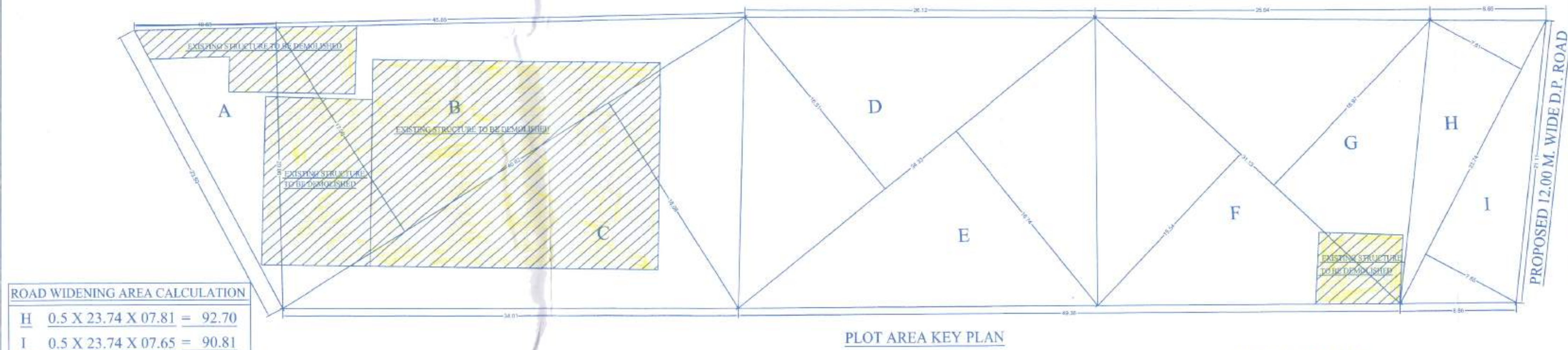
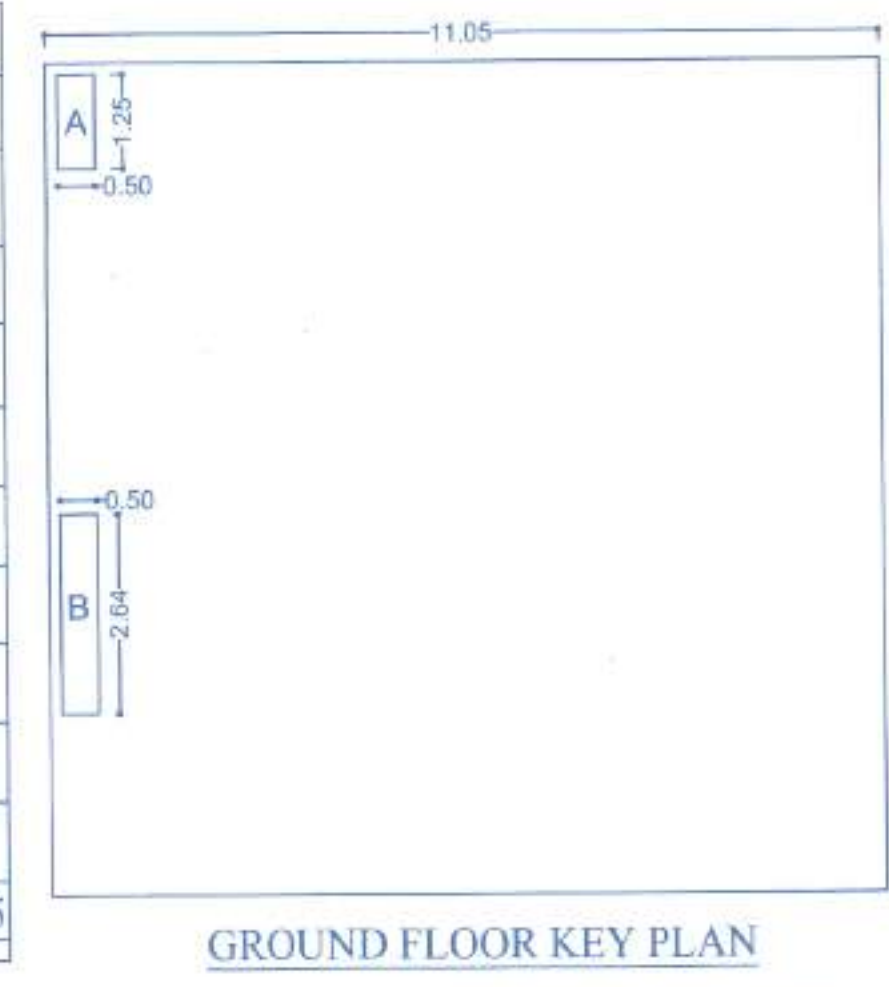


ROAD WIDENING AREA CALCULATION	
H	0.5 X 23.74 X 07.81 = 92.70
I	0.5 X 23.74 X 07.65 = 90.81
TOTAL R/W AREA	= 183.51

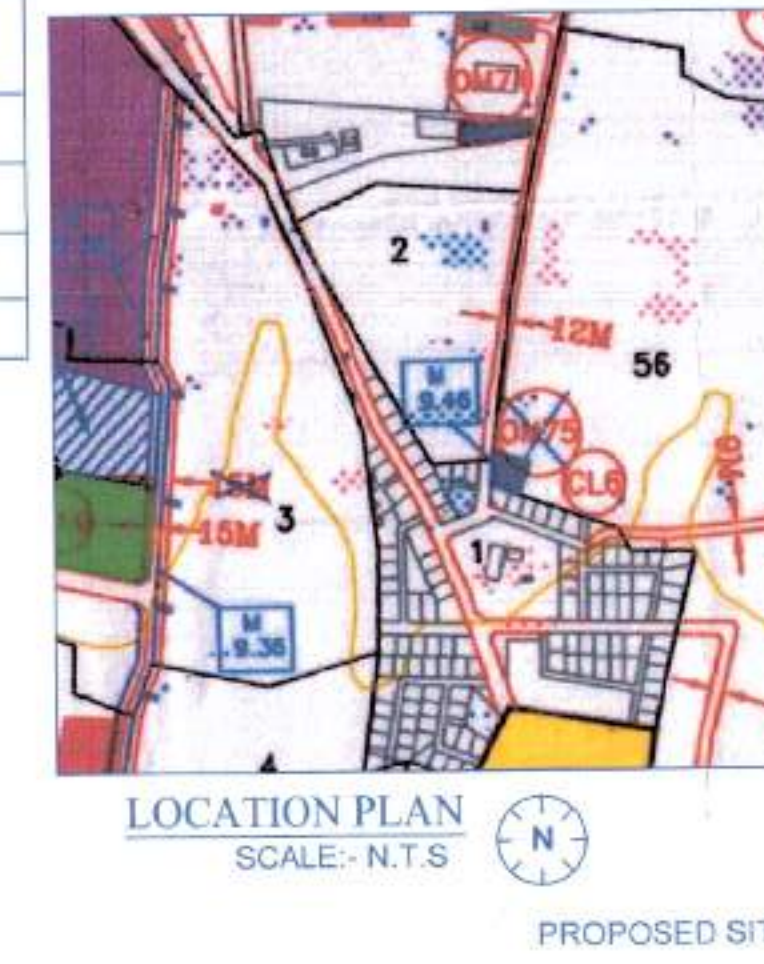


PLOT AREA CALCULATION		
DESCRIPTION		SQ.M.
A	0.5 X 20.96 X 10.63	=111.40
B	0.5 X 40.82 X 17.99	=367.18
C	0.5 X 40.82 X 18.08	=369.01
D	0.5 X 34.33 X 16.51	=283.39
E	0.5 X 34.33 X 16.74	=287.34
F	0.5 X 31.13 X 15.54	=241.88
G	0.5 X 31.13 X 16.97	=264.14
H	0.5 X 23.74 X 07.81	=92.70
I	0.5 X 23.74 X 07.65	=90.81
TOTAL		=2107.85



F.S.I. STATEMENT			
FLOORS	PROPOSED AREA IN SQ.M.	LIFT/M.R.M. AREA	TEN. NO.
BASEMENT FLOOR	----	----	----
GROUND FLOOR	119.49	11.12	---
FIRST FLOOR	1002.89	---	12
TOTAL	1122.38	11.12	12

GROUND FLOOR AREA CALCULATION		
BLOCK = 11.05 X 10.99 = 121.44 SQ.M.		
DEDUCTION	DIMENSION	AREA SQ.M.
A	1X0.50X1.25	0.63
B	1X0.50X2.64	1.32
TOTAL DEDUCTION		1.95
P-LINE AREA = 121.44 - 1.95		= 119.49 SQ.M.



STAMP OF APPROVAL	
New Reg. + Comm. Date: 23/06/2022 APPROVED SUBJECT TO CONDITION APPROVED UNDER COMMENCEMENT CERTIFICATE NO. C.C./0832/22 Building Inspector (B.P.D.P. Zone No.-1) P.M.C. Deputy Engineer P.M.C.	
AREA STATEMENT	
	SQM
1 AREA OF THE PLOT (Minimum area of a, b, c to be considered)	2107.85
a) AREA AS PER PRC	2149.70
b) AREA AS PER TRANGLATION	2107.85
c) AREA AS PER SITE	2107.85
2 DEDUCTION FOR	
a) AREA UNDER ROAD WIDENING	183.51
b) OTHER	---
c) TOTAL AREA (2a+2b)	---
3 BALANCE AREA OF PLOT (1-2c)	1924.34
4 AMENITY SPACE (IF APPLICABLE)	---
a) REQUIRED	---
b) ADJUSTMENT OF 2(B), IF ANY	---
c) BALANCE PROPOSED	---
5 NET PLOT AREA (3-4c)	1924.34
6 RECREATIONAL OPEN SPACE (IF APPLICABLE)	---
a) REQUIRED	---
b) PROPOSED	---
7 INTERNAL ROAD	---
8 PLOTABLE AREA (IF APPLICABLE)	---
9 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5X0.825)	1587.58
10 ADDITION OF FSI ON PAYMENT OF PREMIUM	
a) MAXIMUM PERMISSIBLE PREMIUM FSI BASED ON ROAD WIDTH / TOD ZONE	---
b) PROPOSED FSI ON PAYMENT OF PREMIUM (50% ON5)	---
11 IN-SITU FSI / TDR LOADING	
a) IN-SITU AREA AGAINST D.P. ROAD [2.0XSR.NO.2(a)]	---
b) in-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or (c)]	---
c) TDR AREA (40% ON5)	---
d) Total in-situ/TDR loading proposed (11(a)+(c))	---
e) Area Under Road Chamfer	---
12 ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	---
13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	1587.58
(b) Ancillary Area FSI upto 60% with payment of charges.	952.55
(c) Total entitlement (a+b)	2540.13
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 1.8	---
15 Total Built-up Area in proposal.	
(a) Existing Built-up Area	---
(b) Proposed Built-up Area (as per 'P-line')	1122.38
(c) Total (a+b)	1122.38
16 F.S.I. Consumed (15/13)	
(should not be more than serial No.14 above.)	50%
17 Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	N.A.
(b) Proposed	N.A.

CERTIFICATE OF ARCH:

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/ J.L.Y. SURVEY RECORDS.

Signature: *Rajendra Nikrabad*
(Name of Architect / Licensed / 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.

Signature: *Rajendra Nikrabad*
(Name of Owner)

OWNER SIGN

PROJECT: PROPOSED BUILDING AT C.T.S. NO. 1116, S.NO.2/2/1, WADGAON-SHERI, PUNE

FIRM NAME:-

Ni3 Diagramming Studio					
DATE	DEALT BY	REVISION BY	SCALE	DRAWN BY	CHECKED BY
17-05-2022			1:100	SNEHA	NITIN
Gmail:-ni3diagrammingstudio@gmail.com					

