

PARKING STATEMENT SALE COMPONENT

DESCRIPTION (RESIDENTIAL)	NO. OF TENEMENT	NO. OF PARKING
1. TENEMENTS HAVING B.U.P AREA BELOW 35.00 SQ.MT. PARKING NOT REQUIRED	23 NOS.	---
2. TENEMENTS HAVING B.U.P AREA ABOVE 35 TO 50 SQ.MT. 1 PARKING SPACE FOR EACH	---	---
3. TENEMENTS HAVING B.U.P AREA ABOVE 50 TO 75 SQ.MT. 1 PARKING SPACE FOR EACH	---	---
4. TENEMENTS HAVING B.U.P AREA ABOVE 75 TO 100 SQ.MT. 2 PARKING SPACE FOR EACH	371 NOS.	742 NOS.
5. 10% VISITORS PARKING	---	74 NOS.
6. TOTAL CAR PARKING REQUIRED	---	816 NOS.
7. TENEMENTS HAVING B.U.P AREA ABOVE 75 SQ.MT. EVERY TENEMENT 1 SCOOTER PARKING REQUIRED FOR EACH	371 NOS.	371 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 SPACE FOR EACH (6314.36 - 400 = 5914.36)	400/25	16 NOS.
2. 10% VISITORS PARKING	---	4 NOS.
3. TOTAL CAR PARKING REQUIRED	---	148 NOS.
4. 1 SCOOTER PARKING SPACE FOR EVERY 20.00 SQ.MT. COMMERCIAL AREA	6314.36 / 20	316 NOS.
5. TOTAL CAR PARKING REQUIRED (RESL + COMM.) 816 + 148	964 NOS.	---
6. BASEMENT FLR. GROUND FLR. 1ST PARKING FLR. 2ND PARKING FLR. TOTAL CAR PARKING PROVIDED	(RESL + COMM.) 606 NOS. 230 NOS. 166 NOS. 170 NOS. 1162 NOS.	---
7. TOTAL SCOOTER PARKING REQUIRED (RESL + COMM.) 371 + 316	687 NOS.	---
8. 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-UP AREA	TENEMENTS
BLDG. - 1	WING - A	B.+GR.+2 PARKING FLR.+SERV. FLR.+U.STILT+23RD	1	12194.12	87
BLDG. - 1	WING - B	B.+GR.+2 PARKING FLR.+SERV. FLR.+U.STILT+23RD	1	12194.12	87
BLDG. - 2	WING - C	B.+GR.+2 PARKING FLR.+SERV. FLR.+U.STILT+23RD	1	12194.12	87
BLDG. - 2	WING - D	B.+GR.+2 PARKING FLR.+SERV. FLR.+U.STILT+23RD	1	12194.12	87
BLDG. - 3	WING - E	B.+GR.+2 PARKING FLR.+SERV. FLR.+U.STILT+23RD	1	7725.70	23
BLDG. - 4	COMM.	B.+GR.+1ST MEZZA+2ND FLR.	1	6314.36	---
CLUB HOUSE	---	GR.+1ST TO 3RD UP	---	978.60	---
TOTAL BUILT-UP AREA	---	---	6	63795.34	371 NOS.

TOTAL PROPOSED AREA = (PROPOSED FLR. B.U.P AREA + STAIRCASE AREA (B.NO. 1, 2 & 3) (63795.34 + 11980.22) = 75775.56 SQ.MT.

SALE COMPONENT TENEMENTS STATEMENTS

BLDG. NO.	BLDG. TYPE	0-35 SQ.MT.	35-50 SQ.MT.	50-75 SQ.MT.	>75 SQ.MT.	TOTAL
BLDG. - 1	WING - A	0	0	0	87	87
BLDG. - 1	WING - B	0	0	0	87	87
BLDG. - 2	WING - C	0	0	0	87	87
BLDG. - 2	WING - D	0	0	0	87	87
BLDG. - 3	WING - E	23	0	0	23	46
TOTAL	---	23	0	0	371	394

SALE BLDG. STAIRCASE AREA SUMMARY

BLDG. NO.	BLDG. TYPE	FLOORS	NO. OF BLDG.	TOTAL ST. AREA
BLDG. - 1	WING - A	B.+GR.+2 PARKING FLR.+SERV. FLR.+U.STILT+23RD	1	2518.67
BLDG. - 1	WING - B	B.+GR.+2 PARKING FLR.+SERV. FLR.+U.STILT+23RD	1	2518.67
BLDG. - 2	WING - C	B.+GR.+2 PARKING FLR.+SERV. FLR.+U.STILT+23RD	1	2518.67
BLDG. - 2	WING - D	B.+GR.+2 PARKING FLR.+SERV. FLR.+U.STILT+23RD	1	2518.67
BLDG. - 3	WING - E	B.+GR.+2 PARKING FLR.+SERV. FLR.+U.STILT+23RD	1	1905.84
BLDG. - 4	COMM.	B.+GR.+1ST MEZZA+2ND FLR.	1	2246.54
TOTAL STAIRCASE AREA	---	---	6	14228.76

RENTAL HOUSING STAIRCASE AREA SUMMARY

BLDG. NO.	FLOORS	NO. OF BLDG.	TOTAL ST. AREA
BLDG. - 1	GR/ST.+23rd FLR.	1	17379.35
TOTAL STAIRCASE AREA	---	1	17379.35

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

BLDG. NO.	FLOORS	NO. OF BLDG.	TOTAL B-UP AREA	TENEMENTS
BLDG. - 1	GR/ST.+23rd FLR.	1	26077.82	1505 NOS.
TOTAL B.U.P AREA	---	5	26077.82	1505 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 8.16 x 0.50 = 82.11 sq.mt.	
3 30.79 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 28.86 x 8.94 x 0.50 = 129.00 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 39.44 x 4.39 x 0.50 = 86.37 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 (19560 X 8%) = 1564.80 SQ.MT.	
33% R.G. PROVIDED ON GROUND FLOOR (1564.80 X 33%) = 516.38 SQ.MT.	
R.G. - 1 @ GROUND LVL.	
1 25.55 x 25.12 x 0.50 = 157.83 sq.mt.	
TOTAL R.G. - 1 AREA	= 157.83 sq.mt.
R.G. - 2 @ GROUND LVL.	
1 12.57 x 25.12 x 0.50 = 157.88 sq.mt.	
TOTAL R.G. - 2 AREA	= 157.88 sq.mt.
R.G. - 3 @ GROUND LVL.	
1 26.16 x 7.33 x 0.50 = 95.88 sq.mt.	
2 32.28 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)	= 518.24 sq.mt.
ELEVATED R.G. AREA CALCULATION	
R.G. - 6 ELEVATED R.G.	
1 4.48 x 0.45 x 0.67 x 2 = 2.70 sq.mt.	
2 23.08 x 1.40 x 0.50 x 1 = 16.14 sq.mt.	
3 34.86 x 6.03 x 0.50 x 1 = 105.07 sq.mt.	
4 8.94 x 1.57 x 0.67 x 1 = 9.30 sq.mt.	
5 39.81 x 0.82 x 0.50 x 1 = 135.75 sq.mt.	
6 4.24 x 0.88 x 0.67 x 2 = 5.00 sq.mt.	
7 40.56 x 4.12 x 0.50 x 1 = 83.59 sq.mt.	
8 40.62 x 9.04 x 0.50 x 1 = 183.60 sq.mt.	
9 48.45 x 12.56 x 0.50 x 1 = 304.99 sq.mt.	
10 58.36 x 23.91 x 0.50 x 1 = 697.69 sq.mt.	
11 56.45 x 8.13 x 0.50 x 1 = 230.07 sq.mt.	
12 50.57 x 4.25 x 0.50 x 1 = 106.95 sq.mt.	
13 50.57 x 10.54 x 0.50 x 1 = 268.50 sq.mt.	
14 42.75 x 2.93 x 0.50 x 1 = 62.62 sq.mt.	
15 38.47 x 7.70 x 0.50 x 1 = 151.95 sq.mt.	
16 22.33 x 0.79 x 0.50 x 1 = 8.92 sq.mt.	
17 2.30 x 0.23 x 0.67 x 1 = 0.35 sq.mt.	
TOTAL ADDITION AREA	= 2346.09 sq.mt.
TOTAL DEDUCTION AREA	
A 19.25 x 4.00 x 0.50 = 38.50 sq.mt.	
TOTAL DEDUCTION AREA	= 38.50 sq.mt.
TOTAL R.G. AREA (2346.09 - 38.50)	= 2307.59 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 CAR PARKING PROVIDED ON STILT	88 NOS.
TOTAL CAR PARKING PROVIDED ON OPEN SPACE	132 NOS.
TOTAL CAR PARKING PROVIDED ON GROUND FLR	220 NOS.

CLUB HOUSE AREA SUMMARY

FLOOR	PERMISSIBLE AREA	PROPOSED AREA	EXCESS AREA
3RD. PARKING FLR. LVL. CLUB HOUSE	356.73 SQ.MT.	TAKEN IN F.S.I. 356.73 SQ.MT.	---
4TH. PARKING FLR. LVL. CLUB HOUSE	249.93 SQ.MT.	TAKEN IN F.S.I. 249.93 SQ.MT.	---
UPPER STILT FLR. LVL. CLUB HOUSE (1ST FLR.) (10%)	229.45 SQ.MT.	412.29 SQ.MT.	182.84 SQ.MT.
FIRST FLR. LVL. CLUB HOUSE (2ND FLR.) (5%)	114.72 SQ.MT.	304.02 SQ.MT.	189.30 SQ.MT.
TOTAL AREA	344.17 SQ.MT.	1322.97 SQ.MT.	978.80 SQ.MT.

PERMISSIBLE CLUB HOUSE AREA 15% OF REQUIRED R.G. 2294.50 X 15% = 344.17 SQ.MT. 10% PERMISSIBLE GROUND FLOOR = 229.45 SQ.MT. 5% PERMISSIBLE FIRST FLOOR = 114.72 SQ.MT.

RENTAL HOUSING TENEMENT STATEMENT

TOTAL TENEMENTS PROPOSED RENTAL HOUSING COMPONENT = 1505 NOS.		145/4	530.00	SQ.MT.
REQUIRED UNITS OF BALWADI, WELFARE, MANAGER OFFICE		148/2	1330.00	SQ.MT.
200 RENTAL HOUSING TENEMENT 1 BALWADI REQUIRED FOR EACH (1505 / 200) = 08 NOS.		146/3	20.00	SQ.MT.
200 RENTAL HOUSING TENEMENT 1 WELFARE HALL REQUIRED FOR EACH (1505 / 200) = 08 NOS.		148/1	7200.00	SQ.MT.
500 RENTAL HOUSING TENEMENT 1 MANAGER OFFICE REQUIRED FOR EACH (1505 / 500) = 04 NOS.		414/2	2330.00	SQ.MT.
		TOTAL	32680.00	SQ.MT.
		ADDITIONAL PLOT AREA		
BLDGS. NO.		412/2	672.62	SQ.MT.
NO. OF TENEMENTS		148/2/1	3499.97	SQ.MT.
		149/4	1015.67	SQ.MT.
BLDG. NO.1		145/3/1	351.42	SQ.MT.
1508 NOS.		TOTAL	5539.68	SQ.MT.
		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	
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.	
PERMISSIBLE TOTAL AREA	602.24 SQ.MT.
PROPOSED AREA	601.69 SQ.MT.
BALANCE AREA	0.55 SQ.MT.

FLOOR B/U.P AREA SUMMARY

GROUND FLOOR	35.81 SQ.MT.
1ST FLOOR	151.77 SQ.MT.
2ND FLOOR	151.84 SQ.MT.
3RD FLOOR	151.31 SQ.MT.
4TH FLOOR	77.48 SQ.MT.
TOTAL AREA	601.69 SQ.MT.

STAIRCASE AREA SUMMARY

GROUND FLOOR	28.31 SQ.MT.
1ST FLOOR	77.48 SQ.MT.
2ND FLOOR	77.48 SQ.MT.
3RD FLOOR	38.74 SQ.MT.
4TH FLOOR	38.74 SQ.MT.
TOTAL AREA	1162.81 SQ.MT.

PROFORMA - B

CONTENT OF SHEET

LAYOUT PLAN, LOCATION PLAN, ONLY FOR PLOT 'A' R.G. CALCULATION, SUMMARY, PARKING STATEMENT, ETC.

STAMP OF APPROVAL OF PLANS

Amended New V.P. NO - 504/10035/16 Plans are approved Subject to conditions prescribed in permit No. V.P. 2503/29 TMC/TDD/1912 dated: 03-03-2016



Thane Municipal Corporation
The City of Thane
Town Development & Planning Officer (T.D.O.)

PROFORMA - A

AREA STATEMENT

AREA	AREA IN SQ.MT.	AREA IN SQ.MT.
1. AREA OF PLOT AS PER TRIANGULATION METHOD	39914.33	
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	35219.68	
4. DEDUCTION FOR		
5. AREA UNDER 40 MT D.P. ROAD	4550.00	
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)	26487.47	
15. DEDUCTION FOR		
16. AREA OF PLOT - B	407.47	
17. NET AREA OF PLOT (1-2)	26080.00	
18. PERMISSIBLE F.S.I. FOR RENTAL HOUSING SCHEME	SALE COMPONENT UNITS	RENTAL HOUSING UNITS
19. F.S.I. 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	75775.56	26077.62
22. TOTAL BUILT-UP AREA CONSUMED (B/R)	0.968	1.00

TENEMENT STATEMENT

PERMISSIBLE AREA	78240.00	26080.00
LESS DEDUCTION OF NON-RESIDENTIAL AREA	6314.36	344.44
AREA OF TENEMENTS (a+b)	71925.64	25835.56
TENEMENTS PERMISSIBLE (AS PER APPENDIX 'N')		
DENSITY 500/H	250/H	1500/H
TOTAL TENEMENT	1798 NOS.	3875 NOS.
PROPOSED	394 NOS.	1505 NOS.

PARKING STATEMENT

PARKING REQUIRED BY REGULATION	964 NOS.
TOTAL PARKING PROVIDED	1162 NOS.
SCOOTER PARKING REQUIRED	687 NOS.
SCOOTER PARKING PROVIDED	800 NOS.

REVISION

REVISION	DESCRIPTION	DATE	SIGNATURE
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CERTIFICATE OF AREA

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.

DESCRIPTION OF PROPOSAL AND PROPERTY

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

NAME OF OWNER

FOR

M/S. KOTHARI AUTO PARTS

ARCHITECTS NAME AND ADDRESS

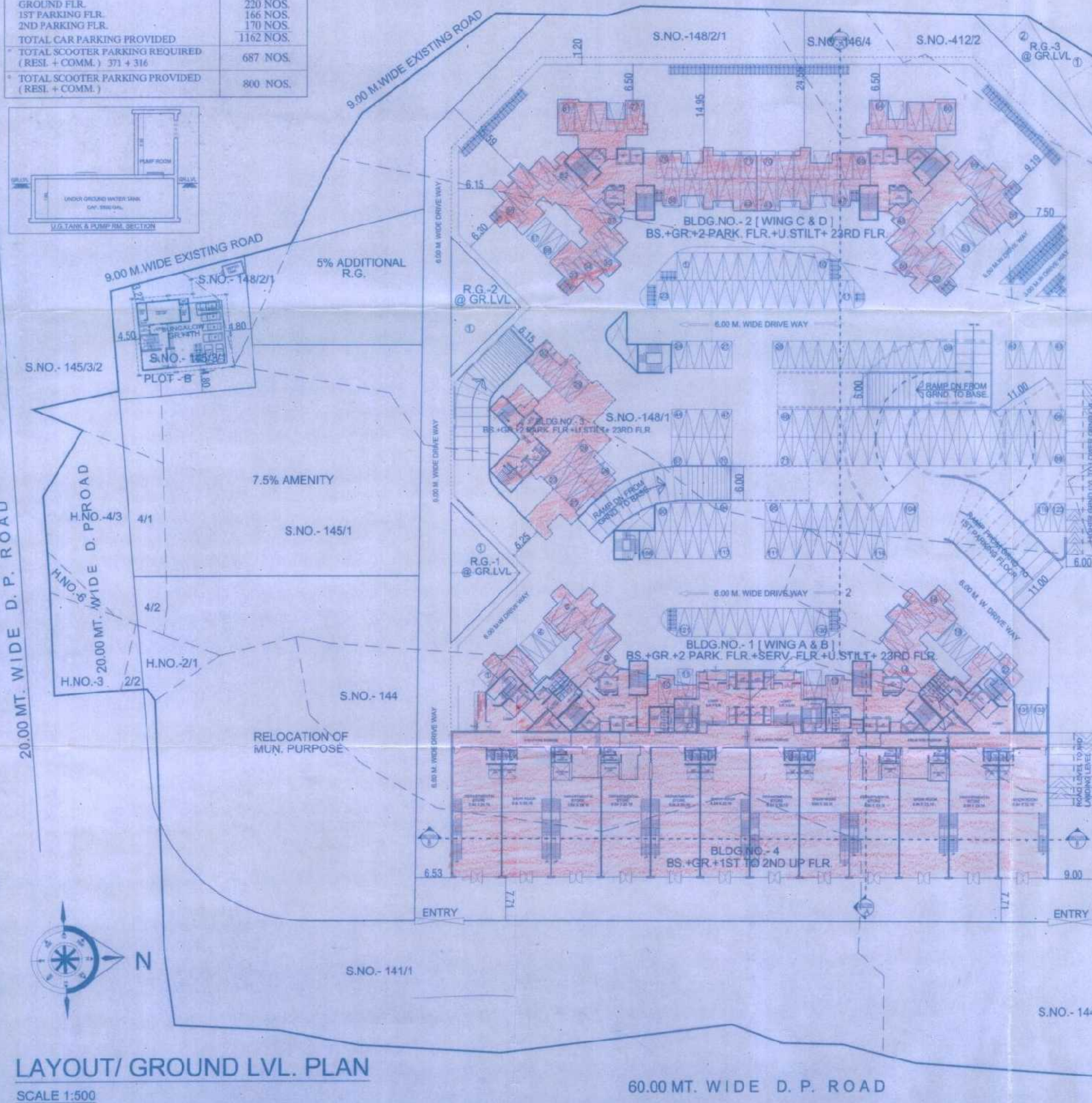
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acipl



LAYOUT/ GROUND LVL. PLAN

SCALE 1:500

60.00 MT. WIDE D. P. ROAD