

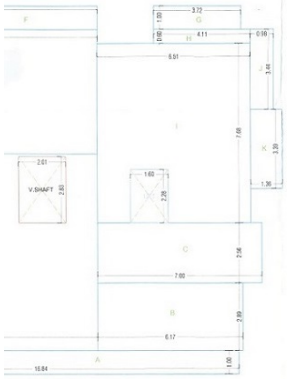
SITE PLAN

Ground Floor	Area
A	14.17
B	4.84
Total	19.01
Deduct Lift	3.60
GrandTotal	15.41

Typical Floor	Area
A	16.60
B	17.83
C	16.92
D	91.05
E	57.78
F	10.84
G	3.72
H	2.46
I	50.00
J	3.37
K	4.61
Total	275.18
Deduct V. Shaft	5.69
Deduct Lift	3.65
GrandTotal	265.84

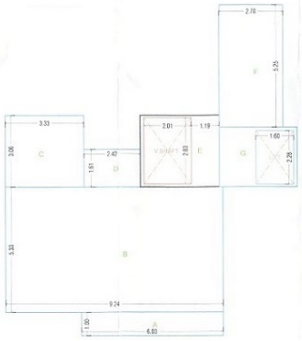
Sixth Floor	Area
A	6.02
B	49.28
C	10.19
D	3.88
E	10.24
F	14.17
G	8.45
Total	102.23
Deduct V. Shaft	5.69
Deduct Lift	3.65
GrandTotal	92.89

GINE



PICAL 1ST,2ND,3RD,4TH & 5TH FLOOR)

SCALE 1:100



P-LINE(6TH FLOOR)

SCALE 1:100

SEAL OF APPROVAL

Valid for Proposed Construction Only

आयुक्त, स.सं.न.र. / अगरवा/पत्रे कि.२१/१०/२१

मे आवेदनाच्ये इमारत परवाना व आपेश प्रमाणपत्र के अगरवा/स.सं.न.र./बां.प./ई.अ. 383 दि. 29/10/21 सबीज अटीसा अनुसरुन इमारतीचे इमारत परवानगत जात राहाने पुरस्ती सुधारीपत्रमाणे मंजूर करण्यात येत आहे.

सहायक संचालक नगररचना
महानगरपालिका अगरवरी

PROFORMA-I AREA SATEMENT

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING PLAN
ON PLOT NO.49A,49B, S.NO.48/1A,
MOUJA: SHEGAON

AREA STATEMENT		
1. Area of plot (Minimum area of a,b,c to be considered)		489.32 Sq.M
(a) As per ownership document (7/12, CTS extract)		489.32 Sq.M
(b) As per measurement sheet		489.32 Sq.M
(c) As per site		489.32 Sq.M
2. Deduction for		
(a) Proposed D.P./ D.P. Road widening Area/ Service Road/ Highway widening		0.00 Sq.M
(b) Any D.P. Reservation area		0.00 Sq.M
(Total a+b)		0.00 Sq.M
3. Balance area of plot (1-2)		723.60 Sq.M
4. Amenity Space (if applicable)		
(a) Required		0.00 Sq.M
(b) Adjustment of 2(b), if any		0.00 Sq.M
(c) Balance Proposed		0.00 Sq.M
5. Net Plot Area (3-4 (c))		723.60 Sq.M
6. Recreational Open space (if applicable)		
(a) Required		0.00 Sq.M
(b) Proposed		0.00 Sq.M
7. Internal Road Area		0.00 Sq.M
8. Plotable area (if applicable)		723.60 Sq.M
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5(basic FSI)	1.1	494.25 Sq.M
10. Addition of FSI on payment of premium		
(a) Maximum permissible premium FSI- based on road width/ TOD Zone.		0.00 Sq.M
(b) Proposed FSI on payment of premium	0.50	224.66 Sq.M
11. In- situ FSI / TDR loading		
(a) In - situ area against D.P. road [2.0 x Sr.No.2 (a)], if any		0.00 Sq.M
(b) In- situ area against Amenity Space (if handed over [2.00 or 1.85 x Sr.No.4 (b) and / or (c)]		0.00 Sq.M
(c) TDR area	0.40	179.72 Sq.M
(d) Total in-situ/ TDR loading proposed (11 (a) +(b)+(c)))		179.72 Sq.M
12. Addition FSI area under Chapter No.7		0.00 Sq.M
13. Total entitlement of FSI in the proposal		
(a) [9+10(b)+11(d)] or 12 whichever is applicable		898.63 Sq.M
(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	60%	539.17 Sq.M
(c) Total entitlement (a+b)		1437.80 Sq.M
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]		1437.80 Sq.M
15. Total Built-up Area in proposal (excluding area at Sr.No.17b)		
(a) Existing Built-up Area		0.00 Sq.M
(b) Proposed Built-up Area (as per 'P-line')		1437.50 Sq.M
(c) Total (a+b)		1437.50 Sq.M
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)		3.19
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 side 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.

Ar. Anil D. Hiwrale
Regd. No.00315

Signature
(Name of Architect/ Licensed Engineer/ Supervisor)

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 and Signature

Ravindra Pundlikrao mahalle
M/S.Mahalle Construction Proprietor

Architect/ Licensed Engineer/ Supervisor name and signature

ANIL BJHIWRALE

AMC Regd No.DDMCA/R/2021/APL/00315

SHEET NO.	Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ License No. of Licensed Engineer / Supervisor
1/1			1:100	ANIL		