

PROFORMA - I : AREA STATEMENT		
PROPOSED DEVELOPMENT ON PLOT BEARING S. NO.57/3(P/T) AT VILLAGE PADLE, S. NO.18/2 AT VILLAGE SHIL, S.NO. 109/1A/1, 109/1/B & 108/2 AT VILLAGE DAIGHER, THANE.		Drawing Sheet No. 1/16
CONTENT OF SHEET : LAYOUT, PLOT AREA DIAGRAM & CALCULATION, PARKING STATEMENT, ALL TRIANGULATION, NON FSI STATEMENT		
STAMP OF APPROVAL OF PLANS:		
PROFORMA - I : AREA STATEMENT		
Sr.No.	Particulars	Area (in Sq.M)
1	Area Of Plot (Minimum area of A, B,C to be considered) as per Table no. 1.1	31005.620
	(a) As Per Ownership Document (7/12, CTS extract)	31690.000
	(b) As Per Measurement Sheet	31336.030
	(c) As Per Site (31089.99-84.37 Area not in possession)	31005.620
2	Deductions for	
	(a) Area under Green zone	1761.920
	(b) Area under 30 mt wide road	3507.850
	(c) Area under 60 mt wide road	430.380
	(d) Area under Reservation	--
	[Total a+b+c+d]	5700.150
3	Balance area of plot (1-2)	25305.470
4	Amenity Space (If applicable)	
	(a) Required -	1265.274
	(c) Balance Proposed -	1278.260
5	Net Plot Area (3-4 (c))	24040.20
6	Recreational Open Space (If applicable) 10% of Net Plot area	
	(a) Required - (24040.20 x 10% = 2404.02 sq.mt)	2404.020
	(b) Proposed -	2427.700
7	Internal Road Area	--
8	Plotable Area (If applicable) (5-7)	----
9	Built up area with reference to Basic F.S.I. As per front road width (Sr.No. SX basic FSI 1.1) (24040.20 x 1.10=26444.22 sq.mt.)	26444.22
10	Addition Of FSI On Payment Of Premium(Gross plot (1-2a)=29243.70)	
	(a) Under 7.7.1, Maximum permissible premium FSI - based on road width / TOD Zone =0.50 (29243.70 x 0.50= 14621.85 sq.mt)	
	(b) Proposed FSI on payment of premium.	14621.850
11	In-situ FSI / TDR loading (29243.70 x 1.40= 40941.18)	
	(a) In-situ area against D.P. Road [2.0 x Sr.No.2 (a)] (3938.23 x 2 = 7876.46 sq.mt)	7876.460
	(b) In-situ area against Amenity Space If handed over Surrendered (1265.274*2= 2530.55)	2530.55
	(c) Balance TDR area converted to Premium FSI (under, UDPCR 7.7.1 (vi))	30534.17
	(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	40941.18
12	Additional FSI area for Green zone (2 a x 0.2)	--
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b)+11(d)+ 12]	82007.246
	(b) Permissible Ancillary Area FSI upto 60% with payment of charges.	49075.620
	(c) Total entitlement (a+b)	131082.87
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width	
15	Total Built-up Area in proposal. (excluding area at Sr.No.17b)	
	(a) Existing Built-up Area.	0.000
	(b) Proposed Built-up Area (as per "P-line")	130868.330
	(c) Total (a+b)	130868.330
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.99
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.

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 _____
 Architect/ Licensed Engineer/ Supervisor name and signature _____

ASHNIT CONSULTANTS
 ARCHITECTURE & INTERIOR DESIGN

OFFICE ADDRESS:-
 10/A-1 ST.FLOOR, FARRO ABODE,
 NEAR MODEL CO-OP BANK RD. LAZRAS ROAD,
 CHARAI, THANE (W)

Job No.	Dwg No.	Scale	Drawn by	Checked by	Date	Registration No.Of Architect/Licensee
		AS SHOWN			28.12.2023	