

PARKING STATEMENT SALE COMPONENT

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
TENEMENTS HAVING B.U.P AREA BELOW 35.00 SQ.MT. PARKING NOT REQUIRED	28 NOS.	-----
2 TENEMENTS HAVING B.U.P AREA ABOVE 35 TO 50 SQ.MT.	-----	-----
1 PARKING SPACE FOR EACH	-----	-----
1 TENEMENTS HAVING B.U.P AREA ABOVE 50 TO 75 SQ.MT.	-----	-----
1 PARKING SPACE FOR EACH	-----	-----
1 TENEMENTS HAVING B.U.P AREA ABOVE 75 TO 100 SQ.MT.	438 NOS.	876 NOS.
2 PARKING SPACE FOR EACH	-----	-----
10% VISITORS PARKING	-----	88 NOS.
TOTAL CAR PARKING REQUIRED	-----	964 NOS.
TENEMENTS HAVING B.U.P AREA ABOVE 100 SQ.MT. EVERY TENEMENTS 1 SCOOTER PARKING REQUIRED FOR EACH	438 NOS.	438 NOS.
DESCRIPTION (COMMERCIAL)		
1 PARKING SPACE FOR EVERY 25.00 SQ.MT. UP TO 400 SQ.MT. EXCEEDING AREA 50.00 SQ.MT. 1 PARKING FOR EACH (6372.08 - 400 = 5972.08)	400 / 25 = 5972.08 / 50	16 NOS. 120 NOS.
10% VISITORS PARKING	-----	14 NOS.
TOTAL CAR PARKING REQUIRED	-----	150 NOS.
1 SCOOTER PARKING SPACE FOR EVERY 20.00 SQ.MT. COMMERCIAL AREA	6372.08 / 20	319 NOS.
TOTAL CAR PARKING REQUIRED (RESL. + COMM.) 964 + 150	-----	1114 NOS.
BASMENT FLR. (RESL. + COMM.)	377 NOS.	-----
GROUND FLR.	292 NOS.	-----
1ST PARKING FLR.	295 NOS.	-----
2ND PARKING FLR.	296 NOS.	-----
TOTAL CAR PARKING PROVIDED	-----	1260 NOS.
TOTAL SCOOTER PARKING REQUIRED (RESL. + COMM.) 438 + 319	-----	757 NOS.
TOTAL SCOOTER PARKING PROVIDED (RESL. + COMM.)	-----	800 NOS.

SALE COMPONENT FLOOR B.U.P AREA SUMMARY

BLDG. NO.	BLDG. TYPE	FLOORS	NO. OF BLDG.	TOTAL B.U.P AREA	TENEMENTS
BLDG. - 1	WING - A	B+GR+2 PARKING FLR+SERV. FLR+U+STILT+28TH	1	14856.66	106
BLDG. - 1	WING - B	B+GR+2 PARKING FLR+SERV. FLR+U+STILT+28TH	1	14790.64	106
BLDG. - 2	WING - C	B+GR+2 PARKING FLR+SERV. FLR+U+STILT+28TH	1	14856.66	106
BLDG. - 2	WING - D	B+GR+2 PARKING FLR+SERV. FLR+U+STILT+28TH	1	14790.64	106
BLDG. - 3	WING - E	B+GR+2 PARKING FLR+SERV. FLR+U+STILT+28TH	1	4702.80	14
BLDG. - 4	COMM.	B+GR+1ST MEZZA+2ND FLR.	1	6372.08	-----
FITNESS C. EXCESS AREA	GR+1ST TO 3RD UP	-----	-----	158.38	-----
TOTAL BUILT-UP AREA	-----	-----	6	70527.70	438 NOS.

TOTAL B.U.P AREA + STAIRCASE AREA
70527.70 SQ.MT. + 7386.08 SQ.MT. = 77913.78 SQ.MT.

SALE COMPONENT TENEMENTS STATEMENTS

BLDG. NO.	BLDG. TYPE	0-35	35-50	50-75	>75	TOTAL
BLDG. - 1	WING - A	0	0	0	106	106
BLDG. - 1	WING - B	0	0	0	106	106
BLDG. - 2	WING - C	0	0	0	106	106
BLDG. - 2	WING - D	0	0	0	106	106
BLDG. - 3	WING - E	14	0	0	14	14
TOTAL	-----	14	0	0	438	438

SALE BLDG. STAIRCASE AREA SUMMARY

BLDG. NO.	BLDG. TYPE	FLOORS	COUNTED IN FSI	FREE FROM IN FSI
BLDG. - 1	WING - A	B+GR+2 PARKING FLR+SERV. FLR+U+STILT+28TH	2988.81	-----
BLDG. - 1	WING - B	B+GR+2 PARKING FLR+SERV. FLR+U+STILT+28TH	3056.20	-----
BLDG. - 2	WING - C	B+GR+2 PARKING FLR+SERV. FLR+U+STILT+28TH	2988.81	-----
BLDG. - 2	WING - D	B+GR+2 PARKING FLR+SERV. FLR+U+STILT+28TH	3056.20	-----
BLDG. - 3	WING - E	B+GR+2 PARKING FLR+SERV. FLR+U+STILT+28TH	1340.98	-----
BLDG. - 4	COMM.	B+GR+1ST MEZZA+2ND FLR.	-----	2180.09
TOTAL STAIRCASE AREA	-----	-----	7386.08	8225.19

RENTAL HOUSING STAIRCASE AREA SUMMARY

BLDG. NO.	FLOORS	NO. OF BLDG.	TOTAL ST AREA
BLDG. - 1	GR/ST+23(pt)FLR.	1	17371.32
TOTAL STAIRCASE AREA	-----	-----	17371.32

RENTAL HOUSING BLDG. FLR. B.U.P AREA SUMMARY

BLDG. NO.	FLOORS	NO. OF BLDG.	TOTAL B.U.P AREA	TENEMENTS
BLDG. - 1	GR/ST+23(pt)FLR.	1	26078.32	753 NOS.
TOTAL B.U.P AREA	-----	-----	26078.32	753 NOS.

R.G AREA CALC. - RENTAL

25% RENTAL HOUSING PLOT AREA OF 26080.00
26080.00 X 25% = 6520.00 SQ.MT.
8% R.G. OF 6520.00 X 8% = 521.60 SQ.MT.
R.G. - 1 @ GROUND LVL.
1 25.66 x 24.37 x 0.50 = 312.67 sq.mt.
2 26.66 x 6.16 x 0.50 = 82.11 sq.mt.
3 30.75 x 3.70 x 0.50 = 56.96 sq.mt.
TOTAL R.G. - 1 AREA = 451.74 sq.mt.
R.G. - 2 @ GROUND LVL.
1 26.66 x 8.94 x 0.50 = 119.00 sq.mt.
2 31.59 x 3.94 x 0.50 = 62.23 sq.mt.
3 31.59 x 1.73 x 0.50 = 27.32 sq.mt.
4 36.44 x 4.38 x 0.50 = 79.37 sq.mt.
TOTAL R.G. - 2 AREA = 304.92 sq.mt.
TOTAL R.G. AREA (1 & 2) = 756.66 sq.mt.

R.G AREA CALCULATION - SALE

8% OF NET PLOT AREA (19580 X 8%) = 1566.40 SQ.MT.
33% R.G. PROVIDED ON GROUND FLOOR (19580 X 33%) = 6463.14 SQ.MT.
R.G. - 1 @ GROUND LVL.
1 12.85 x 25.12 x 0.50 = 167.83 sq.mt.
TOTAL R.G. - 1 AREA = 167.83 sq.mt.
R.G. - 2 @ GROUND LVL.
1 12.87 x 25.12 x 0.50 = 167.88 sq.mt.
TOTAL R.G. - 2 AREA = 167.88 sq.mt.
R.G. - 3 @ GROUND LVL.
1 26.18 x 7.33 x 0.50 = 95.88 sq.mt.
2 32.26 x 6.62 x 0.50 = 106.85 sq.mt.
TOTAL R.G. - 3 AREA = 202.73 sq.mt.
TOTAL R.G. AREA (1 TO 3) = 538.54 sq.mt.
ELEVATED R.G. AREA CALCULATION
R.G. - 5 ELEVATED R.G.
1 4.48 x 0.48 x 0.67 x 2 = 2.70 sq.mt.
2 14.95 x 1.23 x 0.50 x 1 = 9.19 sq.mt.
3 27.30 x 4.75 x 0.50 x 1 = 64.84 sq.mt.
4 4.24 x 0.86 x 0.67 x 2 = 5.00 sq.mt.
5 29.35 x 3.57 x 0.50 x 1 = 52.39 sq.mt.
6 28.99 x 10.42 x 0.50 x 1 = 150.98 sq.mt.
7 45.75 x 7.21 x 0.50 x 1 = 164.53 sq.mt.
8 45.75 x 6.47 x 0.50 x 1 = 148.82 sq.mt.
9 34.99 x 14.11 x 0.50 x 1 = 246.54 sq.mt.
10 25.18 x 5.21 x 0.50 x 1 = 65.59 sq.mt.
11 25.00 x 4.20 x 0.50 x 1 = 52.50 sq.mt.
12 25.00 x 11.23 x 0.50 x 1 = 140.37 sq.mt.
13 20.13 x 4.00 x 0.50 x 1 = 40.26 sq.mt.
14 18.66 x 8.78 x 0.50 x 1 = 82.00 sq.mt.
TOTAL ADDITION AREA = 1294.61 sq.mt.
TOTAL DEDUCTION AREA
A 19.25 x 4.00 x 0.67 = 51.59 sq.mt.
TOTAL DEDUCTION AREA = 51.59 sq.mt.
TOTAL R.G. - 5 AREA (1294.61-51.59) = 1243.02 sq.mt.

NOTES

PLOT BOUNDARY SHOWN IN = THICK BLACK
PROPOSED WORK = RED FILLED
DRAINAGE LINE = RED DOTTED
R.G. = GREEN FILLED
D.P. ROAD = GREEN DOTTED
RESERVATION = BLUE FILLED



TOTAL 2-STACK CAR PARKING PROVIDED	87 X 02 = 174 NOS.
TOTAL SINGLE CAR PARKING PROVIDED	118 X 01 = 118 NOS.
TOTAL CAR PARKING PROVIDED ON BASEMENT FLR	= 292 NOS.
TOTAL SCOOTER PARK. PROV. ON BASE PARK. FLR	= 140 NOS.

FITNESS CENTER AREA STATEMENT

PERMISSIBLE AREA OF 2% OF TOTAL B.U.A
70369.32 X 2% = 1407.38 SQ.MT.
PROPOSED FITNESS CENTER AREA
TOTAL PROPOSED AREA = 1565.76 SQ.MT.
TOTAL PERMISSIBLE AREA = 1407.38 SQ.MT.
EXCESS AREA(ADD IN F.S.I.) = 158.38 SQ.MT.

PLOT AREA STATEMENT

S.NO./H.NO.	AREA AS PER 7/12
141/1	5890.00 SQ.MT.
141/2	150.00 SQ.MT.
141/3	230.00 SQ.MT.
144	7300.00 SQ.MT.
145/1	7750.00 SQ.MT.
145/2	150.00 SQ.MT.
145/4	530.00 SQ.MT.
146/2	1330.00 SQ.MT.
146/3	20.00 SQ.MT.
148/1	7200.00 SQ.MT.
414/2	2330.00 SQ.MT.
TOTAL	32680.00 SQ.MT.
ADDITIONAL PLOT AREA	-----
412/2	672.62 SQ.MT.
148/2/1	3499.97 SQ.MT.
148/4	1015.67 SQ.MT.
145/3/1	351.42 SQ.MT.
TOTAL	5539.68 SQ.MT.

RENTAL HOUSING TENEMENT STATEMENT

TOTAL TENEMENTS PROPOSED RENTAL HOUSING COMPONENT	= 753 NOS.
REQUIRED UNITS OF BALWADI, WELFARE, MANAGER OFFICE	-----
200 RENTAL HOUSING TENEMENT (753 / 200)	= 04 NOS.
1 BALWADI REQUIRED FOR EACH	-----
200 RENTAL HOUSING TENEMENT (753 / 200)	= 04 NOS.
1 WELFARE HALL REQUIRED FOR EACH	-----
400 RENTAL HOUSING TENEMENT (753 / 400)	= 02 NOS.
1 MANAGER OFFICE REQUIRED FOR EACH	-----
BLDG. NO.	NO. OF TENEMENTS
BLDG. NO. 1	753 NOS.
BALWADI - 8 NOS.	-----
WELFARE HALL - 8 NOS.	-----
MANAGER OFFICE - 4 NOS.	-----

AREA STATEMENT OF PLOT - B

AREA OF PLOT	407.47 SQ.MT.
0.30% T.D.R. PERM. OF 407.47 X 0.30% = 122.24 SQ.MT.	-----
D.R. UTILIZED = 45.52 SQ.MT. UNDER 7.5% AMENITY	72.53 SQ.MT.
D.R. UTILIZED = 27.01 SQ.MT. UNDER 5% ADDITIONAL R.G.	-----
0.30% ADDITIONAL FSI WITH PREMIUM 407.47 X 0.30% = 122.24 SQ.MT.	122.24 SQ.MT.
PERMISSIBLE TOTAL AREA	902.24 SQ.MT.
PROPOSED AREA	801.89 SQ.MT.
BALANCE AREA	0.55 SQ.MT.

FLOOR B.U.P AREA SUMMARY	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL AREA
-----	30.81	180.17	180.17	180.17	180.17	851.49

STAIRCASE AREA SUMMARY	GROUND FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL AREA
-----	30.30	17.46	17.46	24.89	28.79	118.90

STAMP OF APPROVAL OF PLANS

PROFORMA - B

CONTENT OF SHEET

LAYOUT PLAN, LOCATION PLAN,
R.G. CALCULATION, SUMMARY, PARKING STATEMENT, FITS
Amended Plans are approved Subject to the conditions
Prescribed in Permit No. VP-504/069/16 (2003/13)
TAC/10-D/175/1770/180 dated 18-08-2018



Deputy Engineer (TDD)
Thane Municipal Corporation
The Engineer (TDD)

PROFORMA - B

A	AREA STATEMENT	AREA IN SQ.MT.
1	AREA OF PLOT AS PER TRIANGULATION METHOD	39614.33
2	AREA OF PLOT (AREA CONSIDERED FOR F.S.I.) (M/S. KOTHARI AUTO PARTS MANUFACTURE PVT. LTD.) (ADDITIONAL PLOT AREA)	32680.00
3	TOTAL AREA OF PLOT	38219.68
4	DEDUCTION FOR	-----
5	AREA UNDER 80 MT D.P. ROAD	4850.00
6	AREA UNDER 20 MT D.P. ROAD	630.00
7	ANY RESERVATION (MUN. Purpose)	2840.00
8	AREA NOT IN POSSESSION	419.68
9	TOTAL (a+b+c+d)	8739.68
10	NET AREA OF PLOT (1-2e)	29480.00
11	7.5% AMENITY OPEN SPACE 32680.00 - 8739.68 = (23940.32 X 7.5%)	1795.52
12	NET GROSS AREA OF PLOT (3-3a)	27684.48
13	5% ADDITIONAL R.G. 32680.00 - 8739.68 = (23940.32 X 5%)	1197.01
14	NET AREA OF PLOT (4-4a)	28487.47
15	DEDUCTION FOR	-----
16	AREA OF PLOT - B	407.47
17	NET AREA OF PLOT (1-2)	28080.00
18	PERMISSIBLE F.S.I. FOR RENTAL HOUSING SCHEME	-----
19	F.A.R. PERMISSIBLE AS PER APPENDIX 'B' TOTAL BUILT-UP * AREA PERMISSIBLE MAX. GROUND COVERAGE (FRACTION) X MAX. NO. OF STOREYS	3.00 1.00
20	PERMISSIBLE TOTAL FLOOR AREA	78240.00 26080.00
21	PROPOSED AREA	77913.78 26078.32
22	BALANCE AREA (11-12)	326.22 2.00
23	TOTAL BUILT-UP AREA CONSUMED (B/R)	0.995 1.00
24	TENEMENT STATEMENT	-----
25	PERMISSIBLE AREA	78240.00 26080.00
26	LESS DEDUCTION OF NON-RESIDENTIAL AREA	6372.08 244.44
27	AREA OF TENEMENTS (a-b)	71867.92 25835.56
28	TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N')	-----
29	DENSITY 500/H	250/H 1500/H
30	TOTAL TENEMENT	1797 NOS. 3875 NOS.
31	PROPOSED	438 NOS. 753 NOS.
32	PARKING STATEMENT	-----
33	PARKING REQUIRED BY REGULATION	1114 NOS.
34	TOTAL PARKING PROVIDED	1260 NOS.
35	SCOOTER PARKING REQUIRED	757 NOS.
36	SCOOTER PARKING PROVIDED	800 NOS.
37	REVISION	DESCRIPTION DATE SIGNATURE
38	CERTIFICATE OF AREA	-----
39	CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ----- AND THE DIMENSIONS OF SIDES, ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENTS OWNERSHIP.	-----
40	SIGNATURE OF LICENSED ARCHITECT	-----
41	DESCRIPTION OF PROPOSAL AND PROPERTY	-----
42	PROPOSED LAYOUT ON PLOT BEARING S.NO. - 141/1,2,3, 144, 145/1,2,4, 146/2,3,4, 148/1, 148/2/1, 145/3/1, 412/2, 414/2 AT VILLAGE - MAJWADE THANE.	-----
43	NAME OF OWNER	-----
44	FOR,	-----
45	M/S. KOTHARI AUTO PARTS,	-----
46	ARCHITECTS NAME AND ADDRESS	-----
47	10 FOLDS	-----
48	ARCHITECTS & CONSULTANTS	-----
49	G-2, A Wing, devconpura, eastern express highway, cadbury junction, khopat, thane (w) - 400 601.	-----
50	t: 022-41008862 / 83 / 84. Email : 10foldsarchitects@gmail.com	-----
51	SCALE	DRAWN BY DATATRAY
52	DATE	CHECKED KULDEEP
53	JOB NO.	-----
54	PATH	-----

LAYOUT/ GROUND LVL. PLAN

SCALE - 1 : 500

60.00 MT. WIDE D.P. ROAD

Survey Number. 144/1 Part, 145/1/1 Part, 145/2 Part, 148/1/1 Part
Land Area: 2380.53 Sq Mtr

Red Highlighted details denotes the land area for this particular project.