

**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 75 SQ.MT. 1 PARKING SPACE FOR EACH.	-----	-----
1 TENEMENTS HAVING B.U.P AREA ABOVE 75 TO 140 SQ.MT. 1 PARKING SPACE FOR EACH.	-----	-----
1 TENEMENTS HAVING B.U.P AREA ABOVE 140 TO 210 SQ.MT. 2 PARKING SPACE FOR EACH.	438 NOS.	876 NOS.
10% VISITORS PARKING	-----	88 NOS.
TOTAL CAR PARKING REQUIRED	-----	964 NOS.
TENEMENTS HAVING B.U.P AREA ABOVE 35.00 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 500.00 SQ.MT. 1 PARKING FOR EACH ( 6372.08 - 400 = 5972.08 )	400 / 25	16 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.
BASEMENT 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
	WING - B	B + GR + 2 PARKING FLR + SERV. FLR + U+STILT + 28TH	1	14780.64	106
BLDG - 2	WING - C	B + GR + 2 PARKING FLR + SERV. FLR + U+STILT + 28TH	1	14856.66	106
	WING - D	B + GR + 2 PARKING FLR + SERV. FLR + U+STILT + 28TH	1	14780.64	106
BLDG - 3	WING - E	B + GR + 2 PARKING FLR + U+STILT + 14th FLR	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
	WING - B	0	0	0	106	106
BLDG - 2	WING - C	0	0	0	106	106
	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	---
	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	---
	WING - D	B + GR + 2 PARKING FLR + SERV. FLR + U+STILT + 28TH	3056.20	---
BLDG - 3	WING - E	B + GR + 2 PARKING FLR + U+STILT + 14th FLR	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**

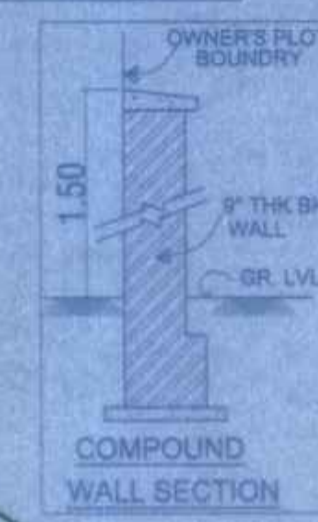
BLDG. NO.	FLOORS	NO. OF BLDG.	TOTAL B.U.P AREA	TENEMENTS
BLDG - 1	GR/ST.+23(pt)FLR	1	26078.32	753 NOS.
TOTAL B.U.P AREA			26078.32	753 NOS.

**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 25.86 x 34.37 x 0.50 = 312.67 sq.mt.  
2 26.66 x 6.16 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 12.85 x 25.12 x 0.50 = 157.83 sq.mt.  
2 26.66 x 6.16 x 0.50 = 82.11 sq.mt.  
3 30.79 x 3.70 x 0.50 = 56.96 sq.mt.  
TOTAL R.G. - 2 AREA = 157.88 sq.mt.  
R.G. - 3 @ GROUND LVL  
1 26.18 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. - 5 ELEVATED R.G.  
1 4.48 x 0.45 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 0.87 x 0.67 x 2 = 5.50 sq.mt.  
5 29.35 x 3.57 x 0.50 x 1 = 52.39 sq.mt.  
6 28.98 x 10.42 x 0.50 x 1 = 150.38 sq.mt.  
7 45.75 x 7.71 x 0.50 x 1 = 174.53 sq.mt.  
8 45.75 x 6.47 x 0.50 x 1 = 148.52 sq.mt.  
9 34.98 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 23.13 x 4.08 x 0.50 x 1 = 46.89 sq.mt.  
14 18.68 x 8.78 x 0.50 x 1 = 82.50 sq.mt.  
TOTAL ADDITION AREA = 1294.61 sq.mt.  
TOTAL DEDUCTION AREA = 1925 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



**STAMP OF APPROVAL OF PLANS**

Stamp of approval from the Municipal Corporation, Thane, dated 18-08-2018. Includes signatures of the Deputy Engineer (TDD) and the Engineer (TDD).

**PROFORMA - B**

CONTENT OF SHEET  
LAYOUT PLAN, LOCATION PLAN,  
R.G. CALCULATION, SUMMARY, PARKING STATEMENT, ETC.  
Amended Plans are approved Subject to conditions prescribed in Permit No. VP-304/069/16 (2003/13) dated 18-08-2018.

**PROFORMA - A**

AREA STATEMENT	AREA IN SQ.MT.	
AREA OF PLOT AS PER TRIANGULATION METHOD	39614.33	
AREA OF PLOT ( AREA CONSIDERED FOR F.S.I. ) ( M/S. KOTHARI AUTO PARTS MANUFACTURE PVT. LTD. ) ( ADDITIONAL PLOT AREA )	32680.00	
TOTAL AREA OF PLOT	38219.68	
DEDUCTION FOR		
a AREA UNDER 80 MT D.P. ROAD	4850.00	
b AREA UNDER 20 MT D.P. ROAD	630.00	
c ANY RESERVATION ( MUN. PURPOSE )	2840.00	
d AREA NOT IN POSSESSION	419.68	
e TOTAL ( a+b+c+d )	8739.68	
NET AREA OF PLOT ( 1-2e )	29480.00	
7.5% AMENITY OPEN SPACE ( 29480.00 - 8739.68 = 23940.32 X 7.5% )	1795.52	
NET GROSS AREA OF PLOT ( 3-3a )	27684.48	
5% ADDITIONAL R.G. ( 27684.48 - 8739.68 = 23940.32 X 5% )	1197.01	
NET AREA OF PLOT ( 4-4a )	28487.47	
DEDUCTION FOR		
f AREA OF PLOT - B	407.47	
NET AREA OF PLOT ( 1-2 )	28080.00	
PERMISSIBLE F.S.I. FOR RENTAL HOUSING SCHEME	SALE COMPONENT UNITS	RENTAL HOUSING UNITS
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
PERMISSIBLE TOTAL FLOOR AREA	78240.00	26080.00
PROPOSED AREA	77913.78	26078.32
BALANCE AREA (11-12)	326.22	2.00
TOTAL BUILT-UP AREA CONSUMED (BUB)	0.995	1.00

TENEMENT STATEMENT	PERMISSIBLE AREA	PROPOSED AREA
PERMISSIBLE AREA	78240.00	26080.00
LESS DEDUCTION OF NON-RESIDENTIAL AREA	6372.08	244.44
AREA OF TENEMENTS ( 1-2 )	71867.92	25835.56
TENEMENTS PERMISSIBLE ( AS PER APPENDIX 'N' )		
DENSITY 500/H	250/H	1500/H
TOTAL TENEMENT	1797 NOS.	3875 NOS.
PROPOSED	438 NOS.	753 NOS.

PARKING STATEMENT	PARKING REQUIRED BY REGULATION	TOTAL PARKING PROVIDED
PARKING REQUIRED BY REGULATION	1114 NOS.	1260 NOS.
TOTAL PARKING PROVIDED	1260 NOS.	1260 NOS.
SCOOTER PARKING REQUIRED	757 NOS.	800 NOS.
SCOOTER PARKING PROVIDED	800 NOS.	800 NOS.

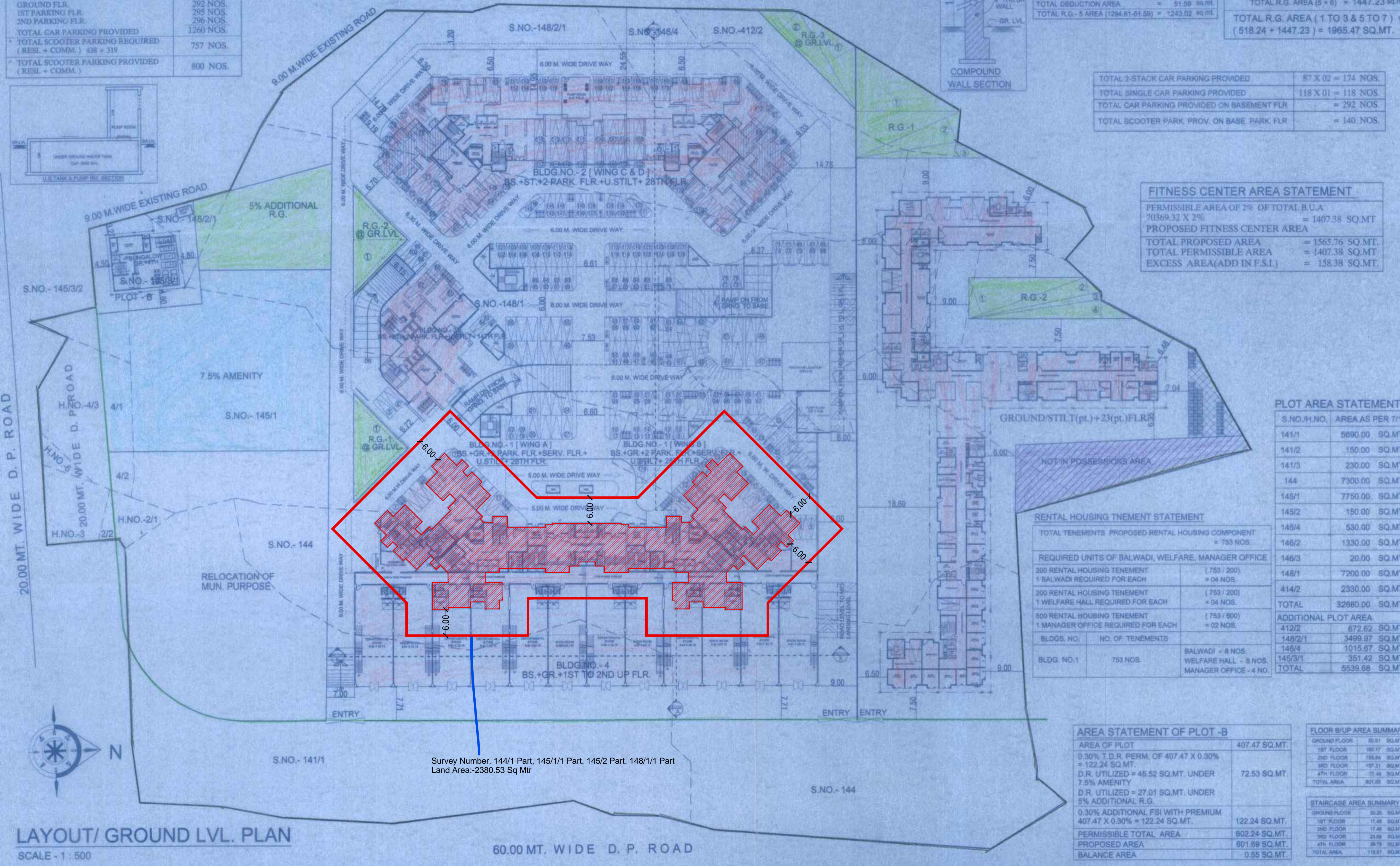
REVISION	DESCRIPTION	DATE	SIGNATURE

**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.  
SIGNATURE OF LICENSED ARCHITECT

**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

**10 FOLDS**  
ARCHITECTS & CONSULTANTS  
G-2, A Wing, devconparks, eastern express highway, cadbury junction, khopat, thane (w) - 400 601, t: 022-41008862 / 83 / 84. Email: 10foldsarchitects@gmail.com  
SCALE DRAWN BY DATTATRAY  
DATE CHECKED BY KULDEEP  
JOB NO.  
PATH



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

LAYOUT/ GROUND LVL. PLAN  
SCALE - 1 : 500

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