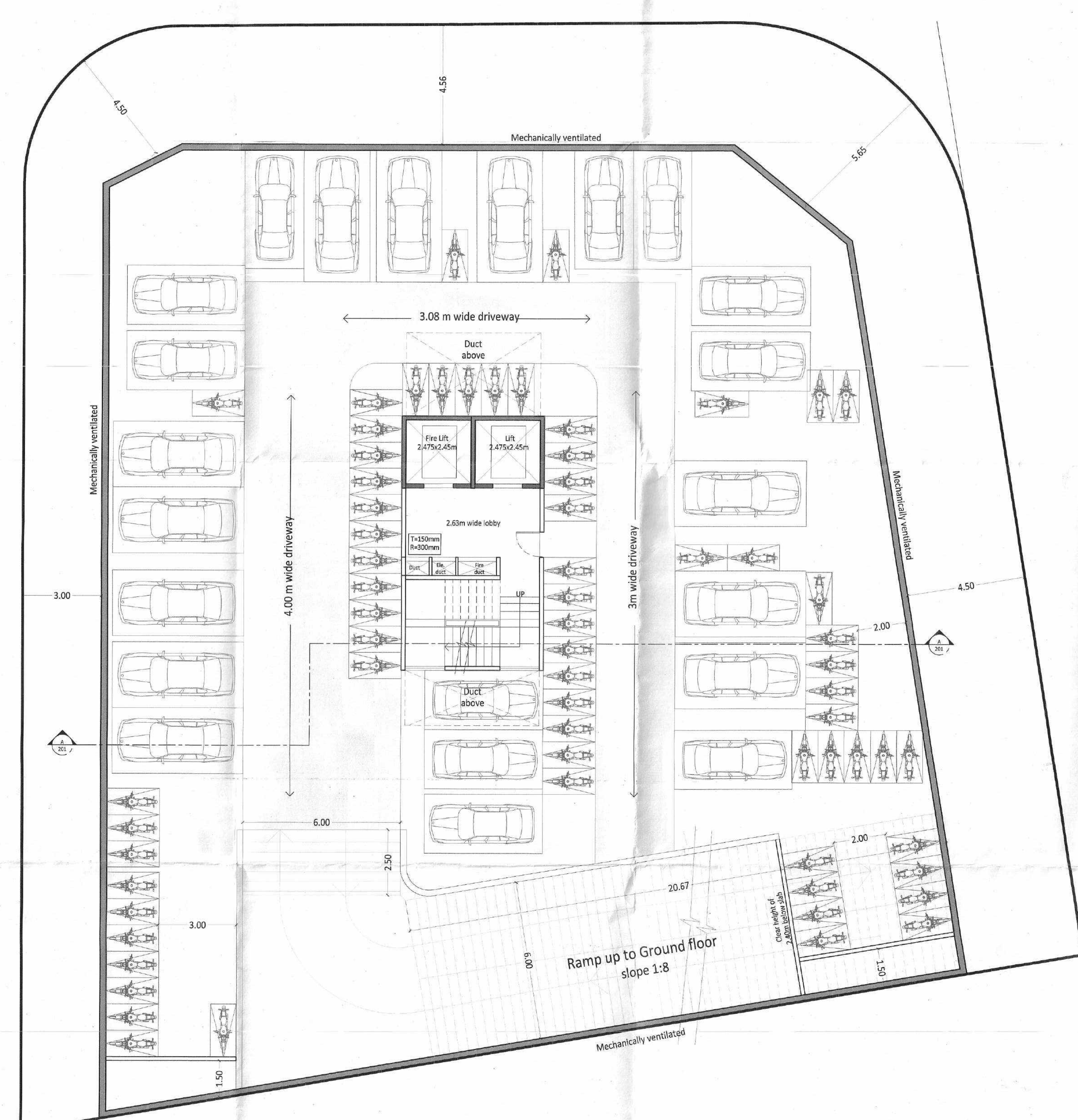
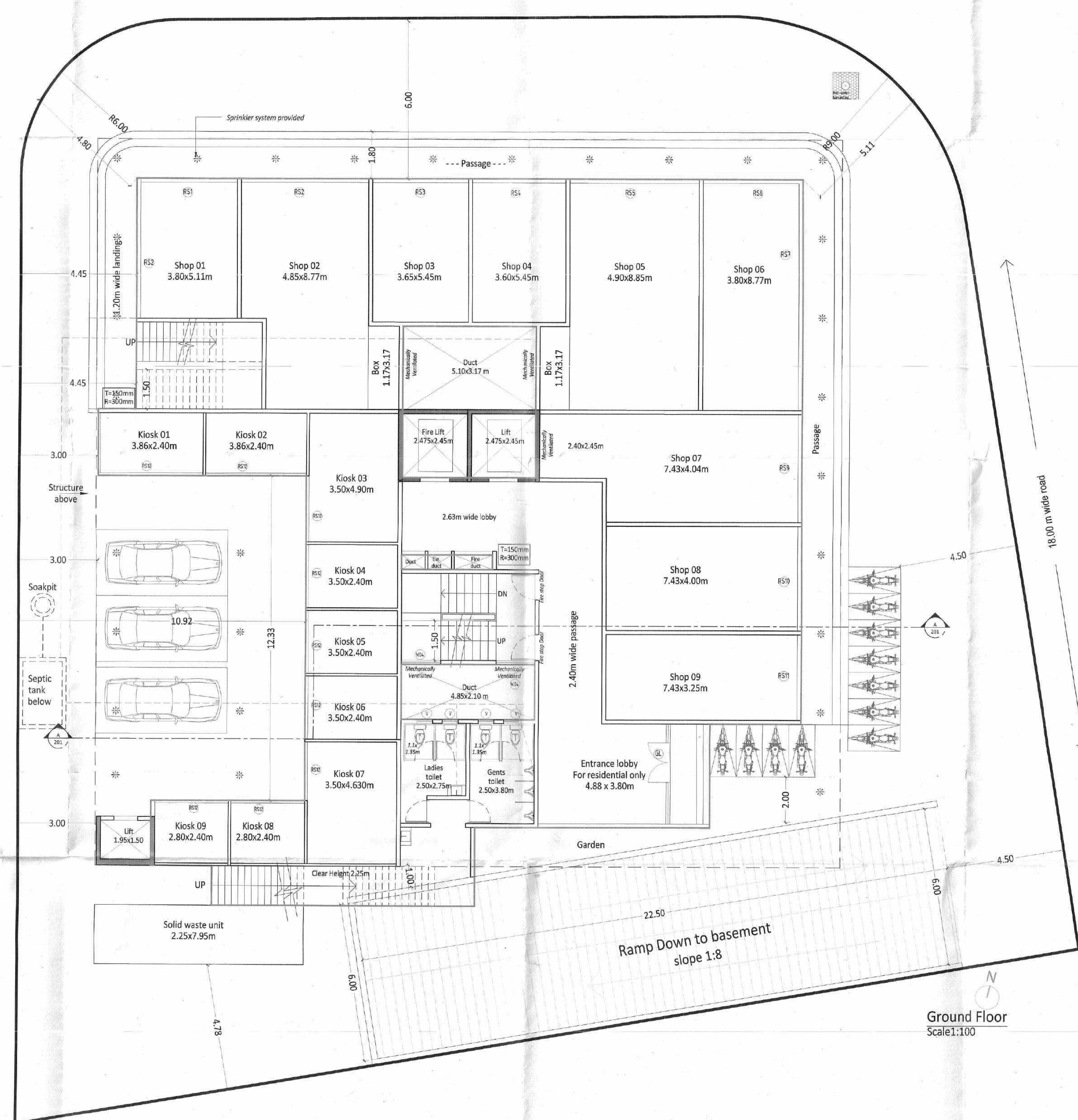
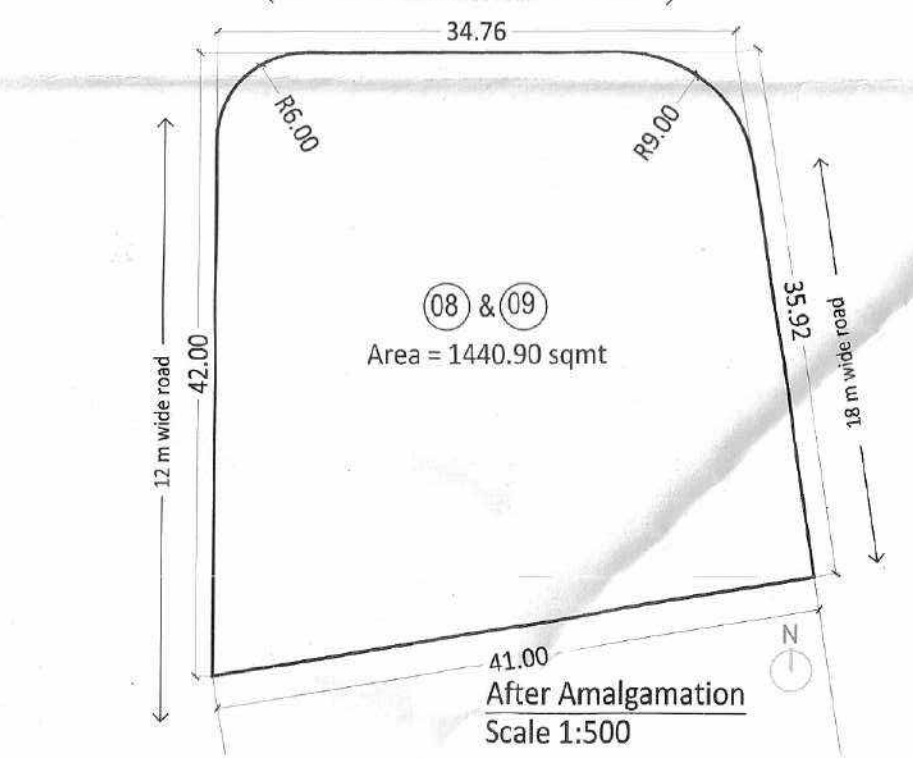
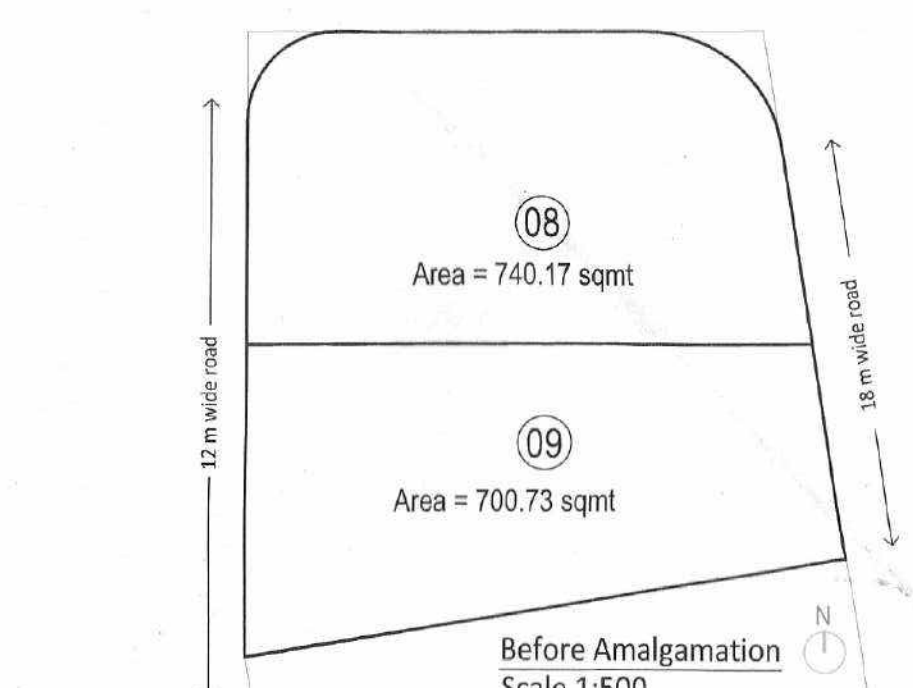
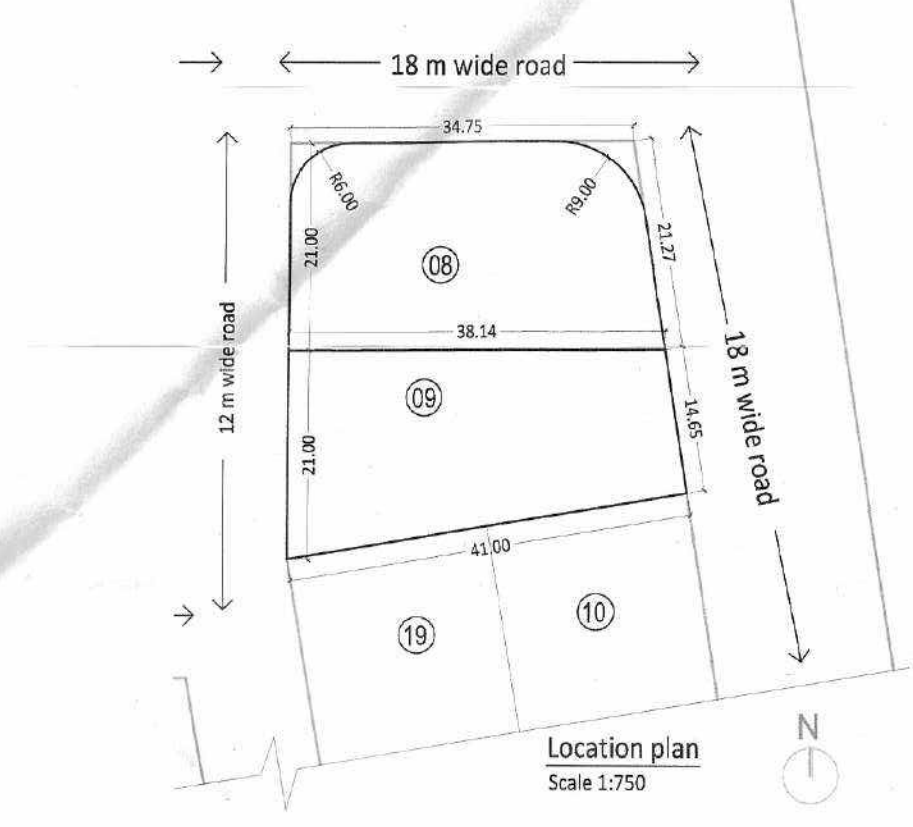
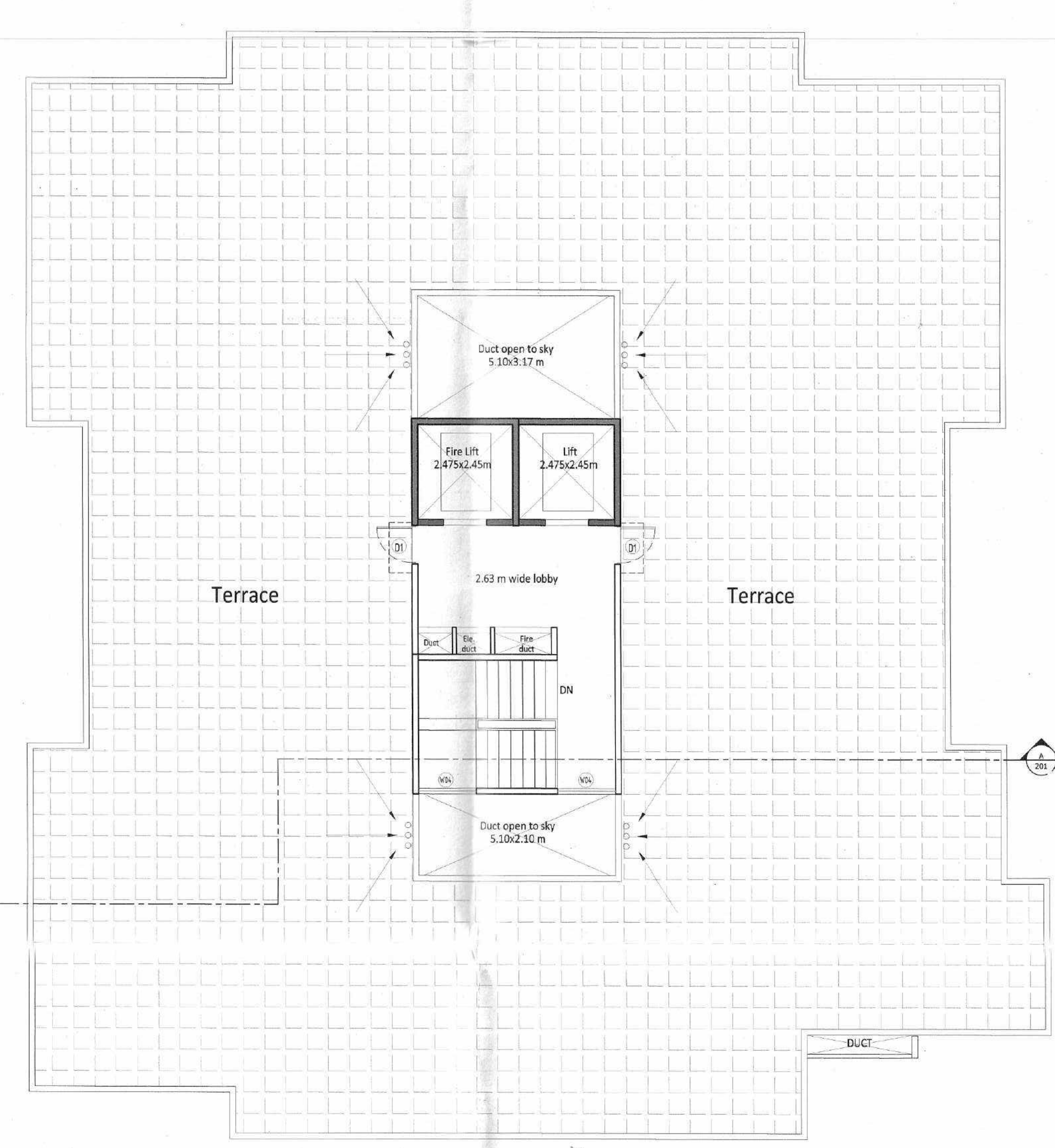
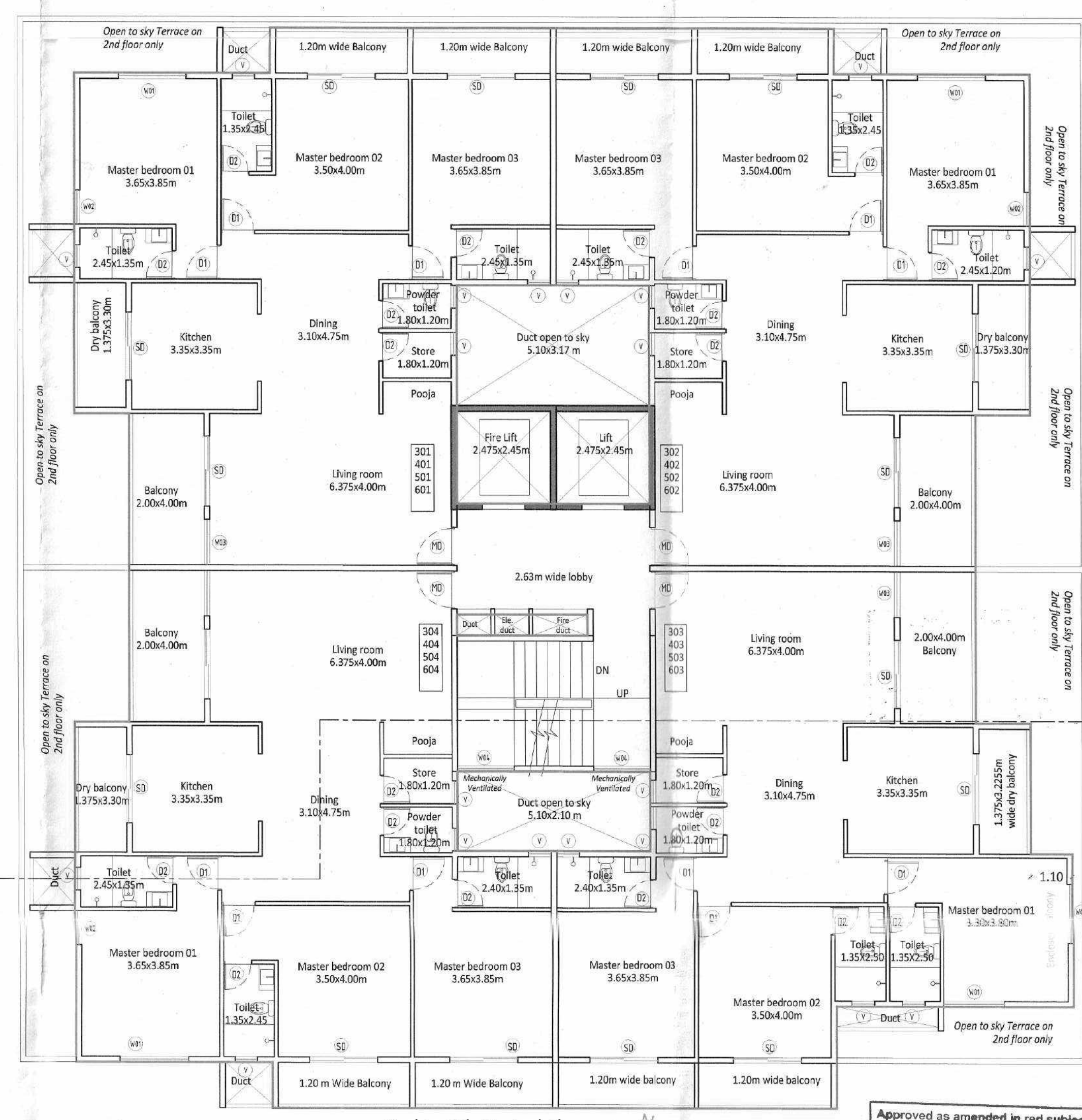
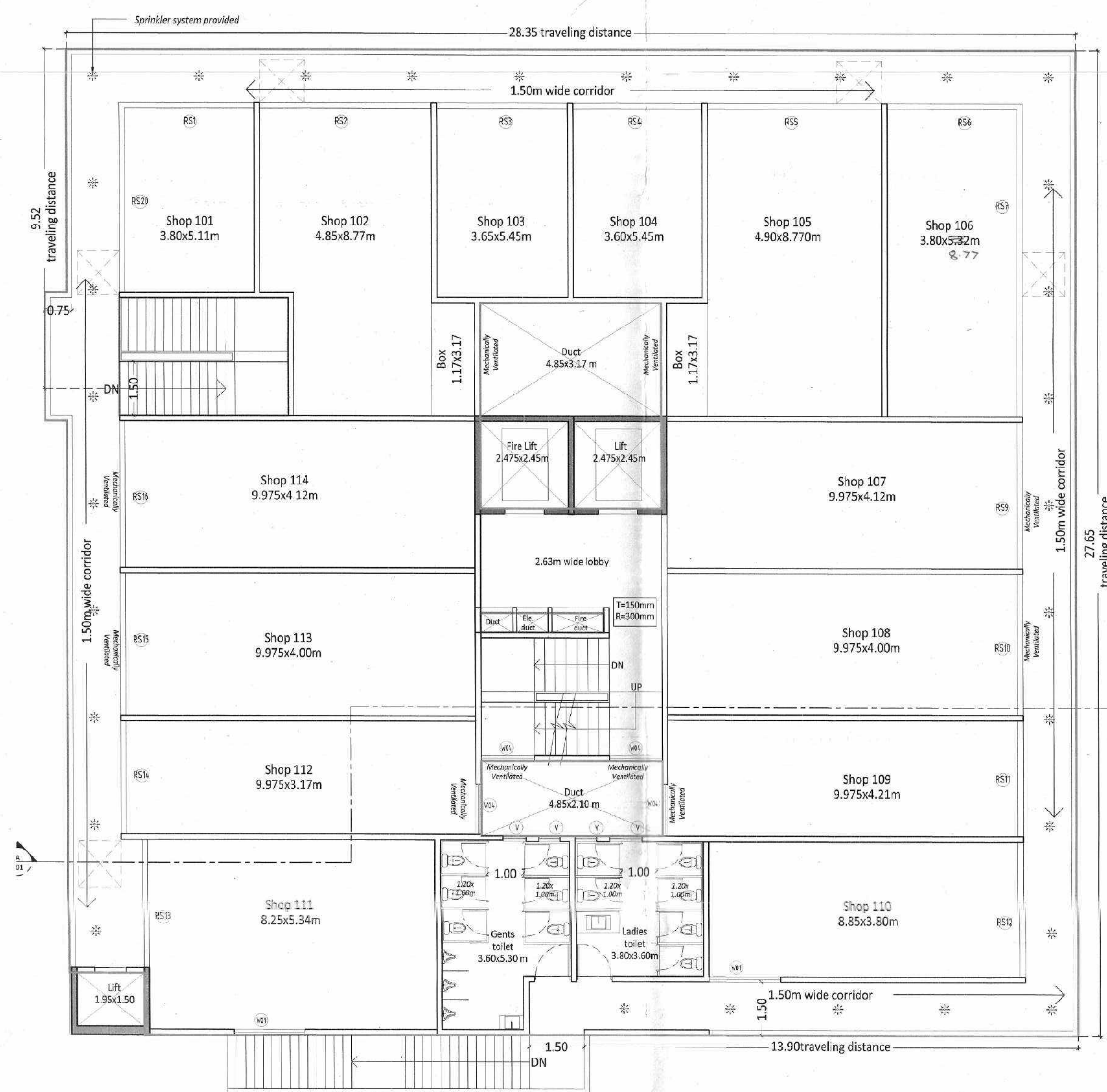




OFFICE USE

Proforma - I: Area Statement			
PROPOSED PLAN FOR AMALGAMATION & DEVELOPMENT OF RESIDENTIAL + COMMERCIAL APARTMENT ON SECTOR-WALLU MAHA NAGAR-4, GROWTH CENTRE,PLOT NO.8 & 9, GUT NO.33(P7), VILLAGE: GOLWADI, TQ.& DIST. AURANGABAD.			Drawing Sheet No. : 1/2 SQ.M.
1. Area of Plot			
a) Minimum area of 8 & 9 to be considered)			
a) As per ownership document (7/12, CTS extract)			1440.90
b) as per measurement sheet			1440.90
c) as per site			1440.90
2. Deductions for			
a) Proposed D.P. / D.P. Road widening Area/Service Road/Highway widening			NA
b) Any Reservation Area			NA
Total (a+b)			NA
3. Balance Area of Plot (1-2)			1440.90
4. Amenity Space (if applicable)			
a) Required			NA
b) Adjustment of 2(b), if any -			NA
c) Balance Proposed			NA
5. Net Plot Area (3-4 (c))			1440.90
6. Recreational Open Space (if applicable)			
a) Required			NA
b) Proposed			NA
7. Internal Road Area			NA
8. Plottable area (if applicable)			
9. Built up area with reference to Basic F.S.I. as per front road width ([Sr. No. 5 X basic F.S.I.] (1440.90X 1.50))			2161.35
10. Addition of F.S.I. on Payment of Premium			
a) Maximum permissible premium FSI - based on road width/ TDD Zone			432.27 sqmt
b) Proposed FSI on Payment of Premium			432.27 sqmt
11. In- Situ FSI / TDR loading			
(a) In-Situ are against D.P. road (2.0 x Sr. No. 2(a),			NA
(b) In-Situ are against Amenity Space if handed over (2.0 or 1.85 x Sr. No. 4(b) and / or (c)			NA
(c) TDR area			NA
(d)Total in situ / TDR loading proposed (11 (a)+(b)+(c))			NA
12. Additional FSI area under Chapter No. 7			NA
13. Total entitlement of FSI in the Proposal			
(a) (9 + 10(b) + 11(d)) or 12 whichever is applicable			2593.62
(b) Proposed Builtup area of Commercial component			1250.60
(c) Builtup area residential component			1343.02
(d) Ancillary Area FSI upto 60% for Residential area			805.81
(e) Ancillary Area FSI upto 80% for Commercial area			1000.48
(f) Total Ancillary Area Entitlement(d+e)			1806.29
(g) Total entitlement (a+f)			4399.91
Maximum utilization limit of F.S.I. (building potential)			
14. 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)			3.36
15. Total Built-up Area in proposal (excluding area at S.No. 17b)			
a) Existing Built up Area			NA
b) Proposed Built up Area (as per 'Pline')			4399.40
c) Total (a+b)			4399.40
16. F.S.I. Consumed (15/5) (should not be more than serial No. 14 above)			3.05
17. Area for Inclusive Housing, if any			
a) Required (20% of Sr. No. 5)			NA
b) Proposed			NA
BUILTUP AREA AS PER PLINE			
Floors			Total (sqmt)
Basement			0.00
Ground floor			525.94
First floor			724.66
Second floor			629.76
Third floor			629.76
Fourth floor			629.76
Fifth floor			629.76
Sixth floor			629.76
Total area			4399.40
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.			
Signature	 Hargurjeet Singh Bhatnagar B.Arch Regd No. CA/2018/89691		
OWNER'S DECLARATION			
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: M/S CRENDENCE CREATORS PVT.LTD. Through Director,			
Mr. Rajesh Kamalnayan Bhatnagar			
Architect name and signature: Ar. Hargurjeet Singh Bhatnagar B.Arch Regd No. CA/2018/89691			
Job No. Drawing No.	Scale	Drawn by	Checked by Registration No. of Architect
	1:100		
REFERENCE			
W E S	Plot boundary		Thick black
	Existing street		Grey
	Work proposed to be demolished		Yellow Hatched
	Proposed BUA		Thick red
	Drainage & Sewerage work		Red dotted
	Water supply work		Black dotted thin
PROPOSAL			
PROPOSED PLAN FOR AMALGAMATION & DEVELOPMENT OF RESIDENTIAL + COMMERCIAL APARTMENT ON SECTOR-WALLU MAHA NAGAR-4, GROWTH CENTRE,PLOT NO.8 & 9,VILLAGE: GOLWADI, TQ.& DIST. AURANGABAD.			
Owner (s) name: M/S CRENDENCE CREATORS PVT.LTD. Through Director,			
MR. RAJESH KAMALNAYAN BHARUKA			
Date : 02/09/2023			
Submission drawing			