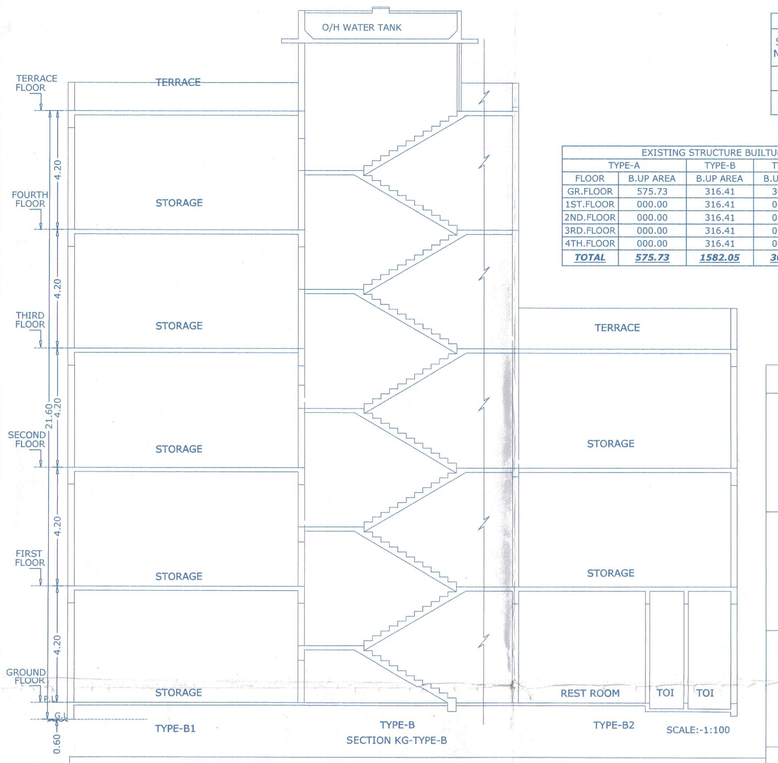


SECTION KG-TYPE-B

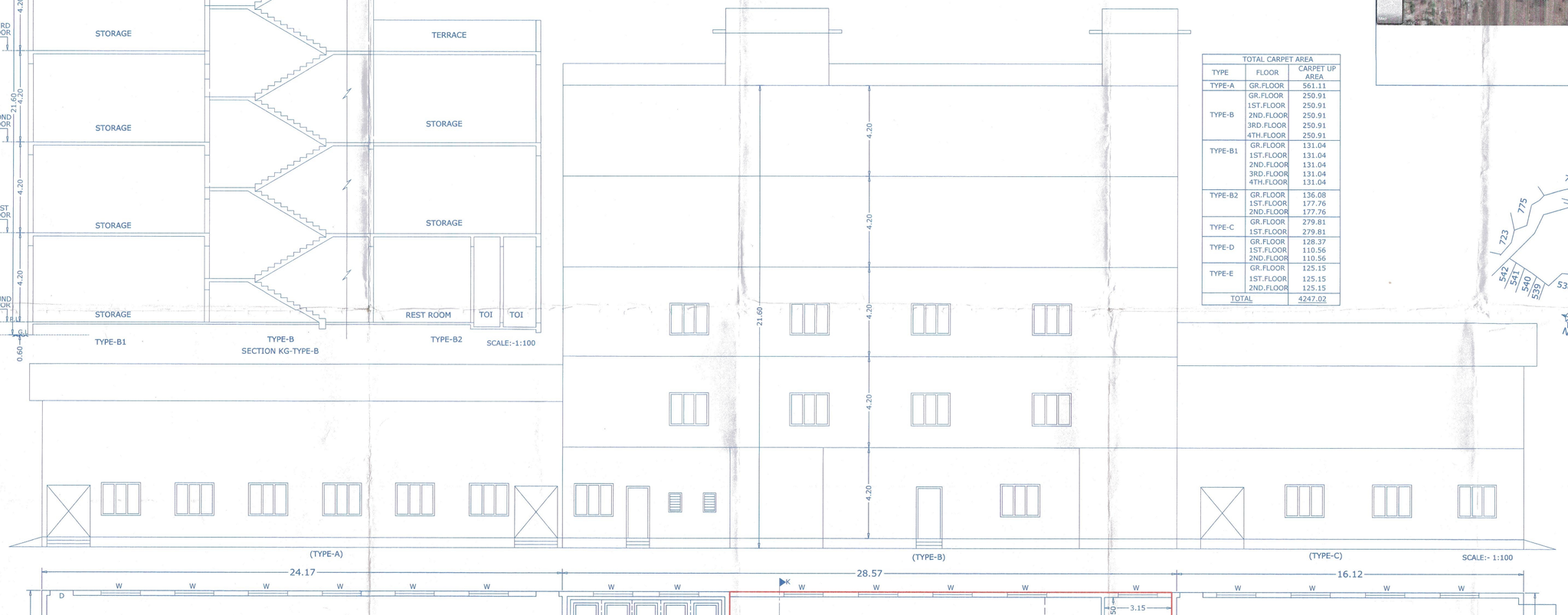
Parking Statement									
Sr. No.	Parking Type	Req. as per Table-8B	Required Parking For Every 300 sqmt c.a	Total	Factor as per Table-8c	Total	Visitors Parking @5%	Total Required	Total Provided
1	Car	3	4247.02/300=14.15 X 3	42.45	0.40	16.98	0.84	17.82	18
2	Two Wheeler	9	4247.02/300=14.15 X 9	127.35	0.40	50.94	2.54	53.48	55

BUILTUP AREA STATEMENT		SQ.MT
1	NET PLOT AREA	7046.09
2	PERMISSIBLE F.S.I	7046.09
3	PREVIOUS SANCTIONED B/UP AREA	3288.29
4	PROPOSED B/UP AREA (WITH PAYMENT OF PREMIUM)	1816.81
5	TOTAL PROPOSED B.UP AREA	5105.10

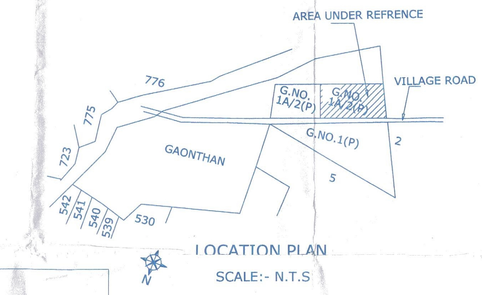
EXISTING STRUCTURE BUILTUP AREA				
	TYPE-A	TYPE-B	TYPE-C	
FLOOR	B.UP AREA	B.UP AREA	B.UP AREA	
GR.FLOOR	575.73	316.41	309.34	
1ST.FLOOR	000.00	316.41	000.00	
2ND.FLOOR	000.00	316.41	000.00	
3RD.FLOOR	000.00	316.41	000.00	
4TH.FLOOR	000.00	316.41	000.00	
TOTAL	***575.73***	***1582.05***	***309.34***	***2467.12***

NEW STRUCTURE BUILTUP AREA						
FLOOR	TYPE-B1	TYPE-B2	TYPE-C	TYPE-D	TYPE-E	
	B.UP AREA	B.UP AREA	B.UP AREA	B.UP AREA	B.UP AREA	
GR.FLOOR	135.59	191.42	--	152.12	198.59	
1ST.FLOOR	135.59	216.95	309.34	138.74	198.59	
2ND.FLOOR	135.59	216.95	--	138.74	198.59	
3RD.FLOOR	135.59	--	--	--	--	
4TH.FLOOR	135.59	--	--	--	--	
TOTAL	677.95	625.32	309.34	429.60	595.77	2637.98

TOTAL BUILTUP AREA	
TYPE	BUILT UP AREA
TYPE-A	575.73
TYPE-B	1582.05
TYPE-B1	677.95
TYPE-B2	625.32
TYPE-C	618.68
TYPE-D	429.60
TYPE-E	595.77
TOTAL	5105.10

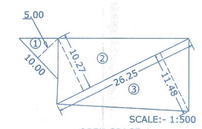


TOTAL CARPET AREA		
TYPE	FLOOR	CARPET UP AREA
TYPE-A	GR.FLOOR	561.11
TYPE-B	GR.FLOOR	250.91
	1ST.FLOOR	250.91
	2ND.FLOOR	250.91
	3RD.FLOOR	250.91
	4TH.FLOOR	250.91
TYPE-B1	GR.FLOOR	131.04
	1ST.FLOOR	131.04
	2ND.FLOOR	131.04
	3RD.FLOOR	131.04
	4TH.FLOOR	131.04
TYPE-B2	GR.FLOOR	136.08
	1ST.FLOOR	177.76
	2ND.FLOOR	177.76
TYPE-C	GR.FLOOR	279.81
	1ST.FLOOR	279.81
TYPE-D	GR.FLOOR	128.37
	1ST.FLOOR	110.56
	2ND.FLOOR	110.56
TYPE-E	GR.FLOOR	125.15
	1ST.FLOOR	125.15
	2ND.FLOOR	125.15
TOTAL		4247.02



LOCATION PLAN

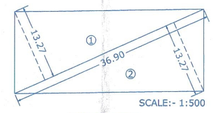
SCALE:- N.T.S



SCALE:- 1:500

OPEN SPACE-1

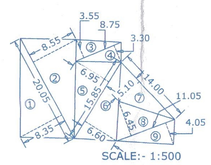
OPEN SPACE-1 AREA CALCULATION				
1	10.00	5.00	0.50	25.00
2	26.25	10.27	0.50	134.79
3	26.25	11.48	0.50	150.68
OPEN SPACE-1 AREA				***310.47***



SCALE:- 1:500

OPEN SPACE-2

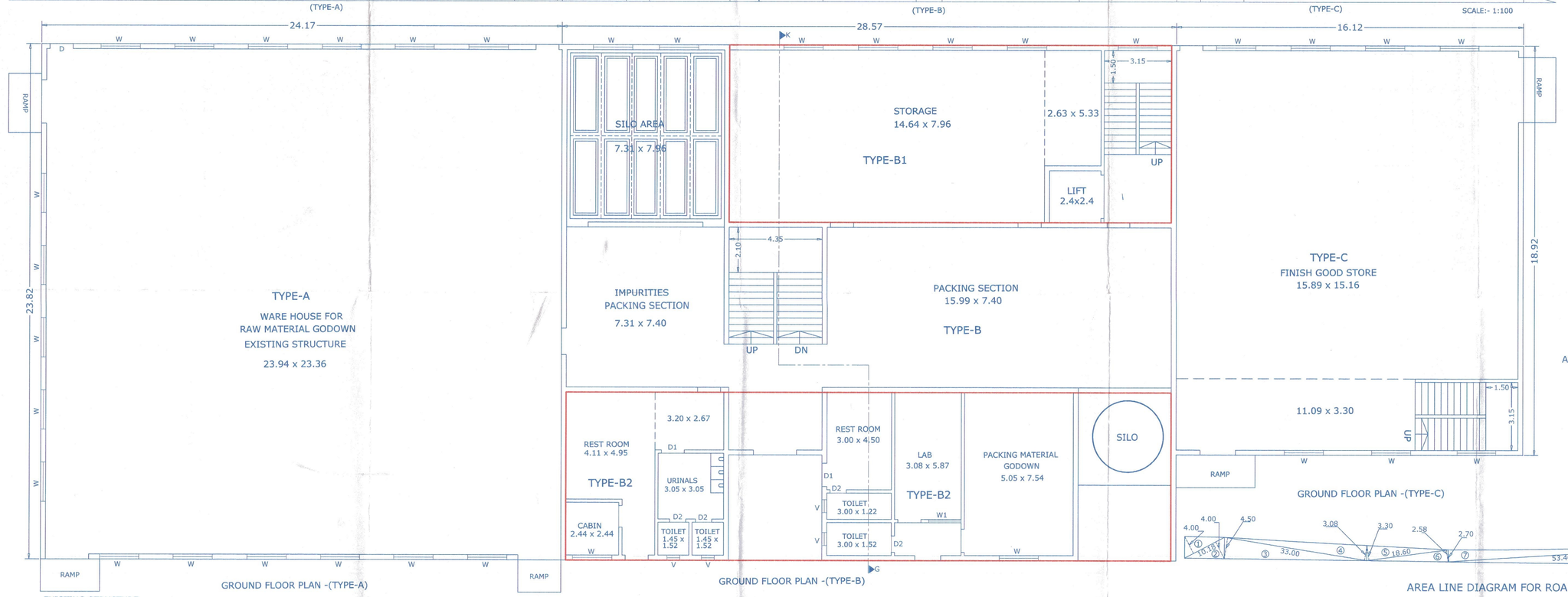
OPEN SPACE-2 AREA CALCULATION				
1	36.90	13.27	0.50	244.83
2	36.90	13.27	0.50	244.83
OPEN SPACE-2 AREA				***489.66***



SCALE:- 1:500

AREA LINE DIAGRAM FOR AMENITY SPACE

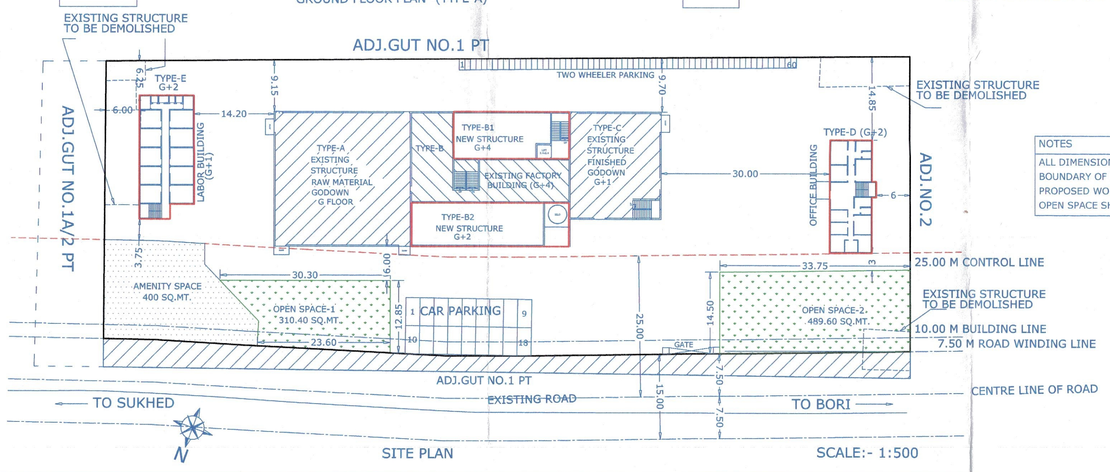
AMENITY SPACE AREA CALCULATION				
1	20.05	8.35	0.50	83.71
2	20.05	8.55	0.50	85.71
3	8.75	3.55	0.50	15.53
4	8.75	3.30	0.50	14.44
5	15.85	6.95	0.50	55.08
6	15.85	6.60	0.50	52.31
7	14.00	5.10	0.50	35.70
8	11.05	6.45	0.50	35.64
9	11.05	4.05	0.50	22.38
AMENITY SAPCE AREA				***400.49***



AREA LINE DIAGRAM FOR ROAD WINDING

SCALE:- 1:500

ROAD WINDING AREA CALCULATION				
1	10.18	4.00	0.50	20.36
2	10.18	4.00	0.50	20.36
3	33.00	4.50	0.50	74.25
4	33.00	3.08	0.50	50.82
5	18.60	3.30	0.50	30.69
6	18.60	2.58	0.50	23.99
7	53.46	2.70	0.50	72.17
8	53.46	3.70	0.50	98.90
9	29.00	3.68	0.50	53.36
10	29.00	4.52	0.50	65.54
ROAD WINDING AREA				***510.45***



SITE PLAN

SCALE:- 1:500

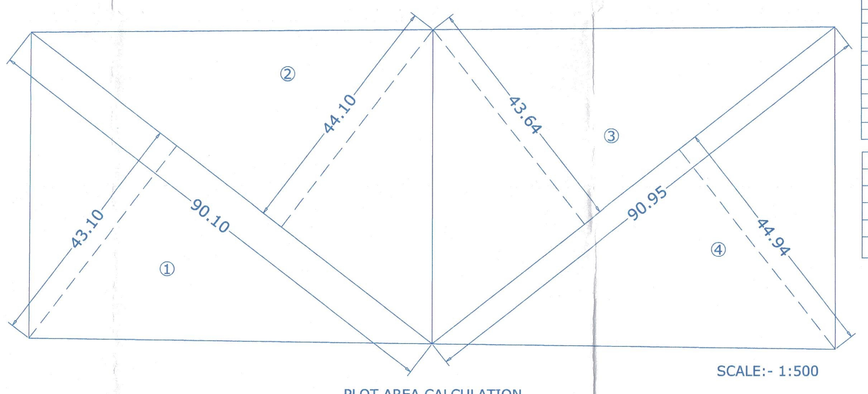
NOTES

ALL DIMENSIONS ARE IN METER

BOUNDARY OF PLOT SHOWN IN BLACK

PROPOSED WORK SHOWN IN RED

OPEN SPACE SHOWN IN GREEN



PLOT AREA CALCULATION

SCALE:- 1:500

PLOT AREA CALCULATION				
1	90.10	43.10	0.50	1941.66
2	90.10	44.10	0.50	1986.71
3	90.95	43.64	0.50	1984.53
4	90.95	44.94	0.50	2043.65
PLOT AREA				***7956.54***

Proforma – I: Area Statement

SHEET-01 OF 03

Description Of Proposal & Property

REVISED PROPOSED CONSTRUCTION OF INDUSTRIAL BUILDING ON G.NO.1A/2 AT-VILLAGE - SUKHED, TAL - KHANDALA, DIST -SATARA.
FOR:- MRS. JAINAB HEMRAJ DESLE

Stamps Of Approval Of Plans

& Building permission

Layout recommended for tentative approval for ~~Resi/Comm~~/Industrial/ ...../- Purpose as amended in .....(No.of corrections..NI.....) Subject to conditions mentioned vide letter no. [illegible]
Dt. [illegible]

Assistant Director of Town Planning, Branch Satara.

या कार्यालयाचे आदेश क्रमांक सुधा.रेखांकन/बांधकाम एस.आर 63/2021 दि 10/06/2021 मधील अटीस अधिन राहून मंजूर

उपविभागीय अधिकारी
वाई उपविभाग वाई

AREA STATEMENT		SQ.MT
1	AREA OF PLOT AS PER 7/12 ~~C.T.S PROPERTY CARD~~ (Minimum area of a,b,c to be considered)(g.no.1A/2~~as~~ per 7/12)8700.00	7956.54
	(a) As per ownership document (7/~~12,CTS extract~~)g.no.1A/2(p)	8000.00
	(b) As per measurement sheet	7956.54
	(c) As per site	--
2	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road/Highway widening	510.45
	(b) Any D.P. Reservation area	--
	(Total a +b)	510.15
3	Balance area of plot (1-2)	7446.09
4	Amenity Space (if applicable)	
	(a) Required - (as per previous Sanctioned)	400.00
	(b) Adjustment of 2(b),if any -	--
	(c) Balance Proposed -	400.00
5	Net Plot Area (3-4(c))	7046.09
6	Recreational Open space (if applicable)	--
	(a) Required - (as per previous Sanctioned)	800.00
	(b) Proposed -	800.00
7	Internal Road area	--
8	Plotable area (if applicable)	--
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI) As per Previous Sanctioned No. 2365 Dated 17/07/2015 (F.S.I -1.00)	7046.09
10	Addition of FSI on payment of premium	--
	(a)Maximum 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 D.P. road [2.0 x Sr. No. 2 (a)],if any (b)In-situ area against Amenity Space if handed over [2.00 or1.85 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(7.61)	--
13	Total entitlement of FSI in the proposal	--
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	7046.09
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	--
	(c) Total entitlement (a+b)	7046.09
14	Maximum utilization limit of F.S.I. (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}	--
15	Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	5105.10
	(a) Existing Built-up Area.(Previous Sanction B.up Area)	3288.29
	(b) Proposed Built-up Area (as per 'P-line')	1816.81
	(c) Total (a+b)	5105.10
	F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	0.72
16	Area for Inclusive Housing, if any	
17	(a) Required (20% of Sr.No.5)	
	(b) Proposed	

Certificate of Area:
Certified that the plot under reference was surveyed by me on 20/10/2020 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
License No - ADTP /SATARA/ C-3/382
Valid Date-31/12/2024
Consulting Engineer Signature

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 ownedship/third party interest/ right & easement right acess road such dispute will be settled by me with my own expenses.

MRS. JAINAB HEMRAJ DESLE

Signature of Owner :-

CERTIFICATE
Above mentioned plans are prepared by me as per UDCPR

Mandar Jayant Lele
License No - ADTP /SATARA/ C-3/382
Valid Date-31/12/2024
Consulting Engineer Signature

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
		22.04.2021	As Shown	N.Arfat	N.Arfat	ADTP /SATARA/ C-3/382