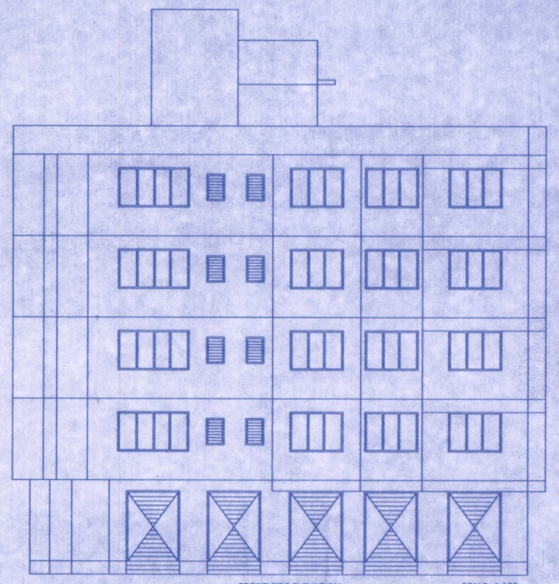
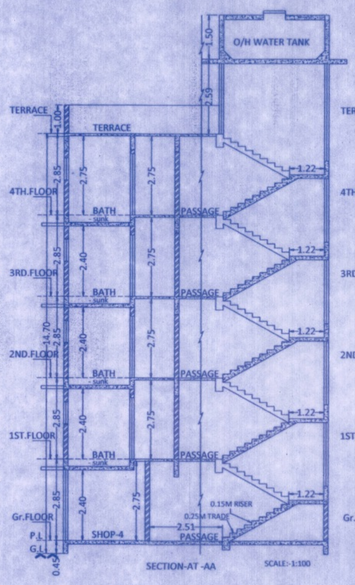
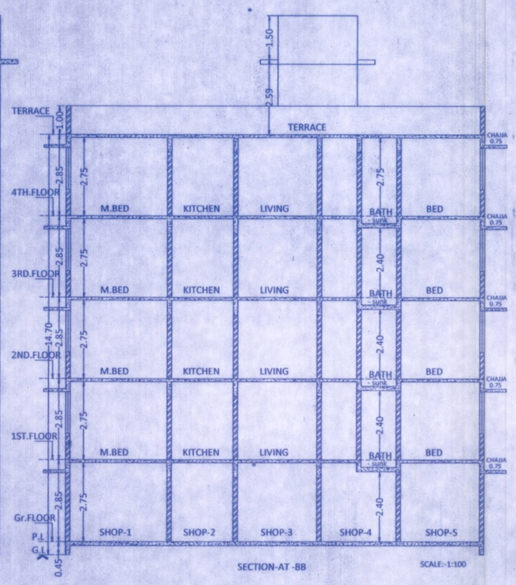


FRONT SIDE ELEVATION SCALE:-1:100

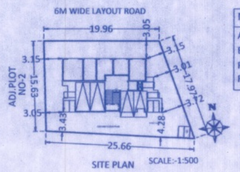


SECTION-AT -AA SCALE:-1:100

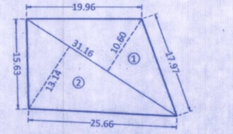


SECTION-AT -BB SCALE:-1:100

DETAILS OF LIGHT & VENTILATION					
BUILDING NO	ROOM SIZE		PROPOSED LIGHT & VENTILATION AREA		
	ROOM NAME	PROPOSED AREA	AREA sqmt	REQUIRED 10%	PROPOSED
1	LIVING	12.74	12.74	1.27	3.70
	BED	10.02	10.02	1.00	3.70
	KITCHEN	4.87	4.87	0.48	2.78
	BATH	2.59	2.59	0.25	0.54
	TOILET	2.59	2.59	0.25	0.54
	W.C	1.48	1.48	0.14	0.54
	STUDY	---	---	---	---



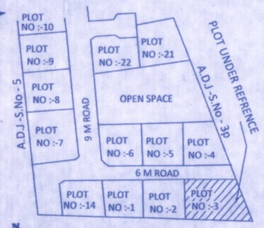
SITE PLAN



PLOT AREA DIAGRAM

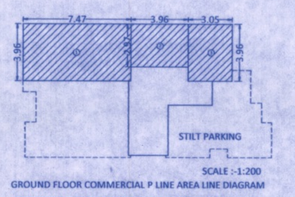
PLOT AREA CALCULATION				
1	1/2 X 31.16 X 10.60	=	165.14	SQ.MT.
2	1/2 X 31.16 X 13.14	=	204.71	SQ.MT.
	TOTAL	=	369.85	SQ.MT.

NOTES
ALL DIMENSIONS ARE IN METER
BOUNDARY OF PLOT SHOWN IN BLACK
PROPOSED WORK SHOWN IN RED
ROAD SHOWN IN BROWN



LOCATION PLAN SCALE:- N.T.S

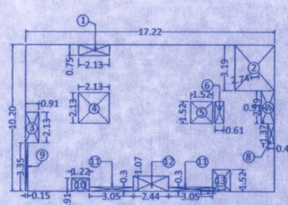
Parking Statement			
Sr. No.	Parking Type	Total Required	Provided Parking
1	Car	2.92	4
2	Two Wheeler	8.75	9



SCALE :-1:200

GROUND FLOOR COMMERCIAL P LINE AREA LINE DIAGRAM

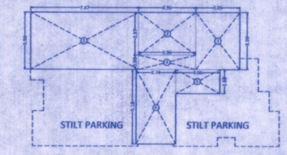
P LINE AREA CALCULATION FOR GROUND FLOOR				
1	7.47 X 3.96 X 1 NO	=	29.58	SQ.MT.
2	3.96 X 2.97 X 1 NO	=	11.76	SQ.MT.
3	3.05 X 3.96 X 1 NO	=	12.07	SQ.MT.
TOTAL P LINE AREA		=	53.41	SQ.MT.



SCALE:-1:200

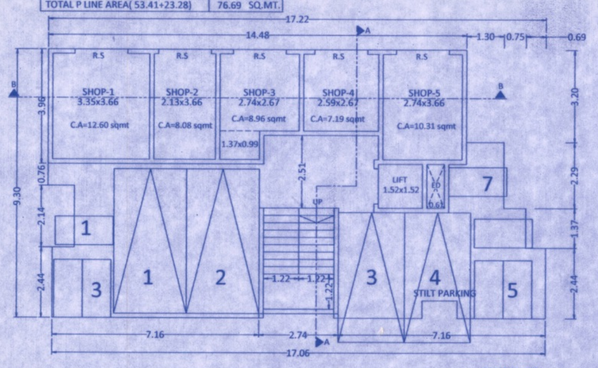
TYPICAL FIRST TO FOURTH FLOOR P LINE AREA LINE DIAGRAM

P LINE AREA CALCULATION FOR TYPICAL FIRST TO FOURTH FLOOR				
BLOCK	17.22 X 10.20 X 1 NO	=	175.64	SQ.MT.
	TOTAL ADDITION	=	175.64	SQ.MT.
DEDUCTIONS				
1	2.13 X 0.75 X 1 NO	=	1.60	SQ.MT.
2	2.74 X 3.19 X 1 NO	=	8.74	SQ.MT.
3	0.91 X 2.13 X 1 NO	=	1.94	SQ.MT.
4	2.13 X 2.13 X 1 NO	=	4.54	SQ.MT.
5	1.52 X 1.52 X 1 NO	=	2.31	SQ.MT.
6	0.61 X 1.52 X 1 NO	=	0.93	SQ.MT.
7	0.91 X 2.29 X 1 NO	=	2.08	SQ.MT.
8	0.46 X 1.37 X 1 NO	=	0.63	SQ.MT.
9	3.35 X 0.15 X 1 NO	=	0.50	SQ.MT.
10	1.22 X 0.91 X 1 NO	=	1.11	SQ.MT.
11	3.05 X 0.30 X 2 NOS	=	1.83	SQ.MT.
12	2.44 X 1.07 X 1 NO	=	2.61	SQ.MT.
13	1.22 X 1.52 X 1 NO	=	1.85	SQ.MT.
TOTAL DEDUCTION		=	30.67	SQ.MT.
P LINE AREA		=	144.97	SQ.MT.



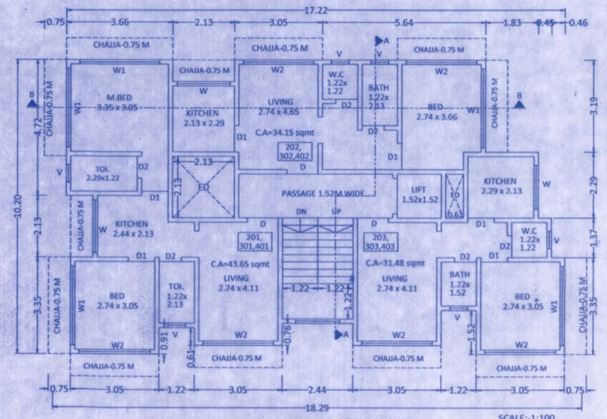
GROUND FLOOR P LINE AREA DIAGRAM SCALE :-1:200

P LINE AREA CALCULATION FOR GROUND FLOOR				
1	7.47 X 3.96 X 1 NO	=	29.58	SQ.MT.
2	3.96 X 2.97 X 1 NO	=	11.76	SQ.MT.
3	3.05 X 3.96 X 1 NO	=	12.07	SQ.MT.
TOTAL COMMERCIAL AREA			53.41	SQ.MT.
4	0.99 X 3.96 X 1 NO	=	3.92	SQ.MT.
5	3.06 X 1.68 X 1 NO	=	5.14	SQ.MT.
6	2.74 X 5.19 X 1 NO	=	14.22	SQ.MT.
TOTAL RESIDENTIAL AREA			23.28	SQ.MT.
TOTAL P LINE AREA(53.41+23.28)			76.69	SQ.MT.



SCALE:-1:100

GROUND FLOOR PLAN

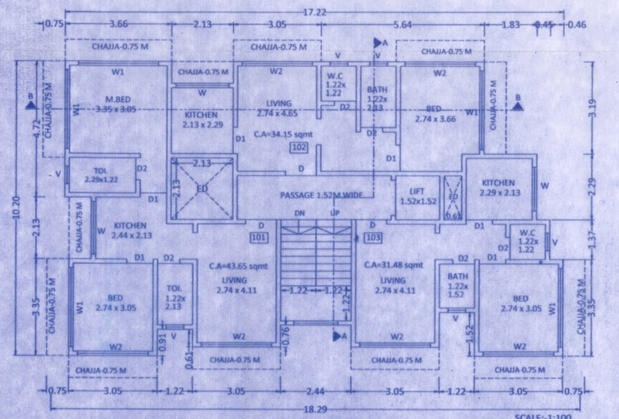


TYPICAL SECOND TO FOURTH FLOOR PLAN SCALE:-1:100

PARKING STATEMENT FOR COMMERCIAL								
Sr. No.	Parking Type	Req. as per Table-8B	For every 100 sq.m. carpet area or fraction thereof	Total	Factor as per Table-8c	Total	Visitors Parking @5%	Total Required
1	Car	2	47.14/100X2	0.94	0.40	0.38	0.02	0.40 = 1
2	Two Wheeler	6	47.14/100X6	2.83	0.40	1.13	0.06	1.19

Parking Statement								
Sr. No.	Parking Type	Req. as per Table-8B	For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.	Total	Factor as per Table-8c	Total	Visitors Parking @5%	Total Required
1	Car	1	8/2X1	4	0.40	1.60	0.08	1.68 = 2
2	Two Wheeler	2	8/2X2	8	0.40	3.20	0.16	3.36

Parking Statement								
Sr. No.	Parking Type	Req. as per Table-8B	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	Total	Factor as per Table-8c	Total	Visitors Parking @5%	Total Required
1	Car	1	4/2X1	2.00	0.40	0.80	0.04	0.84 = 1
2	Two Wheeler	5	4/2X5	10.00	0.40	4.00	0.20	4.20



FIRST FLOOR PLAN SCALE:-1:100

Proposed											
Bldng	Wing	Height	Floor	Ground		First	Second	Third	Fourth	Total	Stilt
1	-			Resi	Comm	Resi	Resi	Resi	Resi	-	-
		14.70	2.85	23.28	53.41	144.97	144.97	144.97	144.97	656.57	68.28

CARPET AREA TABLE									
Bldng	Wing	Floor	Use	Units	Flats Nos	C.pet Area	Bal.Nos	Bal.Area	D.Ter Nos.	D.Ter Area
1	-	Gr	Comm	5	-	47.14	-	-	-	-
		First	Resi	-	-	-	-	-	-	-
			Comm	-	-	-	-	-	-	-
			Resi	1	101	43.65	-	-	-	-
			Resi	1	102	34.15	-	-	-	-
			Resi	1	103	31.48	-	-	-	-
		Second	Resi	1	201	43.65	-	-	-	-
			Resi	1	202	34.15	-	-	-	-
			Resi	1	203	31.48	-	-	-	-
		Third	Resi	1	301	43.65	-	-	-	-
			Resi	1	302	34.15	-	-	-	-
			Resi	1	303	31.48	-	-	-	-
		Fourth	Resi	1	401	43.65	-	-	-	-
			Resi	1	402	34.15	-	-	-	-
			Resi	1	403	31.48	-	-	-	-
		Total		17		484.26				

SCHEDULE OF DOOR AND WINDOW	
RS = 1.83 X 2.24	W = 1.83 X 1.52
D = 1.07 X 2.29	W1 = 2.74 X 1.52
D1 = 0.91 X 2.13	W2 = 2.44 X 1.52
D2 = 0.76 X 1.98	V = 0.60 X 0.90

TOTAL P LINE AREA	
FLOOR	AREA IN SQ.MT.
GR.FLOOR	76.69 SQ.MT.
1ST.FLOOR	144.97 SQ.MT.
2ND.FLOOR	144.97 SQ.MT.
3RD.FLOOR	144.97 SQ.MT.
4TH.FLOOR	144.97 SQ.MT.
TOTAL	656.57 SQ.MT.

Proforma – I: Area Statement SHEET- 01 OF 01

Description Of Proposal & Property

REVISED BUILDING ON LAND BEARING S.NO-115/6,116/3 ON PLOT NO-3 (GROUND/STILT+FOURTH FLOOR) AT MALJE - ASANGAON-TALUKA -SHAHPUR, DIST - THANE.

Stamps Of Approval Of Plans

मा. सहायक संचालक नगर रचना, शहापूर विभाग/उपविभाग/ग्रा.पं. ता. शहापूर जि. ठाणे/पंचायत समिती/ग्रा.पं. यांच्या कार्यालयाचे पत्र क्र. विशि/रेखांकन/खोल./ग्रा.पं.सोगावगाव/प.स. २१४५८ दिनांक ३१/१२/२०२१ अन्वये सादर केलेल्या प्रस्तावास सुधारित/नविन बांधकाम परवानगी मंजूरीसाठी शिफारस.

सहायक संचालक, नगर रचना, ठाणे.

AREA STATEMENT		SQ.MT
1.	AREA OF PLOT (minimum area of a,b,c to be considered)	369.85
	(a) As per ownership document (7/12 , CTS extract)	389.00
	(b) As per measurement sheet	369.85
	(c) As per site	
2.	DEDUCTIONS FOR	
	(a) Proposed DP / DP Road widening Area/Service Road	--
	(b) EXISTING ROAD WIDENING	--
	Total (a+b)	--
3.	BALANCE AREA OF PLOT (1-2)	369.85
4.	AMENITY SPACE (if applicable)	
	(a) Required	--
	(b) Adjustment of 2(b), if any	
	(c) Balance Proposed	--
5.	NET PLOT AREA (3-4 (c))	369.85
6.	RECRETIONAL OPEN SPACE (if applicable)	
	(a) Required	
	(b) Proposed	--
7.	INTERNAL ROAD AREA	--
8.	PLOTABLE AREA (if applicable)	
9.	P LINE AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (Sr. No. 5 x basic FSI) (369.85 X 1.10)	406.83
10.	ADDITIONAL FSI ON PAYMENT PREMIUM	
	(a) Max permissible premium FSI - based on road width/TOD zone	--
	(b) Proposed FSI on payment of premium	
11.	IN-SITU FSI / TDR LOADING	
	(a) In-situ area against DP Road [2.0 x Sr.No. 2(a)] , if any	
	(b) In-situ area against Amenity space handed over (2.00 or 1.85 x Sr.No. 4 (b) and / or (c))	
	(c) TDR area	--
	(d) Total in-situ / TDR loading proposed (11 a+b+c)	
12.	ADDITIONAL FSI AREA UNDER CHAPTER NO.7	
13.	TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
	(a) (9+10(b)+11(d)) or 12 whichever is applicable	406.83
	(b) Ancillariy Area FSI upto 80% with payment of charges (53.41 X 0.80)	42.73
	Ancillariy Area FSI upto 60% with payment of charges (353.42 X 0.60)	212.05
	(c) Total entitlement (a+b)	661.61
14.	MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH (as per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8	661.61
15.	TOTAL BUILT-UP AREA IN PROPOSAL (excluding area at Sr No. 17b)	
	(a) Existing Built-up Area	--
	(b) Proposed Built-up Area (as per P-Line) GROUND FLOOR (COMMERCIAL) 1st to 4th (RESIDENTIAL)144.97X4	76.69 579.88
		656.57
	(c) Total (a+b)	656.57
16.	F.S.I. Consumed (15/13) (should not be more than S.no. 14 above)	0.99
17.	AREA FOR INCLUSIVE HOUSING , if any	--
	(a) Required (20% of S.No. 5)	--
	(b) Proposed	--

Certificate of Area:

Certified that the plot under reference was surveyed by me on 30/04/2021 and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out as per triangulation method is less than the area stated in 7/12 extract.We are considering the area as per triangulation.

MANDAR JAYANT LELE
Consulting Civil Engineer
LIC No. STATE/R/2022/APL/00148

Owner's Declaration –

I undersigned hereby confirm that I would abide by plans approved by Authority / Collector. I would execute the structure as per approved plans. Also I would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.I hereby also declare that if any dispute arise about ownership/third party interest/ right & easement right acess road such dispute will be settled by me with my own expenses.

Owners :-

MR:-SACHIN RAMAKANT JAGTAP

MR:-MAHESH RAMAKANT JAGTAP

Signature of Owner

PROJECT CONSULTANT:-

lele infratech pvt. ltd.
ground floor, b wing, yashoda apt., brahmin alley,
opp. n.e.s. high school, bhiwandi, dist. thane - 421 308
+91 2522 238100 | info@lelegroup.org

Job NO.	Drg No.	Date	Scale	Drawn By	Checked By	License no. of Engineer
		02/03/2022	As Shown	N.Arfat	N.Arfat	STATE/R/2022/APL /ENGR/00148