS)
TOTAL	5 (NOS)	17 (NOS)

PARKING REQUIREMENT -COLLEGE RESERVATION

EDUCATIONAL COLLEGE AND THE ADMINISTRATIVE AS WELL AS PUBLIC SERVICE AREA	REQUIRED 4 WHEELER	REQUIRED 2 WHEELER
(2NOS 4WHEELER & 17 NOS 2WHEELER FOR EVERY 100 SQ.M CARPET AREA OF THE ADMINISTRATIVE AS WELL AS PUBLIC SERVICE AREA OF THE SCHOOL (AREA 361.92 SQ.M)	8(NOS)	62 (NOS)
FOR EVERY 3 CLASSROOM 2CAR & 24 SCOOTERS (TOAL CLASSROOM - 78)	52 (NOS)	624 (NOS)
TOTAL	65(NOS)	703 (NOS)

SANITATION REQUIRED SCHOOL & COLLEGE BUILDING

TOTAL PROPOSED BUILT UP AREA=19621.13
CALCULATION FOR W.C.=19621.13 /4 = 4905.28
MALES- 60% OF 4905.28 = 2943.17 PERSONS
CONSIDERING 40 PERSONS PER W.C.
2943.17 PERSONS / 40 = 74 W.C. REQUIRED

FEMALES- 40% OF 4905.28= 1962.08 PERSONS
CONSIDERING 25 PERSONS PER W.C.
1962.08 PERSONS / 25 = 78 W.C. REQUIRED

CALCULATION FOR URINALS.
CONSIDERING 20 PERSONS PER URINALS
981.06 PERSONS / 20 = 49 URINALS REQUIRED

COMPOSITE PARKING STATEMENT :

SR. NO	PARKING PROPOSED	4 WHEELER (A)	2 WHEELER (B)
1	TOTAL REQUIRED PARKING	65	703
2	6 SCOOTERS CAN BE CONVERTED IN 1 CAR (1A X 6)	+13	-78
3	TOTAL PARKING	78	625
4	TOTAL PROPOSED PARKING	80	639

PROPOSED PARKING TABLE

	STACK PARKING	SURFACE	TOTAL
4WHEELER PARKING	80	0	80
2 WHEELER	0	639	639
BUS PARKING	0	8	8

FORM OF STATEMENT -2
[SR. NO. 9(a)]

BUILDING NO.	FLOOR	SCHOOL BUA	COLLEGE BUA
SCHOOL & COLLEGE BUILDING	GROUND FLOOR	458.72	846.86
	1ST FLOOR	552.30	1785.08
	2ND FLOOR	552.30	1785.08
	3RD FLOOR	552.30	1785.08
	4TH FLOOR	357.51	1979.85
	5TH FLOOR	0.00	2337.37
	6TH FLOOR	0.00	2337.37
	7TH FLOOR	0.00	1953.94
	8TH FLOOR	0.00	2337.37
TOTAL		2473.13	17148.00
SCHOOL + COLLEGE		19621.13	

SCHOOL & COLLEGE NON FSI AREA

	SCHOOL	COLLEGE
BUILT UP AREA	2473.13	17148.00
STILT	93.13	955.49
REFUGE	0.00	383.48
TOTAL	2566.26	18486.97
	21053.23	

CLASS ROOM TABLE

FLOOR	SCHOOL	COLLEGE
1ST FLOOR	2	8
2ND FLOOR	1	8
3RD FLOOR	2	8
4TH FLOOR	0	6
5TH FLOOR	0	17
6TH FLOOR	0	14
7TH FLOOR	0	0
8TH FLOOR	0	17
TOTAL	5	78

SANITATION PROPOSED SCHOOL & COLLEGE BUILDING

SR.NO	FLOOR	FOR MALE W.C	FOR MALE URINAL	FOR MALE W.B	FOR FEMALE W.C	FOR FEMALE W.B
1	GR.FLOOR	6	10	8	14	8
2	1ST FLOOR	12	20	16	28	16
3	2ND FLOOR	12	20	16	28	16
4	3RD FLOOR	12	20	16	28	16
5	4TH FLOOR	12	20	16	28	16
6	5TH FLOOR	12	20	16	28	16
0	6TH FLOOR	12	20	16	28	16
0	7TH FLOOR	12	20	16	28	16
0	8TH FLOOR	12	20	16	28	16
	TOTAL	102	170	136	238	136

SCHOOL CARPET AREA STATEMENT

FEES COLLECTION RM	13.80
CANTEEN	78.92
ADMIN OFFICE & STAFF ROOM	112.00
PRINCIPAL CABIN	26.20
TOTAL	230.92

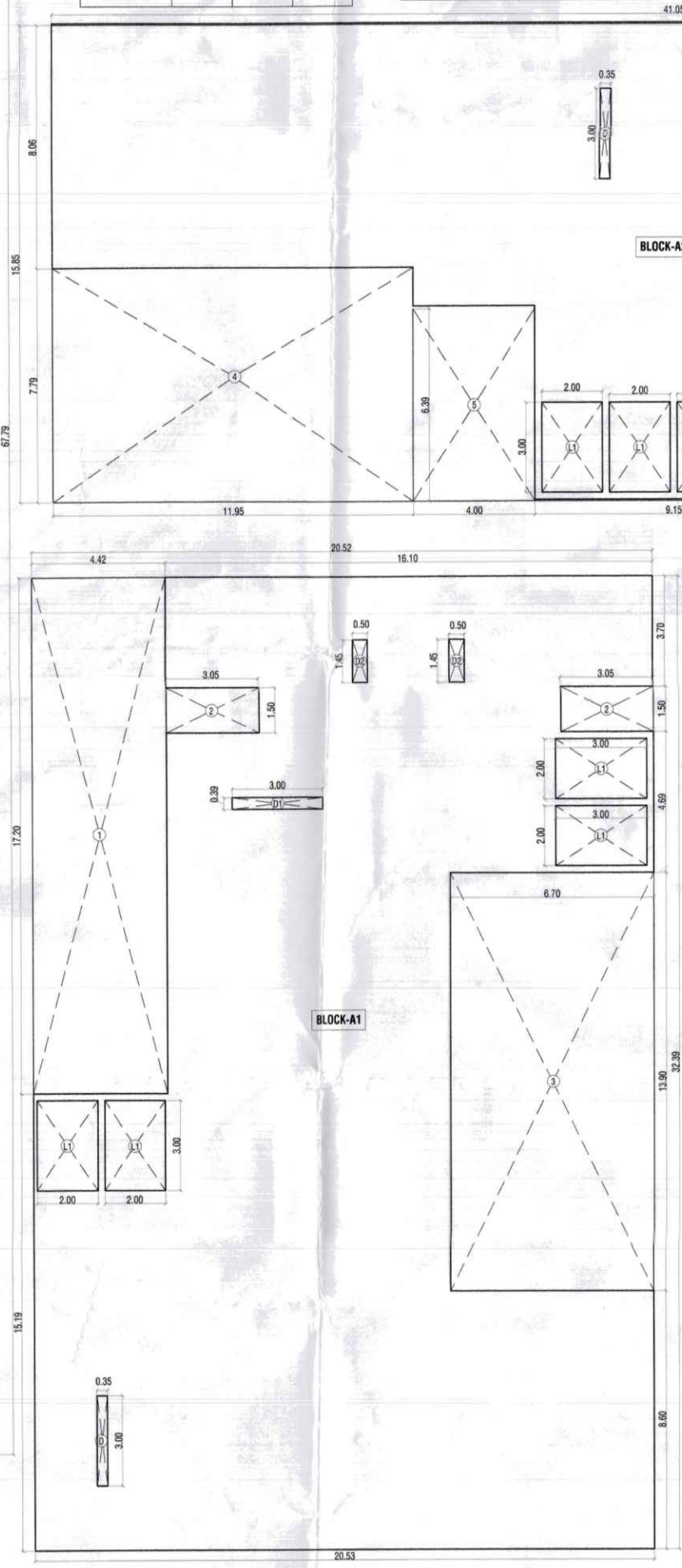
COLLEGE CARPET AREA STATEMENT

FEES COLLECTION RM	13.80
CANTEEN	78.92
ADMIN OFFICE & STAFF ROOM	243.00
PRINCIPAL CABIN	26.20
TOTAL	361.92

SECONDARY SCHOOL AND COLLEGE RESERVATION

ACCOMMADATION RESERVATION-2

	DESCRIPTION	AREA (IN SQ.M)
1	**AREA AS PER TRIANGULATION OF SCHOOL**	4946.56
2	DEDUCTION FOR	
(I)	CRZ-1A	NIL
(II)	CRZ-II	470.85
(III)	BUFFER ZONE	NIL
	TOTAL (I + II + III)	470.85
3	BALANCE CLEAR PLOT AREA (1-2)	4475.71
4	PLOT TO BE HANDED OVER TO TMC (40% OF 4946.56 SQ.MT.)	1978.62
5	PERMISSIBLE OF CONSTRUCTED AMENTITY OF TOTAL LAND AREA TO BE SURRENDERED FREE OF COST AND FREE FROM ENCUMBERANCES (IE. 50% OF 4946.56 SQ.MT.)	2473.28
6	**AREA AS PER TRIANGULATION OF COLLEGE**	34296.96
7	DEDUCTION FOR	
(I)	CRZ-1A	4638.7
(II)	CRZ-II	21290.16
(III)	BUFFER ZONE	1117.12
	TOTAL (I + II + III)	27045.98
8	BALANCE CLEAR PLOT AREA (1-2)	7250.98
9	PLOT TO BE HANDED OVER TO TMC (40% OF 34296.96 SQ.MT.)	13718.78
10	PERMISSIBLE OF CONSTRUCTED AMENTITY OF TOTAL LAND AREA TO BE SURRENDERED FREE OF COST AND FREE FROM ENCUMBERANCES (IE. 50% OF 34296.96 SQ.MT.)	17148.48
11	TOTAL PERMISSIBLE AREA (5+10)	19621.76
12	TOTAL PROPOSED AREA	19621.13



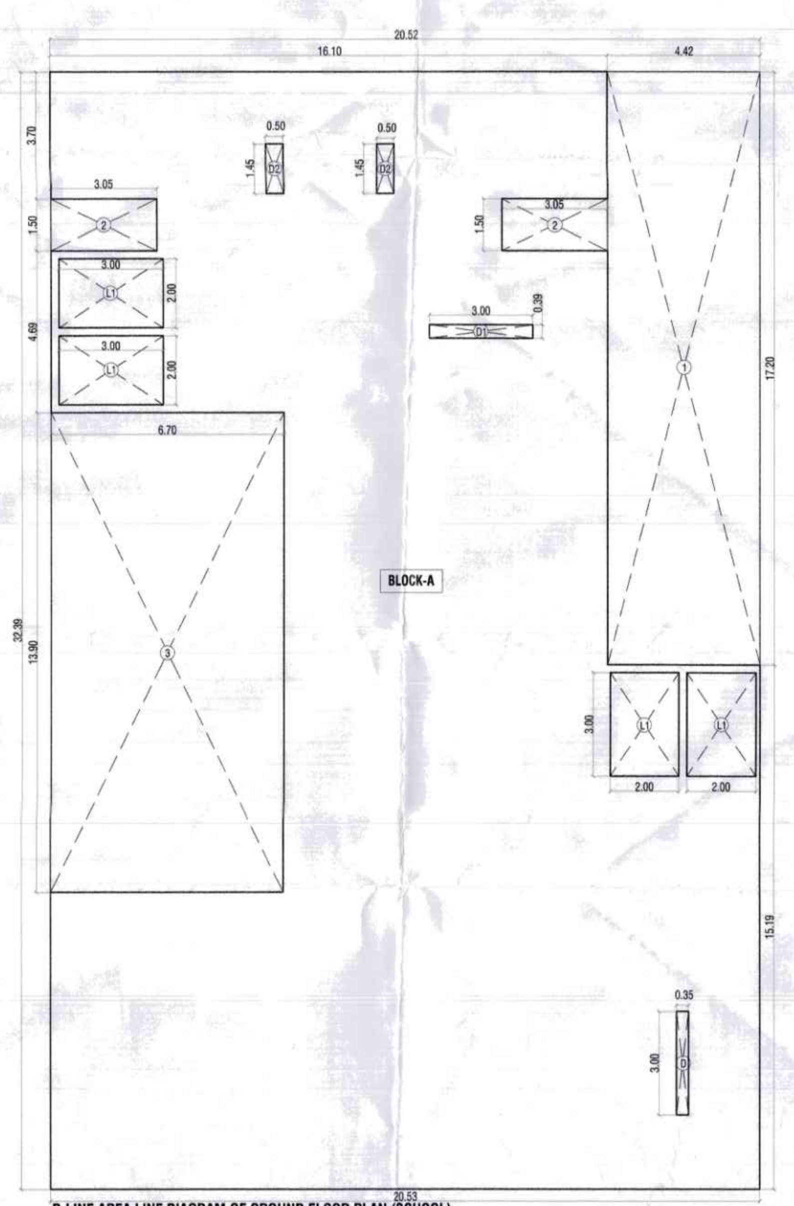
P-LINE AREA LINE DIAGRAM OF GROUND FLOOR PLAN (COLLEGE)
SCALE 1:100

P-LINE AREA CALCULATION OF GROUND FLOOR SCHOOL

ADDITION							
A	20.52	X	32.39	X	1	=	664.64
TOTAL ADDITION						=	664.64
DEDUCTION :							
1	4.42	X	17.20	X	1	=	76.02
2	3.05	X	1.50	X	2	=	9.15
3	6.70	X	13.90	X	1	=	93.13
TOTAL DEDUCTIONS (a)						=	178.30
DUCT AREA CALCULATIONS :							
D	3.00	X	0.35	X	1	=	1.05
D1	3.00	X	0.39	X	1	=	1.17
D2	0.50	X	1.45	X	2	=	1.45
TOTAL DUCT AREA (b)						=	3.67
LIFT AREA CALCULATIONS :							
L	2.00	X	3.00	X	4	=	24.00
TOTAL LIFT AREA (c)						=	24.00
TOTAL (A+B+C)						=	205.97
TOTAL PROPOSED B/UP AREA						=	458.67
AS PER POLY LINE AREA						=	458.72

P-LINE AREA CALCULATION OF GROUND FLOOR COLLEGE

ADDITION							
A1	20.52	X	32.39	X	1	=	664.64
A2	41.05	X	15.85	X	1	=	650.64
TOTAL ADDITION						=	1315.29
DEDUCTION :							
1	4.42	X	17.20	X	1	=	76.02
2	3.05	X	1.50	X	2	=	9.15
3	6.70	X	13.90	X	1	=	93.13
4	11.95	X	8.33	X	2	=	199.09
5	4.00	X	6.39	X	2	=	51.12
TOTAL DEDUCTIONS (a)						=	428.51
DUCT AREA CALCULATIONS :							
D	3.00	X	0.35	X	3	=	3.15
D1	3.00	X	0.39	X	1	=	1.17
D2	0.50	X	1.50	X	2	=	1.50
TOTAL DUCT AREA (b)						=	5.82
LIFT AREA CALCULATIONS :							
L	2.00	X	3.00	X	8	=	48.00
TOTAL LIFT AREA (c)						=	48.00
TOTAL (A+B+C)						=	482.33
TOTAL PROPOSED B/UP AREA						=	832.95
AS PER POLY LINE AREA						=	832.59



P-LINE AREA LINE DIAGRAM OF GROUND FLOOR PLAN (SCHOOL)
SCALE 1:100

LOI
SCHOOL & COLLEGE
DRAWING SHEET NO 01 / 05

CONTENTS OF SHEET

GROUND FLOOR PLAN WITH AREA LINE DIAGRAM & CALCULATION
BLOCK PLAN,PARKING STATEMENT, AREA STATEMENT.

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 Narrotam Nagar Co. op. Hsg. Soc Ltd. (Owener) This letter of intent includes development potential plot as proposed by M/s. Yes Realty (Developer) and Narrotam Nagar Co. op. Hsg. Soc Ltd. (Owener) 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 Narrotam Nagar Co. op. Hsg. Soc. Ltd. (Owener) 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 ... of issue.

Asst. Director of Town Planning
Thane Municipal Corporation
THANE

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 1.80	T.W FRAMED WITH PANNELED DOOR
4	W	1.50 x 1.50	T.W GLAZED WINDOW
6	V	0.60 x 0.90	LOUVERED VENTILATOR

DESCRIPTION OF PROPOSAL

DETAILS OF PLOT AREA STATEMENT UNDER ACCOMMODATION RESERVATION OF SECONDARY SCHOOL RESERVATION & COLLEGE RESERVATION,ON PLOT BEARING S.NO- 47, 48, 49, 51A/1, 118/A1, 120/A1, 121, 122, AT VILLAGE MUMBRA, 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 MUMBRA, DISTRICT THANE-400612

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-720/2022/M/01	1 : 100	04/04/2023	SACHIN/SAGAR	