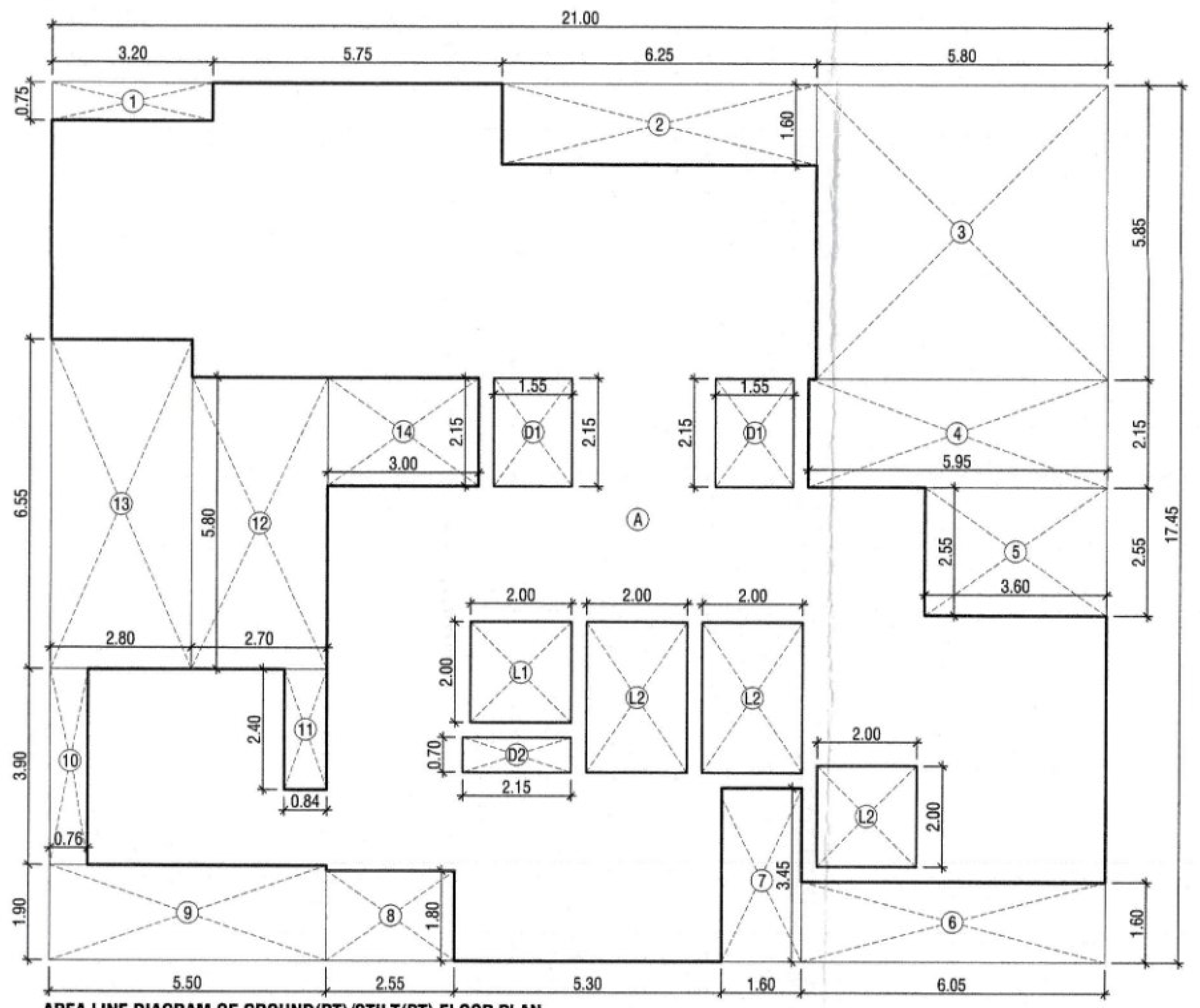
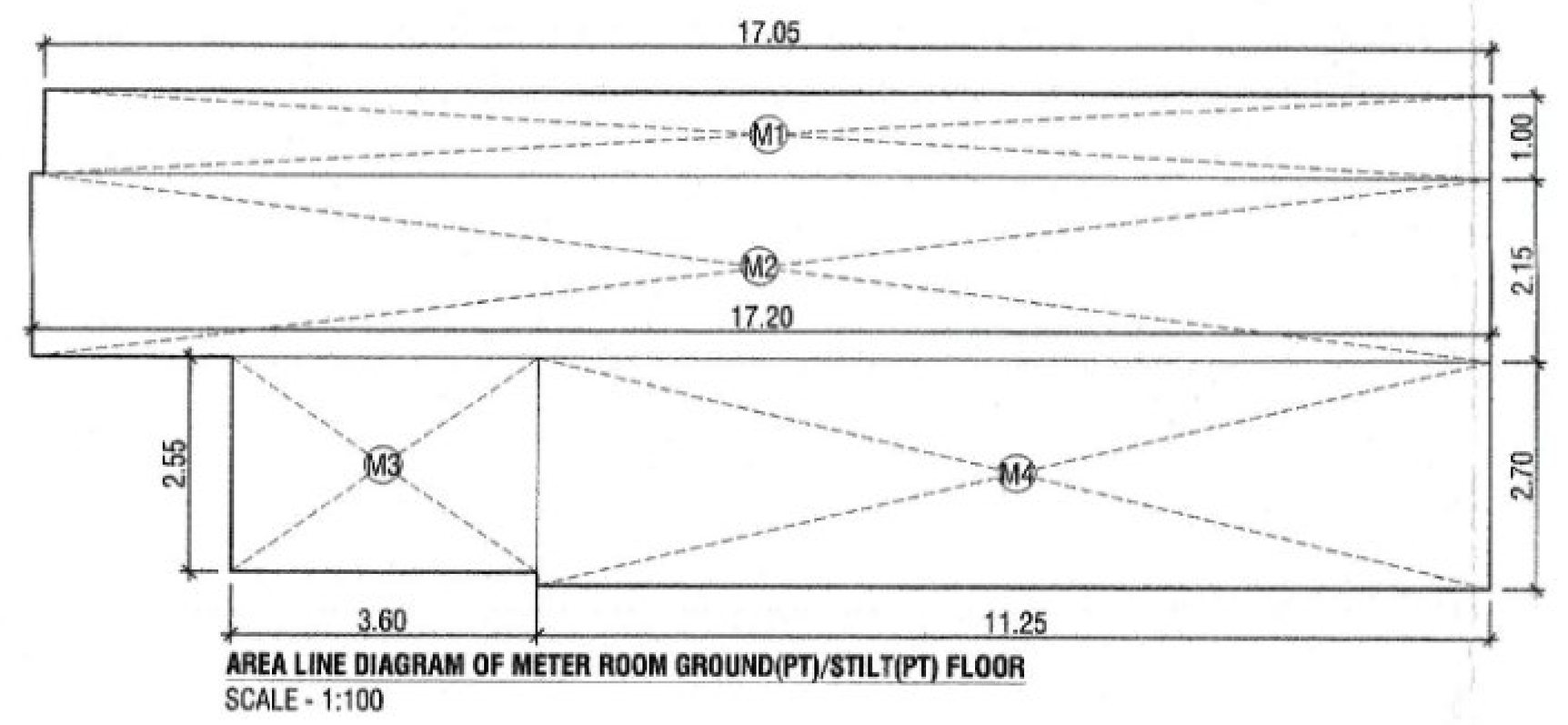


AREA LINE DIAGRAM OF GROUND(PT)/STILT(PT) FLOOR PLAN
SCALE - 1:100

B-UP AREA CALCULATION OF GROUND(PT) FLOOR:

A	21.00	X	17.45			=	366.45
TOTAL							366.45
DEDUCTIONS :							
1	3.20	X	0.75			=	2.40
2	6.25	X	1.60			=	10.00
3	5.80	X	5.85			=	33.93
4	5.95	X	2.15			=	12.79
5	3.60	X	2.55			=	9.18
6	6.05	X	1.60			=	9.68
7	1.60	X	3.45			=	5.52
8	2.55	X	1.80			=	4.59
9	5.50	X	1.90			=	10.45
10	0.76	X	3.90			=	2.96
11	0.85	X	2.40			=	2.04
12	2.70	X	5.80			=	15.66
13	2.80	X	6.55			=	18.34
14	3.00	X	2.15			=	6.45
TOTAL DEDUCTIONS - (a)							144.00
DUCT AREA CALCULATIONS :							
D1	1.55	X	2.15	X	2	=	6.66
D2	2.15	X	0.70			=	1.51
TOTAL DUCT AREA - (b)							8.17
LIFT AREA CALCULATION :							
L1	2.00	X	2.00	X	2	=	8.00
L2	2.00	X	3.00	X	2	=	12.00
TOTAL LIFT AREA - (c)							20.00
TOTAL (a+b+c)							172.17
TOTAL PROPOSED B/UP AREA OF GROUND FLOOR							194.28
AREA AS PER POLYLINE							194.31



AREA LINE DIAGRAM OF METER ROOM GROUND(PT)/STILT(PT) FLOOR
SCALE - 1:100

METER ROOM AREA CALCULATION OF STILT(PT) FLOOR

M1	17.05	X	1.00	=	17.05
M2	17.20	X	2.15	=	36.98
M3	3.60	X	2.55	=	9.18
M4	11.25	X	2.70	=	30.38
TOTAL AREA					93.58
AREA AS PER POLYLINE					93.59

FORM OF STATEMENT 2 - [SR. NO. 9(a)]
BUILT UP AREA SUMMARY -WING. DANUBE-A1

FLOORS	RESI. BUA	REQUIRED REFUGE	100% PERMISSIBLE REFUGE	PROVIDED REFUGE	EXCESS REFUGE	TOTAL BUA
GR(PT)/STILT(PT) FLOOR	194.31					194.31
1ST PODIUM FLOOR	0.00					0.00
2ND PODIUM FLOOR	0.00					0.00
UPPER STILT FLOOR	0.00					0.00
1ST FLOOR	720.17					720.17
2ND FLOOR	716.14					716.14
3RD FLOOR	720.17					720.17
4TH (REFUGE) FLOOR	673.86	34.50	69.00	42.29	NIL	673.86
5TH FLOOR	720.17					720.17
6TH FLOOR	720.17					720.17
7TH FLOOR	720.17					720.17
8TH FLOOR	720.17					720.17
9TH (REFUGE) FLOOR	673.86	34.50	69.00	42.29	NIL	673.86
10TH FLOOR	720.17					720.17
11TH FLOOR	720.17					720.17
12TH FLOOR	720.17					720.17
13TH FLOOR	720.17					720.17
14TH (REFUGE) FLOOR	673.86	34.50	69.00	42.29	NIL	673.86
15TH FLOOR	720.17					720.17
16TH FLOOR	720.17					720.17
17TH FLOOR	720.17					720.17
18TH FLOOR	720.17					720.17
19TH (REFUGE) FLOOR	673.86	34.50	69.00	42.29	NIL	673.86
20TH FLOOR	720.17					720.17
21ST FLOOR	720.17					720.17
22ND FLOOR	720.17					720.17
23RD FLOOR	720.17					720.17
24TH (REFUGE) FLOOR	673.86	34.50	69.00	42.29	NIL	673.86
25TH FLOOR	720.17					720.17
26TH FLOOR	720.17					720.17
27TH FLOOR	720.17					720.17
28TH FLOOR	720.17					720.17
TOTAL	20123.49	172.50	345.00	211.45	NIL	20123.49

FORM OF STATEMENT 3
[SR. NO. 9(g)]
RERA CARPET AREA STATEMENT - WING DANUBE-A1

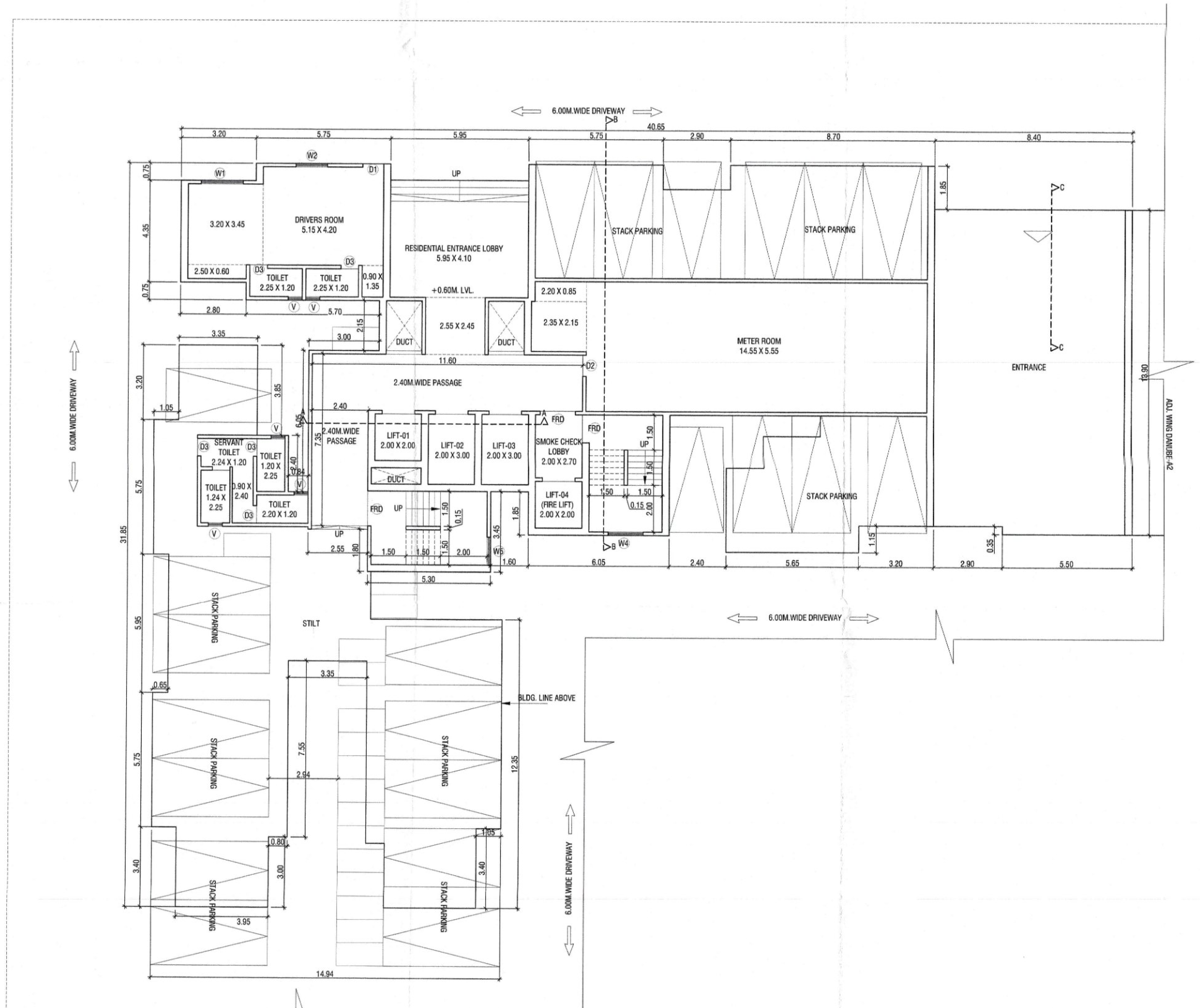
FLOORS	NO OF FLOOR	NO OF FLATS	RERA CARPET AREA (IN SQ.M.)
1ST FLOOR FLOOR (9 NOS. OF FLATS)	9 FLATS X 1 FLR. = 9 NOS.	1	59.61
		2	58.23
		3	56.96
		4	59.73
		5	57.66
		6	39.56
		7	39.43
		8	40.00
		9	39.03
2ND FLOOR (7 NOS. OF FLATS)	7 FLATS X 1 FLR. = 7 NOS.	1	59.61
		2	58.23
		3	56.96
		4	59.73
		5	57.66
		6	39.56
		7	---
		8	---
		9	39.03
3RD & 5TH TO 8TH,10TH TO 13TH,15TH TO 18TH,20TH TO 23RD & 25TH TO 28TH TYPICAL FLOOR (9 NOS. OF FLATS)	9 FLATS X 21 FLR. = 189 NOS.	1	59.61
		2	58.23
		3	56.96
		4	59.73
		5	57.66
		6	39.56
		7	39.43
		8	40.00
		9	39.03
4TH,9TH,14TH,19TH & 24TH (REFUGE) FLOOR (5 NOS OF FLATS)	8 FLATS X 5 FLR. = 40 NOS.	1	59.61
		2	58.23
		3	56.96
		4	59.73
		5	57.66
		6	39.56
		7	---
		8	40.00
		9	39.03

TABLE NO 8B
PARKING REQUIREMENT STATEMENT : WING DANUBE-A1

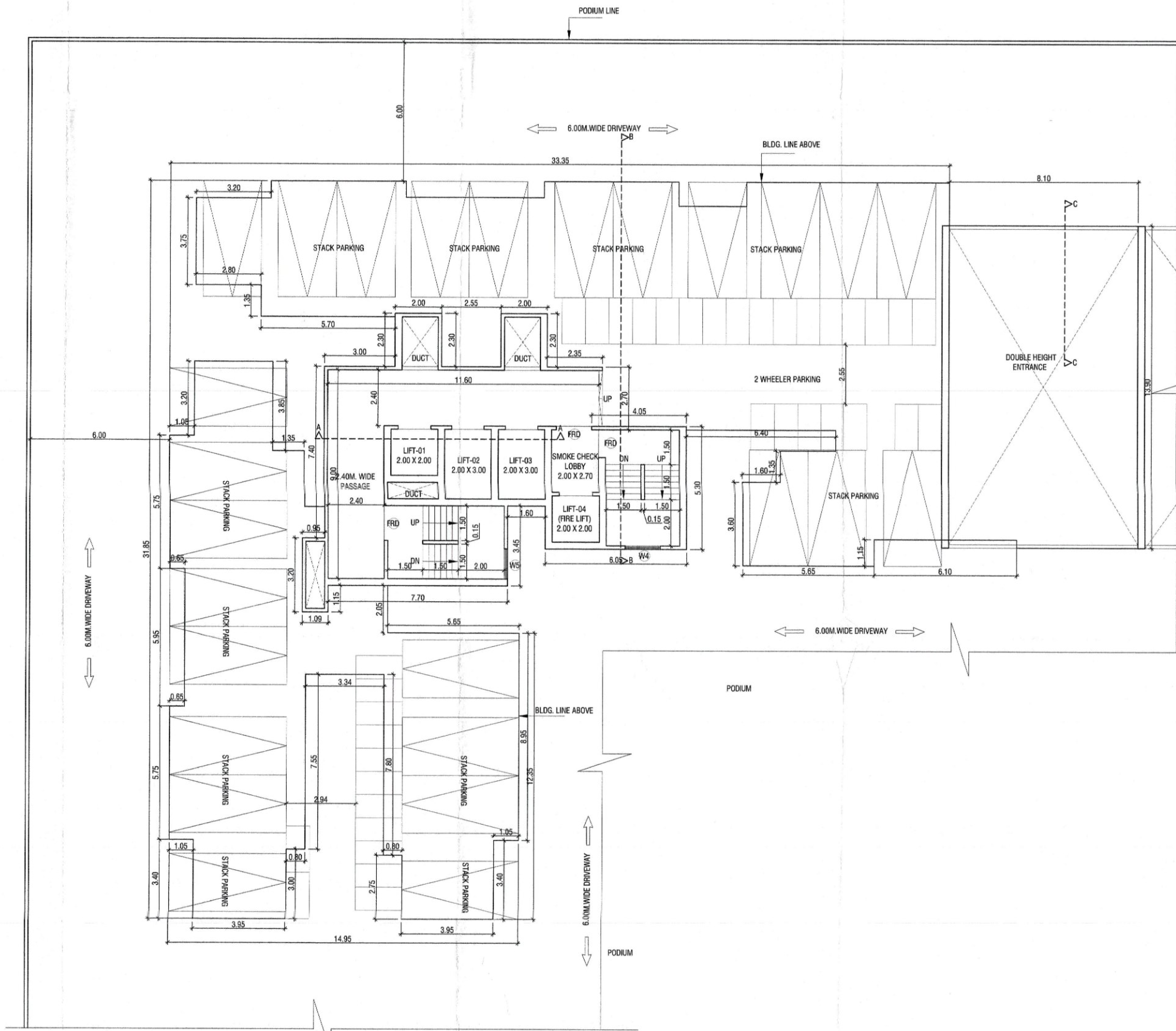
BUILDING	USER	TENEMENT/ AREA (SQM.) / NO. OF SEATS	NO. OF . TENEMENT / AREA (SQ.M)	4 WHEELER / LOADING & UNLOADING PARKING REQUIREMENT UNIT	2 WHEELER PARKING REQUIREMENT UNIT	REQUIRED 4 WHEELER	REQUIRED 2 WHEELER
WING DANUBE-A1	RESIDENTIAL	LESS THAN 30.00	0	NIL	4 PARKING / 2 FLATS	0	0
		30.00 - 40.00	105	1 PARKING / 2 FLATS	2 PARKING / 2 FLATS	53	105
		40.00 - 80.00	140	1 PARKING / 2 FLATS	5 PARKING / 2 FLATS	70	350
		80.00 - 150.00	0	1 PARKING / 1 FLATS	3 PARKING / 1 FLATS	0	0
		ABOVE 150.00		2 PARKING / 1 FLATS	3 PARKING / 1 FLATS	0	0
		TOTAL	245			123	455
A	REQUIREMENT FOR RESIDENTIAL					123	455
B	5% VISITORS (RESI. BLDG.)					6	23
C	TOTAL REQUIREMENT FOR RESIDENTIAL (A+B)					129	478

COVERED BUILT UP AREA SUMMARY -WING.'A1'(DANUBE-A1)

SR.NO.	BUILDING	BUILT UP AREA	REFUGE AREA	METER ROOM AREA	STILT AREA	TOTAL
1	WING DANUBE-'A1'	20123.49	211.45	93.59	692.05	21120.58
TOTAL		20123.49	211.45	93.59	692.05	21120.58
GROUND FLOOR (PARKING AREA)						4924.82
1ST PODIUM FLOOR (PARKING AREA)						5508.35
2ND PODIUM FLOOR (PARKING AREA)						5728.67
GRAND TOTAL						37282.42



GROUND(PT)/STILT(PT) FLOOR PLAN
SCALE - 1:100



1ST PODIUM FLOOR PLAN
SCALE - 1:100

FOR LOI | 02/48

BUILDING -DANUBE WING DANUBE-A1

CONTENTS OF SHEET

GROUND(PT)STILT(PT) FLOOR PLAN WITH AREA LINE DIAGRAM & CALCULATION,1ST PODIUM FLOOR PLAN, BUA STATEMENT & RERA CARPET STATEMENT ETC.

जावक क्र/ठा.म.पा./श.वि.वि./१७५८ दिनांक २८/०८/२०२३

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. Yash Reality (Developer)

This letter of intent includes development potential plot as proposed by M/s. Yash Reality (Developers)

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. Yash Reality (Developers)

will have to obtain the statutory commencement permission as per the extant UDCPR in tune with the SEIAC obtained before any development or 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

DOOR WINDOW SCHEDULE

TYPE	SIZE	DISCRIPTION
D	1.05 X 2.10	T.W. FRAMED WITH PANNELED DOOR
D1	0.90 X 2.10	T.W. FRAMED WITH PANNELED DOOR
D2	0.75 X 2.00	T.W. FRAMED WITH PANNELED DOOR
RS	AS PER SITE X 2.40	ROLLING SHUTTER
W	2.20 X 1.20	T.W. FRAMED WITH GLAZE WINDOW
W1	1.50 X 1.20	T.W. FRAMED WITH GLAZE WINDOW
W2	1.20 X 1.20	T.W. FRAMED WITH GLAZE WINDOW
W3	1.00 X 1.20	T.W. FRAMED WITH GLAZE WINDOW
W4	2.20 X 1.20	T.W. FRAMED WITH GLAZE WINDOW
V	0.60 X 0.90	T.W. FRAMED WITH LOUVERS

DESCRIPTION OF PROPOSAL

PROPOSED DEVELOPMENT UNDER ACCOMMODATION RESERVATION POLICY ON PLOT BEARING S.NO-46, 47, 48, 49, 50/1, 51/A/1, 67/1, 115/1, 116, 117/A/1, 118/A/1, 119/A,120/A, 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-325/2022/LOI/02	1 : 100	18/06/2023	PRAFULLA	

\\SERVER\Saakaar12\Cad Drawings\NAROTTAM NAGAR - ACCOMODATION RESERVATION\6. MUNICIPAL DWG\1. FOR LOI SUBMITTED\REVISED LOI SUBMITTED\BLDG.A- WING-A1.dwg