



ગામુસુ, સ.ગં.નં. ૧/૫૮૫/૧૯૨૦૫
 એ કોલેજનારો દ્વારા લખાતા એ આદેશ પ્રમાણે ફક્ત
 અમળા/સ.ગં.નં. ૧/૫૮૫/૧૯૨૦૫/સુ.ક્ર. ૨૬૧ ની ૧૫.૧૨.૨૦૨૪
 નાથી અહીં અનુભવ પ્રસ્તાવિત કરાતા પગલાં તાજ
 રાંતે રૂબરૂ મુદ્દિયાપ્રમાણે મંજૂરી લેવાતા જાહે.

સાહચર્ય નોંધાવેલ નિર્ણાયક (૩)
 ધર્મજીવિ

A. AREA STATEMENT		SQ. M.
01	Area of plot - (min. area of a,b,c to be considered)	
02	a) As per ownership documents (7/12 CTS extract)	1703.73
03	b) As per measurement sheet	
04	c) as per site	
05	d) minimum considered	1703.73
06	Decisions for -	
07	a) Proposed 30.00 m wide D.P. Road Widening Area	600.00
08	b) Any D.P. Reservation area	
09	Total (a+b+c)	600.00
10	Balance Area of plot (1-2)	1103.73
11	a) Required	
12	b) Adjustment of 2(b), if any -	
13	c) Balance proposed -	
14	Net Area of Plot (3-4 (a))	1103.73
15	Recreational Open space (if applicable)	
16	a) Required	
17	b) Proposed	
18	Internal Road	
19	Pleable area (if applicable)	
20	Built up area with reference to Basic F.S.I. as per front road width (S/N No. Subarea FSI) (1103.73 X 1.10)	1214.10
21	a) Addition of FSI on payment of premium (12(6) & 5)	
22	a) Maximum permissible premium FSI - based on road width	
23	b) Proposed FSI on payment of premium	134.34
24	1. In-situ FSI/UDR loading	
25	a) In-situ area against D. road 5 m, 20ft, if any (2.00 x 105 = 210.00 meter sq)	1200.00
26	b) In-situ area against Amenity Space (if handled over)	
27	c) TDR area (110 x 60 ft)	
28	d) Total in-situ/UDR loading proposed (11 (6) + 105)	
29	2. Additional FSI under Chapter no.7.7	
30	f) Total entitlement of FSI in the proposal (a+b+c+14)	2548.43
31	a) Proposed commercial BUIP (180 x 18)	
32	b) Ancillary Area FSI upto 60% or 80% with payment of charges. For Comm. 2006.31 For residential 22.62	2031.13
33	c) Total Proposed commercial area (175 x 40)	
34	d) Permissible Residential BUIP Area (18 x 36)	
35	e) Permissible Ancillary FSI for residential	
36	f) Proposed Ancillary FSI for residential	
37	g) Total Proposed Residential Area (183 x 18)	
38	Total entitlement (a+b)	4579.55
39	a) Maximum utilization limit of F.S.I. (building potential) Permissible as per road width (line per permission no.81 & 2.2 & 6.6 as applicable) 1.50 x 1.50	4579.56
40	5. Total built Area in proposal (including area of area 179)	
41	a) Existing Built - up Area (as per plan)	4579.56
42	b) Proposed Built - up Area (as per plan)	4579.56
43	c) Total (a + b)	4579.56
44	6. F.S.I. Consumed (15/13)	
45	7. Area for inclusive Housing, if any (allowed road area less than 14 meters)	
46	a) Required (20% of S.no 5)	
47	b) Proposed	

C	PARKING STATEMENT
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		CAR	SCOOTER
1) PARKING REQD. BY RULE		20	87
2) PARKING PROVIDED		20	87
3) GARAGE PERMISSIBLE			
4) GARAGE PROPOSED			

D
CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON _____ AND THE DIMENSION OF SIDES, ETC. OF PLOT STATED ON PLAN AREAS AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P. SCHEME RECORD / LAND RECORD DEPT. / CITY SURVEYED RECORDS.

LEGEND

☐	PLOT BOUNDARY SHOWN BLACK
☐	PROPOSED WORK SHOWN RED
☐	DRAINAGE LINE SHOWN RED DOTTED
☐	WATERLINE SHOWN BLACK DOTTED
☐	EXISTING TO BE RETAINED HATCHED
☐	DEMOLITION SHOWN HATCHED YELLOW

F OWNERS' DETAILS

Owner(s)' Name / POA / SRUSHTI COMMERCIALS THROUGH ITS PARTNER SUDIP PRADIPRAO PETHE AT PLOT NO. 13/3B/1/1	Owner(s)' sign:
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G PROPOSAL DETAILS

PROPOSED SUBDIVISION MAP OF MOUJE SHEGAON
SR.NO/ PLOT NO. 13/3/B/1/H

ARCHITECT'S SIGN AND STAMP

JOAN NO	REVISION : 00
INCH.	DATE : 14.02.2024
ADDRESS	SCALE : NTS @40
	NORTH
	DRAWN BY: APL
	CHECKED BY: APL
	BCP NO:
	FILE NO:

INWARD NO.

KEY NO.	SHEET NO.	05
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