CLUSTER - 5 TOWER - 10
(LOWER STILT+ UPPER STILT +1ST PODIUM LVL.+ STILT/LOBBY LVL. +1ST TO 20TH FLOOR)

80/107

CONTENTS OF SHEET

STILT/LOBBY FLOOR PLAN, TYPICAL FLOOR PLAN, AREA LINE DIAGRAM & AREA CALCULATIONS,ETC.

STAMP OF APPROVAL OF PLAN

PLANS APPROVED (...197...NOS OF DRAWINGS) WHICH ARE TO BE READ ALONG WITH COMMENCEMENT CERTIFICATE / AMENDED COMMENCEMENT CERTIFICATE ISSUED UPTO PLINTH LEVEL BEARING NO. SEO/Corporation/12461/19/MTP. Usarghar. Sanction DATE : ONE / 174 more AND THE CONDITIONS MENTIONED THEREIN

Planning Authority
Planning Division
MMRDA

03 FEB 2020

SCHEDULE OF DOOR & WINDOW

S.NO.	TYPE DOOR & WINDOW	OPENING SIZE	DESCRIPTION
1	D1	1.05 x 2.25	SINGLE SHUTTER FIRE RATED FLUSH DOOR
2	D2	0.91 x 2.25	SINGLE SHUTTER FLUSH DOOR
3	D3	0.75 x 2.25	SINGLE SHUTTER FLUSH DOOR
5	D5	1.20 x 2.25	DOUBLE RATED FIRE DOOR
6	W1	2.35 x 2.25	3 PANEL SLIDING ALLUMINIUM WINDOW
7	W2	2.68 x 2.25	3 PANEL SLIDING ALLUMINIUM WINDOW
8	W3	2.65 x 2.25	3 PANEL SLIDING ALLUMINIUM WINDOW
9	W4	2.28 x 2.25	3 PANEL SLIDING ALLUMINIUM WINDOW
10	W5	1.80 x 2.25	2 PANEL SLIDING WINDOW / PART FIXED
11	W6	1.50 x 1.45	2 PANEL SLIDING WINDOW / PART FIXED
12	W7	0.95 x 1.20	2 PANEL SLIDING ALLUMINIUM WINDOW
13	W8	0.90 x 1.20	2 PANEL SLIDING ALLUMINIUM WINDOW
14	W9	0.85 x 1.65	2 PANEL SLIDING ALLUMINIUM WINDOW
15	V1	0.60 x 1.05	LOUVERED VENTILATOR

DESCRIPTION OF PROPOSAL

PROPOSED **INTEGRATED TOWNSHIP PROJECT** ON PLOT BEARING VILLAGE - USARGHAR BEARING S. NO. 17/1,17/2, 17/3/A, 17/3/B, 17/4, 17/5, 19/1,19/2,19/3,19/4,20/3,20/4,20/5,34/1,36 /1/A, 36 /1/B, 37/1, 37/2, 38/1, 38/2, 38/3, 38/4, 70/9, 70/10, 70/11, 71/1, 71/2, 71/3, 71/4, 71/8, 91/1, 91/2, 91/3, 91/4, 91/5, 92/1, 92/2, 93/P, 103/2,103/3,103/4,103/5,103/6/A, 103/6/B, 103/7, 103/8, 103/9, 103/10, 103/11,103/12,103/13,103/14/B, 103/15, 103/16, 103/17, 103/18, 106/2,106/3,107/1, 107/2/A, 107/2/B, 107/3, 107/4, 107/5, 107/6, 107/7, 107/8, 107/9, 107/16, 107/11, 107/12, 107/13, 107/14, 107/15, 107/16, 107/17, 107/18, 107/19, 107/20, 107/22,107/23, 107/24,107/25A, 107/25B, 107/26A, 107/26B,108/1, 108/2, 109 /3, 109P, 134/1, 134/2,134/3 DIST- THANE AND VILLAGE SANDAP BEARING S. NO. 2 , 21/1 DIST- THANE

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

DIRECTOR , S. S. RUNWAL
M/S. HORIZON PROJECTS PVT. LTD.
RUNWAL GROUP, RUNWAL & OMKAR ESQUARE,
5TH FLOOR, OPP.SION CHUNABHATTI SIGNAL,
SION (EAST) MUMBAI - 400022.

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-669/2018/A-M(S)	1 : 100	21/01/2020	PRATHAMESH GALIAN	

\\SERVER\Saakaar12\Cad Drawings\RUNWAL USARGHAR - MY CITY\2. MUNICIPAL\14. ITP - Revised Layout Approval - Cluster 4 - 20 Floors\8. Cluster 5 - Tower - 1,4,7 & 10.dwg

AREA LINE DIG. OF STILT/LOBBY FLOOR
SCALE 1:100

BUILT UP AREA CALCULATION OF STILT/LOBBY FLOOR :
BLOCK 'A' = 37.23 X 18.23 = 678.70 SQ.M.
DEDUCTION FOR

1.	3.25	X	1.33	=	4.32
2.	3.20	X	1.97	=	6.30
3.	2.13	X	0.78	=	1.66
4.	2.33	X	1.97	=	4.59
5.	3.00	X	5.64	=	16.92
6.	2.65	X	3.27	=	8.67
7.	5.30	X	2.01	=	10.65
8.	3.00	X	5.59	=	16.77
9.	0.20	X	2.12	=	0.42
10.	2.13	X	2.89	=	6.16
11.	3.20	X	2.42	=	7.74
12.	2.84	X	0.30	=	0.85
13.	2.94	X	1.34	=	3.94
14.	1.72	X	1.37 X 2	=	4.71
15.	4.16	X	1.73	=	7.20
16.	2.94	X	1.05	=	3.09
17.	8.98	X	4.69	=	42.12
18.	3.20	X	2.125	=	6.80
19.	2.13	X	2.78	=	5.92
20.	0.20	X	1.86	=	0.37
21.	3.98	X	2.23	=	8.88
22.	1.75	X	4.51	=	7.89
23.	3.07	X	0.75	=	2.30
24.	2.70	X	0.75	=	2.03
25.	3.22	X	0.75	=	2.42
26.	1.85	X	4.51	=	8.34
27.	2.13	X	2.63	=	5.60
28.	0.20	X	2.01	=	0.40
29.	1.76	X	2.23	=	3.92
30.	2.96	X	0.76	=	2.25
31.	3.20	X	1.97	=	6.30
32.	9.64	X	4.40	=	42.42
33.	3.25	X	1.33	=	4.32
34.	2.38	X	1.40 X 2	=	6.66
35.	4.82	X	1.87	=	8.05
S1.	0.20	X	0.63	=	0.13
S2.	4.45	X	0.18	=	0.80
S3.	3.98	X	0.18	=	0.72
S4.	0.20	X	0.91	=	0.18
S5.	13.95	X	3.27	=	45.62
P1.	0.31	X	0.73	=	0.23
P2.	3.00	X	0.88	=	2.64
P3.	14.94	X	1.53	=	22.86
P4.	3.00	X	0.92	=	2.76
P5.	0.68	X	0.72	=	0.49
P6.	2.65	X	4.50	=	11.93
P7.	2.65	X	0.90	=	2.39
L1.	2.45	X	1.95 X 3	=	14.33
TOTAL AREA				=	376.06

BUILT UP AREA OF STILT/LOBBY FLOOR :
= 678.70 - 376.06 = 302.64 SQ.M.
AS PER POLY LINE = 302.87 SQ.M.

AREA LINE DIG. OF TYPICAL FLOOR (1ST TO 5TH, 7TH TO 10TH, 12TH TO 16TH,18TH TO 20TH FLOOR)
SCALE 1:100

BUILT UP AREA CALCULATION OF 1ST TO 5TH & 7TH TO 10TH, 12TH TO 16TH, 18TH TO 20TH FLOOR :
BLOCK 'A' = 37.23 X 22.96 = 854.80 SQ.M.
DEDUCTION FOR

1.	3.25	X	1.33	=	4.32
2.	9.64	X	4.73	=	45.60
3.	3.20	X	1.97	=	6.30
4.	2.13	X	2.97	=	6.33
5.	0.20	X	2.19	=	0.44
6.	1.61	X	5.86	=	9.43
7.	1.39	X	4.39	=	6.10
8.	2.65	X	1.08	=	2.86
9.	1.30	X	0.94	=	1.22
10.	1.70	X	4.51	=	7.67
11.	3.22	X	0.75	=	2.42
12.	2.70	X	0.75 X 2	=	4.00
13.	3.07	X	0.75 X 2	=	4.61
14.	1.90	X	4.51	=	8.57
15.	2.13	X	3.11	=	6.65
16.	0.20	X	2.34	=	0.47
17.	3.00	X	5.81	=	17.43
18.	1.13	X	2.23	=	2.53
19.	3.20	X	2.125	=	6.80
20.	8.98	X	5.03	=	45.17
21.	2.94	X	1.05	=	3.09
22.	1.72	X	1.37 X 2	=	4.71
23.	4.16	X	1.73	=	7.20
24.	2.94	X	1.09	=	3.89
25.	8.98	X	4.69	=	42.12
26.	3.20	X	2.125	=	6.80
27.	2.13	X	2.78	=	5.92
28.	0.20	X	1.86	=	0.37
29.	3.98	X	2.23	=	8.88
30.	1.75	X	4.51	=	7.89
31.	3.23	X	0.75	=	2.42
32.	1.85	X	4.51	=	8.34
33.	2.13	X	2.64	=	5.62
34.	0.20	X	2.01	=	0.40
35.	1.76	X	2.23	=	3.92
36.	2.96	X	0.76	=	2.25
37.	3.20	X	1.97	=	6.30
38.	9.64	X	4.40	=	42.42
39.	3.25	X	1.33	=	4.32
40.	2.38	X	1.40 X 2	=	6.66
41.	4.82	X	1.87	=	8.05
S1.	0.20	X	0.63	=	0.13
S2.	4.45	X	0.18	=	0.80
S3.	3.98	X	0.18	=	0.72
S4.	0.20	X	0.91	=	0.18
S5.	13.95	X	3.27	=	45.62
P1.	0.31	X	0.73	=	0.23
P2.	3.00	X	0.88	=	2.64
P3.	14.94	X	1.53	=	22.86
P4.	3.00	X	0.92	=	2.76
P5.	0.68	X	0.72	=	0.49
P6.	2.65	X	4.33	=	11.47
P7.	2.65	X	0.90	=	2.39
L1.	2.45	X	1.95 X 3	=	14.33
TOTAL AREA				=	474.27

BUILT UP AREA OF 1ST TO 5TH & 7TH TO 10TH, 12TH TO 16TH, 18TH TO 20TH FLOOR
= 854.80 - 474.27 = 380.53 SQ.M.
AS PER POLY LINE = 390.80 SQ.M.

STILT/LOBBY FLOOR PLAN
SCALE 1:100

CUPBOARD AREA CALCULATION OF STILT/LOBBY FLOOR :
ADDITION FOR:

CB1.	2.24	X	0.60 X 1	=	1.34
CB2.	1.72	X	0.60 X 2	=	2.06
CB3.	2.38	X	0.60 X 2	=	2.86
TOTAL AREA				=	6.26

AS PER POLY LINE = 6.26 SQ.M.
CUPBOARD AREA OF STILT/LOBBY FLOOR :
= 6.26 SQ.M.

STAIRCASE AND PASSAGE AREA CALCULATION OF STILT/LOBBY FLOOR :
ADDITION FOR:

S1.	0.20	X	0.63	=	0.13
S2.	4.45	X	0.18	=	0.80
S3.	3.98	X	0.18	=	0.72
S4.	0.20	X	0.92	=	0.18
S5.	13.95	X	3.27	=	45.62
P1.	0.31	X	0.725	=	0.225
P2.	3.00	X	0.875	=	2.625
P3.	14.94	X	1.525	=	22.784
P4.	3.00	X	0.925	=	2.775
P5.	0.68	X	0.725	=	0.493
P6.	2.65	X	4.50	=	11.93
P7.	2.65	X	0.90	=	2.39
TOTAL STAIRCASE AREA				=	90.672

DEDUCTION FOR:

D1.	1.66	X	0.575	=	0.955
D2.	1.98	X	0.575	=	1.139
D3.	2.50	X	0.75	=	1.88
TOTAL STAIRCASE AREA				=	3.974

= 90.672 - 3.974 = 86.70 SQ.M.
AS PER POLY LINE = 86.72 SQ.M.

1ST TO 5TH & 7TH TO 10TH, 12TH TO 16TH,18TH TO 20TH TYPICAL FLOOR PLAN
SCALE 1:100

CUPBOARD AREA CALCULATION OF 1ST TO 5TH & 7TH TO 10TH, 12TH TO 16TH, 18TH TO 20TH FLOOR :
ADDITION FOR:

CB1.	2.24	X	0.60 X 2	=	2.69
CB2.	1.72	X	0.60 X 2	=	2.06
CB3.	2.38	X	0.60 X 2	=	2.86
TOTAL AREA				=	7.61

AS PER POLY LINE = 7.60 SQ.M.
CUPBOARD AREA OF 1ST TO 5TH, 7TH TO 10TH, 12TH TO 16TH, 18TH TO 20TH FLOOR
= 7.60 X 17 = 129.20 SQ.M.

STAIRCASE AND PASSAGE AREA CALCULATION 1ST TO 5TH & 7TH TO 10TH, 12TH TO 16TH, 18TH TO 20TH FLOOR :
ADDITION FOR:

S1.	0.20	X	0.63	=	0.13
S2.	4.45	X	0.18	=	0.80
S3.	3.98	X	0.18	=	0.72
S4.	0.20	X	0.92	=	0.18
S5.	13.95	X	3.27	=	45.62
P1.	0.31	X	0.725	=	0.225
P2.	3.00	X	0.875	=	2.625
P3.	14.94	X	1.525	=	22.784
P4.	3.00	X	0.925	=	2.775
P5.	0.68	X	0.725	=	0.493
P6.	2.65	X	4.33	=	11.47
P7.	2.65	X	0.90	=	2.39
TOTAL STAIRCASE AREA				=	90.212

DEDUCTION FOR:

D1.	1.66	X	0.575	=	0.955
D2.	1.98	X	0.575	=	1.139
D3.	2.50	X	0.75	=	1.88
TOTAL STAIRCASE AREA				=	3.974

= 90.212 - 3.974 = 86.24 SQ.M.
AS PER POLY LINE = 86.26 SQ.M.