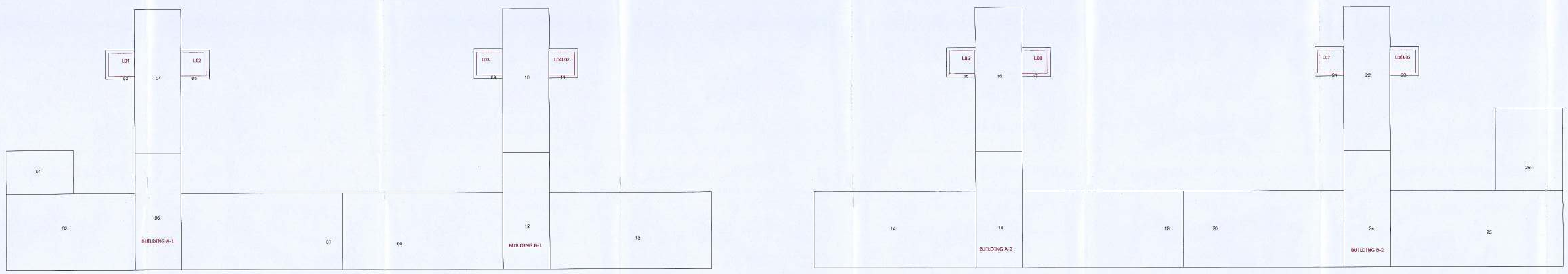


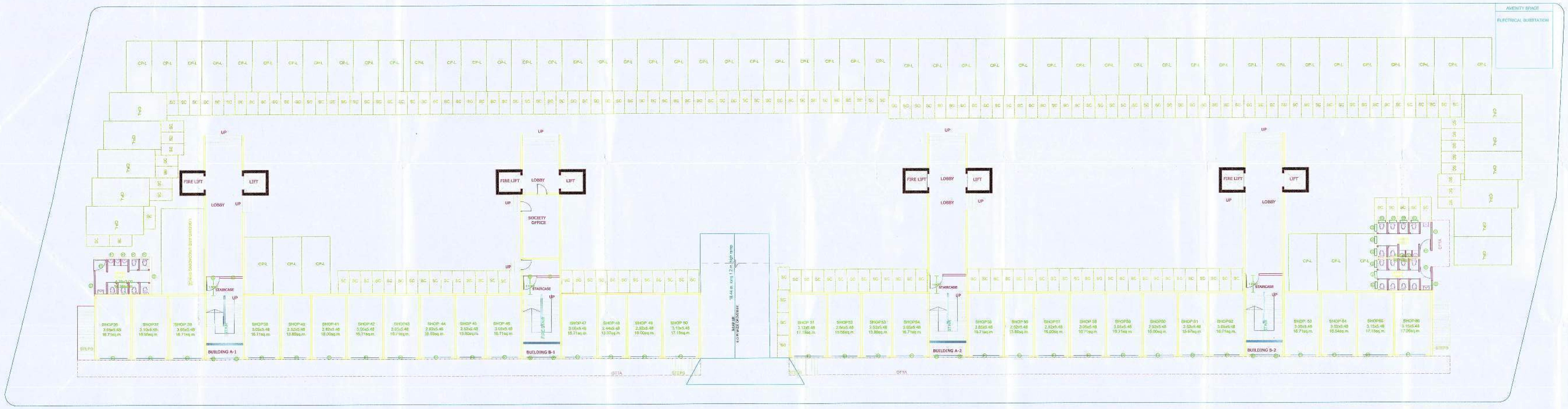
Building A-1 P-line Calculations Floors -Upper Ground Floor	
Polygon	Area
01	16.60
02	55.75
03	4.73
04	38.05
05	4.73
06	30.81
07	69.73
L01	-3.34
L02	-3.34
Total	213.72
Residential	40.83
Commercial	172.89

Building B-1 P-line Calculations Floors -Upper Ground Floor	
Polygon	Area
08	69.73
09	4.73
10	38.05
11	4.73
12	30.74
13	70.20
L03	-3.34
L04	-3.34
Total	211.50
Residential	40.83
Commercial	170.67

Building A-2 P-line Calculations Floors -Upper Ground Floor	
Polygon	Area
14	70.23
15	4.73
16	38.05
17	4.73
18	30.74
19	69.74
L05	-3.34
L06	-3.34
Total	211.54
Residential	40.83
Commercial	170.71

Building B-2 P-line Calculations Floors -Upper Ground Floor	
Polygon	Area
20	69.72
21	4.73
22	38.05
23	4.73
24	24.59
25	74.86
26	31.27
L07	-3.34
L08	-3.34
Total	241.27
Residential	40.83
Commercial	200.44

P - line AREA / BLOCK PLAN (UPPER GROUND FLOOR)



UPPER GROUND FLOOR PLAN

NORTH

PROPOSED RESIDENTIAL AND COMMERCIAL COMPLEX ON C.T.S. NO./PLOT NO. 1 TO 25 / S.NO. 28, 28/1-A, 28/1-B AND 28/1-C / GAT NO. /T.P.NO. OF VILLAGE MAUJE PETH	Drawing Sheet No.: 1 / 2 / ~~3 / 4 / 5~~
Amalgamation of plots taken through AMC Permit no. 0137 dt. 25/11/2020.	
Stamps of Approval of Plans:	

AREA STATEMENT		SQ.M
1	Area of plot (Minimum area of a, b, c to be considered)	4571.75
	(a) As per ownership document (7/12, CTS extract)	4571.75
	(b) as per measurement sheet	4571.75
	(c) as per site	4571.75
2	Deductions for	
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0
	(b) Any D.P. Reservation area	0
	(Total a+b)	0
3	Balance area of plot (1-2)	4571.75
4	Amenity Space (if applicable)	
	(a) Required -	28.59
	(b) Adjustment of 2(b), if any -	0
	(c) Balance Proposed -	28.59
5	Net Plot Area (3-4 (c))	4543.16
6	Recreational Open space (if applicable)	
	(a) Required -	0
	(b) Proposed -	0
7	Internal Road area	0
8	Plotable area (if applicable)	0
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)	4997.48
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI - based on road width / TOD Zone. (0.50)	2285.88
	(b) Proposed FSI on payment of premium.	0
11	In-situ FSI / TDR loading	
	(a) In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	0
	(b) In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)].	0
	(c) TDR area (0.90)	0
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	0
12	Additional FSI area under Chapter No. 7	0
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	4997.48
	(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	0
	(c) Total entitlement (a+b)	4997.48
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)	4
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	
	(a) Existing Built-up Area.	0
	(b) Proposed Built-up Area (as per "P-line")	14070.37
	(c) Total (a+b)	14070.37
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	2.82
17	Area for Inclusive Housing, if any	
	(a) Required (20% of Sr.No.5)	
	(b) Proposed	

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 document of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

SIDDHANT KISHORE LADDHA
Signature

Owner's Declaration –
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner (s) name - VANDAN INFRA PROJECTS PVT LTD
Signature

Architect/ Licensed Engineer/ Supervisor name and signature
SIDDHANT KISHORE LADDHA

Job No.	Drawing no.	Scale	Drawn by	Checked by	Registration No. of Architect/ License no. of Licensed Engineer/ Supervisor
	210209 - PMR VAD	1 in 100	SKL	AKL	M/L-19563