STAMP OF DATE OF APPROVAL OF PLANS

Approved Amended Plan Subject to Conditions Mentioned in this office
IOA letter no. EE/BP/PIARS/A/MHADA/ 651 /2023 .
date. 03/02/2023

Ex. Engg. / Bldg Proposal Cell / PMAY/A
MHADA

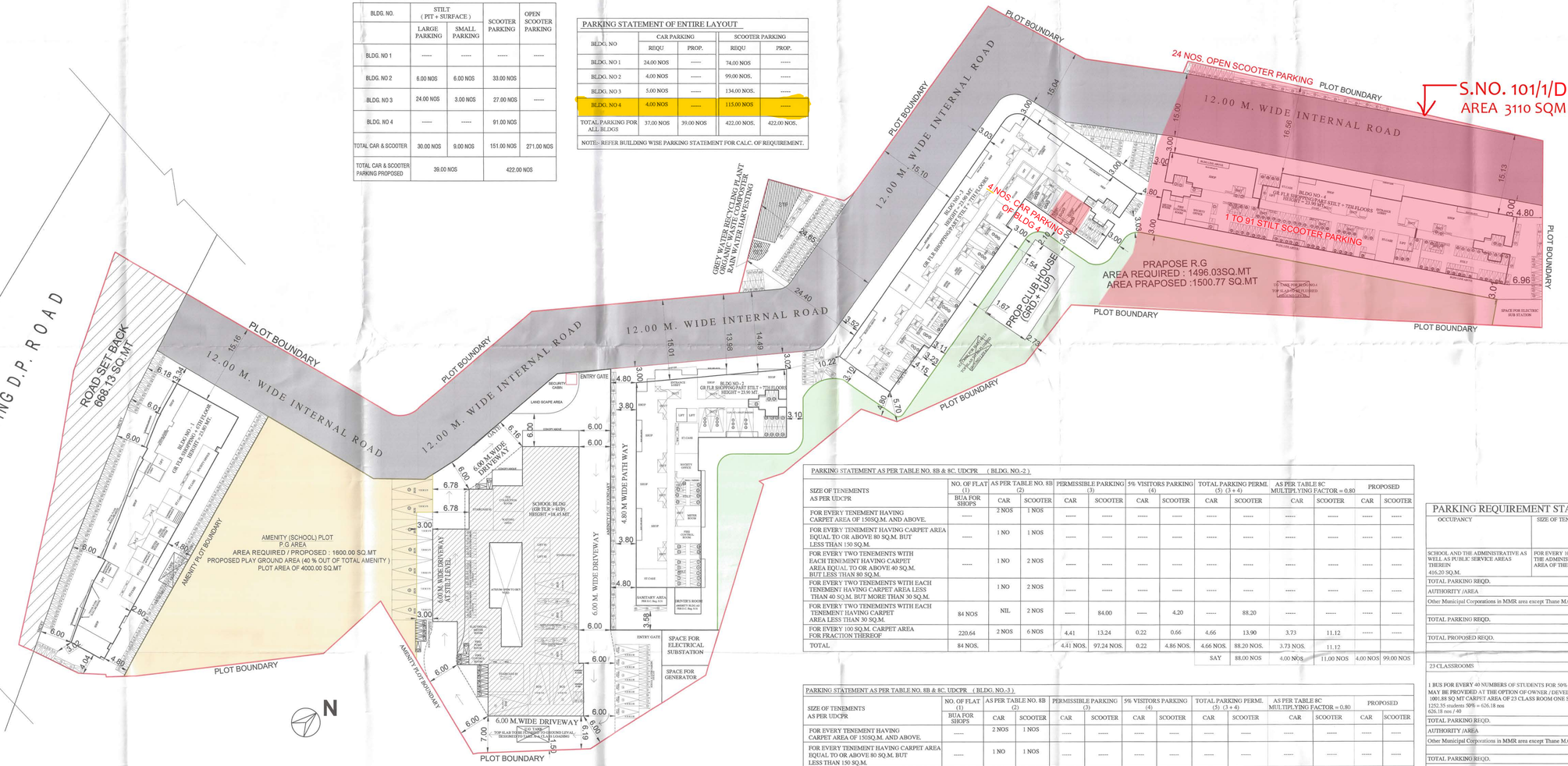
PARKING ARRANGEMENT

BLDG. NO.	STILT (PIT + SURFACE)		SCOOTER PARKING	OPEN SCOOTER PARKING
	LARGE PARKING	SMALL PARKING		
BLDG. NO 1	-----	-----	-----	-----
BLDG. NO 2	6.00 NOS	6.00 NOS	33.00 NOS	
BLDG. NO 3	24.00 NOS	3.00 NOS	27.00 NOS	-----
BLDG. NO 4	-----	-----	91.00 NOS	
TOTAL CAR & SCOOTER	30.00 NOS	9.00 NOS	151.00 NOS	271.00 NOS
TOTAL CAR & SCOOTER PARKING PROPOSED	39.00 NOS		422.00 NOS	

PARKING STATEMENT OF ENTIRE LAYOUT

BLDG. NO	CAR PARKING		SCOOTER PARKING	
	REQU	PROP.	REQU	PROP.
BLDG. NO 1	24.00 NOS	-----	74.00 NOS	-----
BLDG. NO 2	4.00 NOS	-----	99.00 NOS.	-----
BLDG. NO 3	5.00 NOS	-----	134.00 NOS.	-----
BLDG. NO 4	4.00 NOS	-----	115.00 NOS	-----
TOTAL PARKING FOR ALL BLDGS	37.00 NOS	39.00 NOS	422.00 NOS.	422.00 NOS.

NOTE:- REFER BUILDING WISE PARKING STATEMENT FOR CALC. OF REQUIREMENT.



PARKING LAYOUT

SCALE - 1:250

PARKING STATEMENT AS PER TABLE NO. 8B & 8C. UDCPR (BLDG. NO.-2)

SIZE OF TENEMENTS AS PER UDCPR	NO. OF FLAT (1)	AS PER TABLE NO. 8B (2)		PERMISSIBLE PARKING (3)		5% VISITORS PARKING (4)		TOTAL PARKING PERML (5) (3 + 4)		AS PER TABLE 8C MULTIPLYING FACTOR = 0.80		PROPOSED	
	BUA FOR SHOPS	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TENEMENT HAVING CARPET AREA OF 150SQ.M. AND ABOVE.	-----	2 NOS	1 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	-----	1 NO	1 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	-----	1 NO	2 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.		1 NO	2 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	84 NOS	NIL	2 NOS	-----	84.00	-----	4.20	-----	88.20	-----	-----	-----	-----
FOR EVERY 100 SQ.M. CARPET AREA FOR FRACTION THEREOF	220.64	2 NOS	6 NOS	4.41	13.24	0.22	0.66	4.66	13.90	3.73	11.12	-----	-----
TOTAL	84 NOS.			4.41 NOS.	97.24 NOS.	0.22	4.86 NOS.	4.66 NOS.	88.20 NOS.	3.73 NOS.	11.12		
									SAY 88.00 NOS	4.00 NOS	11.00 NOS	4.00 NOS	99.00 NOS

PARKING STATEMENT AS PER TABLE NO. 8B & 8C. UDCPR (BLDG. NO.-3)

SIZE OF TENEMENTS AS PER UDCPR	NO. OF FLAT (1)	AS PER TABLE NO. 8B (2)		PERMISSIBLE PARKING (3)		5% VISITORS PARKING (4)		TOTAL PARKING PERML (5) (3 + 4)		AS PER TABLE 8C MULTIPLYING FACTOR = 0.80		PROPOSED	
	BUA FOR SHOPS	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TENEMENT HAVING CARPET AREA OF 150SQ.M. AND ABOVE.	-----	2 NOS	1 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	-----	1 NO	1 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	-----	1 NO	2 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	-----	1 NO	2 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	112 NOS	NIL	2 NOS	-----	112.00	-----	5.60	-----	117.60	-----	-----	-----	-----
FOR EVERY 100 SQ.M. CARPET AREA FOR FRACTION THEREOF	322.86	2 NOS	6 NOS	6.46 NOS.	19.37 NOS	0.32	0.97	6.780	20.34	5.04	16.27	-----	-----
TOTAL	112 NOS.			6.46 NOS.	131.37 NOS.	0.32	6.57 NOS.	6.78 NOS.	117.60 NOS.	5.04 NOS	16.27 NOS		
									SAY 118.00 NOS	5.00 NOS	16.00 NOS	5.00 NOS	134.00 NOS

PARKING STATEMENT AS PER TABLE NO. 8B & 8C. UDCPR (BLDG. NO.-1)

SIZE OF TENEMENTS AS PER UDCPR	NO. OF FLAT & BUA FOR SHOPS (1)	AS PER TABLE NO. 8B (2)		PERMISSIBLE PARKING (3)		5% VISITORS PARKING (4)		TOTAL PARKING PERML (5) (3 + 4)		AS PER TABLE 8C MULTIPLYING FACTOR = 0.80		PROPOSED	
		CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE.	-----	2 NOS	1 NOS	-----	-----	-----	-----	-----	-----	-----	-----		
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	-----	1 NO	1 NOS	-----	-----	-----	-----	-----	-----	-----	-----		
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	25 NOS	1 NO	2 NOS	12.5 NOS	25 NOS	0.62 NOS	1.25 NOS	13.12 NOS	26.25 NOS	10.50 NOS	-----		
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	4 NOS	1 NO	2 NOS	2 NOS	4 NOS	0.1 NOS	0.2 NOS	2.1 NOS	4.2 NOS	1.68 NOS	-----		
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	6 NOS	NIL	2 NOS	-----	6.00 NOS.	-----	0.3 NOS.	-----	6.3 NOS.	-----	-----		
FOR EVERY 100 SQ.M. CARPET AREA FOR FRACTION THEREOF	726.61 NOS.	2 NOS	6 NOS	14.53 NOS	43.60 NOS	0.73NOS	2.18 NOS	15.26NOS	45.78NOS	12.21 NOS	36.62NOS		
TOTAL	35 NOS			28.99 NOS	78.48 NOS	1.44 NOS	3.92 NOS	30.43 NOS	36.75 NOS	24.39 NOS	36.62NOS		
								SAY	37.00 NOS	24.00 NOS	37.00NOS	24.00 NOS	74.00 NOS

PARKING STATEMENT AS PER TABLE NO. 8B & 8C. UDCPR (BLDG. NO.- 4)

SIZE OF TENEMENTS AS PER UDCPR	NO. OF FLAT (1)	AS PER TABLE NO. 8B (2)		PERMISSIBLE PARKING (3)		5% VISITORS PARKING (4)		TOTAL PARKING PERML (5) (3 + 4)		AS PER TABLE 8C MULTIPLYING FACTOR = 0.80		PROPOSED	
	BUA FOR SHOPS	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER	CAR	SCOOTER
FOR EVERY TENEMENT HAVING CARPET AREA OF 150 SQ.M. AND ABOVE.	-----	2 NOS	1 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	-----	1 NO	1 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	-----	1 NO	2 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 40 SQ.M. BUT MORE THAN 30 SQ.M.	-----	1 NO	2 NOS	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30 SQ.M.	98 NOS.	NIL	2 NOS	-----	98.00 NOS.	-----	4.90 NOS.	-----	102.90 NOS.	-----	-----	-----	-----
FOR EVERY 100 SQ.M. CARPET AREA FOR FRACTION THEREOF	236.54	2 NOS	6 NOS	4.73 NOS	14.19 NOS	0.24 NOS	0.71 NOS	4.97 NOS	14.90 NOS	3.98 NOS	11.92 NOS	-----	-----
TOTAL									102.90 NOS	3.98 NOS	11.92 NOS		
									SAY 103.00 NOS	4.00 NOS	12.00 NOS	4.00 NOS	115.00 NOS

PARKING REQUIREMENT STATEMENT(SCHOOL BUILDING)

OCCUPANCY	SIZE OF TENEMENTS	PARKING SPACE REQUIRED BY RULES		REQUIRED		
		NON CONGESTED AREA				
		CAR	SCOOTER	CAR	SCOOTER	
SCHOOL AND THE ADMINISTRATIVE AS WELL AS PUBLIC SERVICE AREAS THEREIN 416.20 SQ.M.	FOR EVERY 100.00 SQ.M. CARPET AREA OF THE ADMINISTRATIVE AS WELL AS PUBLIC AREA OF THE SCHOOL	2 NOS.	4 NOS.	8.32 NOS.	16.65 NOS.	
TOTAL PARKING REQD.				8.32 NOS.	16.65 NOS.	
AUTHORITY /AREA						
Other Municipal Corporations in MMR area except Thane M.C.,		MULTIPLYING FACTOR				
		0.80	CAR			
TOTAL PARKING REQD.				6.65 NOS.	13.32 NOS.	A
			SAY	7.00 NOS.	13.00 NOS.	
TOTAL PROPOSED REQD.				7.00 NOS.	13.00 NOS.	
						SCOOTER
23 CLASSROOMS	5 TWO WHEELER FOR EVERY 3 CLASSROOMS				38.33 NOS.	
		0.80 MALTIPLYING FACTOR		SCOOTER	30.66 NOS.	B
1 BUS FOR EVERY 40 NUMBERS OF STUDENTS FOR 50% STRENGTH OF STUDENTS MAY BE PROVIDED AT THE OPTION OF OWNER / DEVELOPER 1801.88 SQ.MT CARPET AREA OF 23 CLASS ROOM ONE STUDENT AREA IS 0.80 SQ. MT. 1252.35 students 50% = 626.18 nos 626.18 nos / 40		MINI BUS			MINI BUS	
		13.65 NOS.			16.00 NOS.	
TOTAL PARKING REQD.						
AUTHORITY /AREA						
Other Municipal Corporations in MMR area except Thane M.C.,		MULTIPLYING FACTOR				
		0.80	MINI BUS	CAR	SCOOTER	
TOTAL PARKING REQD.			12.52 NOS.		43.98 NOS.	A+B
		SAY	13.00 NOS.	7.00 NOS.	44.00 NOS.	
TOTAL PARKING REQD. (A+B)			13.00 NOS.	7.00 NOS.	44.00 NOS.	

PARKING SUMMERY FOR SCHOOL

BLDG NO	CAR PARKING		SCOOTER PARKING		MINI BUS PARKING	
	REQU	PROP.	REQU	PROP.	REQU	PROP.
SCHOOL	7.00 NOS	7.00 NOS	44.00 NOS.	44.00 NOS.	13.00 NOS.	13.00 NOS.
TOTAL PARKING FOR ALL BLDGS	7.00 NOS	7.00 NOS	44.00 NOS.	44.00 NOS.	13.00 NOS.	13.00 NOS.

PROFORMA 'B'

CONTENTS OF SHEET

PARKING LAYOUT

DESCRIPTION OF PROPOSAL & PROPERTY

PROPOSED PARKING LAYOUT OF PRADHAN MANTRI AAWAS YOJANA SCHEME ON PLOT BEARING S. NO. 98/4/A/2, 98/4/C1, 98/4/C2, 95/7/D2, 95/5, 97, 101/1/D, 236 (p) OF VILLAGE TITWALA, TAL. KALYAN, DIST. THANE

NAME, SIGNATURE OF DEVELOPER/OWNER/POWEROF ATTORNEY HOLDER

DEVELOPER

M/s. RUSTAGI ESTATE PVT. LTD.

Sanjay Gupta Digitally signed by Sanjay Gupta Date: 2023.06.28 11:44:51 +05'30'

AUTHORIZED SIGNATURE

JOB NO. -			
DRAWN BY	RAJESHREE G.	DATE	29.5.2023
CHECKED BY	DEEPAK A	SCALE	AS SHOWN
NORTH	NAME OF LICENSED ARCHITECT		

N

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