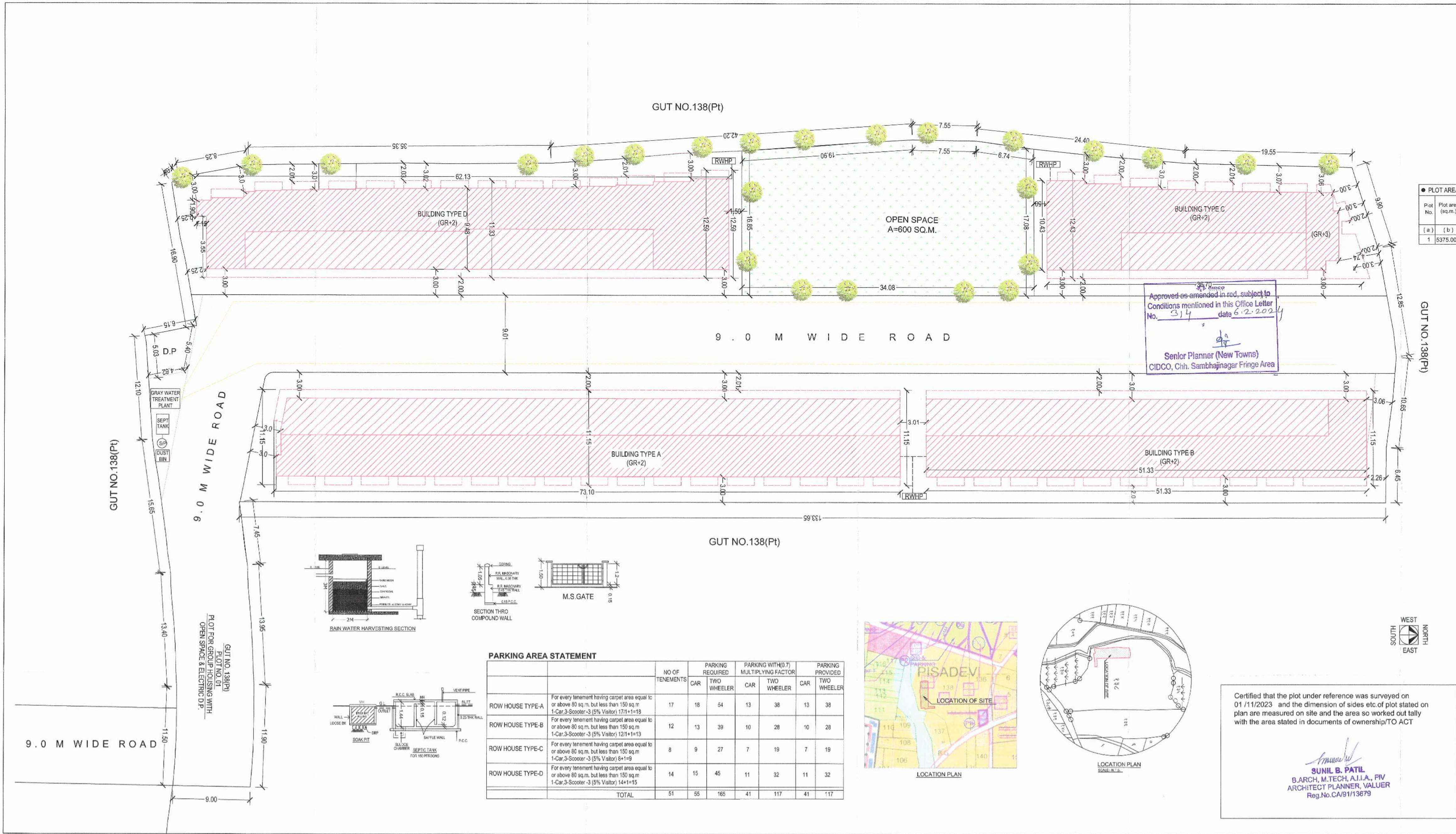




PLOT AREA STATEMENT									
Plot No.	Plot area (sq.m.)	Corner Rounding Remaining area of Road (If any) (sq.m.)	Plot area (B-C) (sq.m.)	Proportional FSI Factor	Built up area on pro-rata basis (S x F)	Floor Road Width (m)	Basic FSI	Permissible Built-up area on Basic FSI (F x S)	USE
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
1	5375.00		1.116	5998.50	9.00	1.1	6598.35	R-1	

PROPOSED BUILDING

BUILDING TYPE A	
GROUND FLOOR B.U.P AREA	=349.99 sq.m
FIRST FLOOR B.U.P AREA	=790.52 sq.m
SECOND FLOOR B.U.P AREA	=790.52 sq.m
TOTAL AREA	=1931.03 sq.m
BUILDING TYPE B	
GROUND FLOOR B.U.P AREA	=266.04 sq.m
FIRST FLOOR B.U.P AREA	=397.51 sq.m
SECOND FLOOR B.U.P AREA	=397.51 sq.m
TOTAL AREA	=1386.20 sq.m
BUILDING TYPE C	
GROUND FLOOR B.U.P AREA	=227.71 sq.m
FIRST FLOOR B.U.P AREA	=397.51 sq.m
SECOND FLOOR B.U.P AREA	=397.51 sq.m
TOTAL AREA	=1022.73 sq.m
BUILDING TYPE D	
GROUND FLOOR B.U.P AREA	=366.87 sq.m
FIRST FLOOR B.U.P AREA	=679.92 sq.m
SECOND FLOOR B.U.P AREA	=679.92 sq.m
TOTAL AREA	=1726.71 sq.m
TOTAL B.U.P AREA A+B+C+D =6123.38 SQ.M	

LEGENDS:

Plot boundary shown in:	
Building line shown in:	
Water supply line shown in:	
Drainage line shown in:	

SOW. MANISHA RAJU PAKHE
SOW. SAVITA SHIVAJI PAKHE
SOW. JYOTI SANDIP PAKHE

Owner's Sign:
Architect:
Suniti Patil
B.Arch, M.Tech, A.I.I.A., FIV
CA/90/13679
Avinash Vyawahare
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Suniti B. Patil
B.Arch, M.Tech, A.I.I.A., FIV
ARCHITECT PLANNER, VALUER
Reg.No.CA/91/13679

JOB TITLE:
PLAN OF GROUP HOUSING ON , GUT NO 138/P
PLOT NO-01 AT VILLAGE -PISADEVI,TQ.DIST
CHH.SAMBHAJINAGAR FOR
SOW.MANISHA RAJU PAKHE
SOW.SAVITA SHIVAJI PAKHE
SOW.JYOTI SANDIP PAKHE

Stamps of Approval of Plans

AREA STATEMENT. (SQ.M.)	
1) Area of Plot (Minimum area of a,b,c,d to considered)	6000.00 SQ.M.
a) As per ownership document (7/12)	6000.00 SQ.M.
b) as per measurement sheet	6000.00 SQ.M.
c) as per site	6000.00 SQ.M.
d) as per Sale Deed	6000.00 SQ.M.

DEDUCTIONS FOR	
(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	
(b) Any D.P. Reservation area (Total a+b)	
3) Balance area of plot (1b - 2)	6000.00 SQ.M.
4) Amenity space (if applicable)	
(a) Required	
(b) Adjustment of 2(b)	
(c) Balance proposed	
5) Net Plot Area (3 - 4 (c)/ FSI 90% As per earlier layout permission	6000.00 SQ.M.
6) Recreational open space (if applicable)	
(a) Required (6000.00) 10%	
(b) proposed	600.00 SQ.M.
7) Internal Road area	
8) Service road and Highway widening	
9) Pictable area	5375.00 SQ.M.
9) Built up area with reference to basic FSI as per front road width (Sr.No.5X basic FSI) 1.1 a)Built up area to be retained as per earlier B.P	6598.35 SQ.M.

ADDITION OF FSI ON PAYMENT OF PREMIUM(5375X0.30%)

(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 or 1.85 x Sr. No. 4 (b)end /or(c)], (c)TDR area (d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	
12)Additional FSI area under Chapter No. 7	6598.35 SQ.M.

13)Total entitlement of FSI in the proposal (a) [9 + 10(b)+11(c)] or 12 whichever is applicable. (b) Ancillary Area FSI upto 80% or 80%with payment of charges. (c) Total entitlement (a+b) [10a+(9-9a)X60%] Total	6598.35 SQ.M.
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 1.6)	
15) Total Built-up Area in proposal (excluding area at Sr.No.17 b) (a) Existing Built-up Area. (b) Proposed Built-up Area (as per 'P-line') (c) Total (a+b)	6123.38 SQ.M
16) F.S.I. Consumed (15/5) (should not be more than serial No.14 above.)	
17) Area for Inclusive Housing, if any (a) Required (20% of Sr.No.5) (b) Proposed	