



A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT (Minimum area of a,b,c, to be considered)	2700.00
a) As per ownership document (7/12,CTS extract)	2700.00
b) as per measurement sheet	2958.75
c) as per site	2700.00
2. DEDUCTIONS FOR	
(a) Proposed Road widening Area Service Road / Highway widening	0.00
(b) Any D.P Reservation area	0.00
(c) Deduction	98.20
3. Balance Area of Plot (1-2)	2601.80
4. Amenity Space (if applicable)	0.00
(a) Required	0.00
(b) Adjustment of 2(b), if any -	0.00
(c) Balance Proposed -	0.00
5. Net Plot Area (3-4 (c))	2601.80
6. Recreational Open space (if applicable)	
(a) Required	260.18
(b) Proposed -	271.38
7. Internal Road area	0.00
8. Platable area (IF APPLICABLE)	0.00
9. Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5xbasic FSI)FSI=1.1 x 2601.80	2861.98
10. Addition of FSI on payment of premium	
(a)Maximum permissible premium based on road width / TOD Zone.	0.00
(b) Proposed FSI on payment of premium.	0.00
11. In-situ FSI / TDR loading	0.00
(a)In-situ area against D.P. road [2.0 x Sr. No. 2 (a)],if any	0.00
(b)In-situ area against Amenity Space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and/or(c)],	0.00
(c)TDR area	0.00
(d) Total In-situ / TDR loading proposed (11 (a)+(b)+(c))	0.00
12. Additional FSI area under Chapter No. 7	0.00
13. Total entitlement of FSI in the proposal	
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	2861.98
(b) Ancillary Area FSI upto 60% or 80%with payment of charges.	0.00
(c) Total entitlement (a+b)	0.00
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)	0.00
16. Total Built-up Area in proposal (excluding area at Gr.No.17 b)	
(a) Existing Built-up Area.	0.00
(b) Proposed Built-up Area (as per 'P-line')	2840.78
(c) Total (a+b)	2840.78
16. F.S.I. Consumed (13/13) (should not be more than serial No.14 above.)	99%
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	0.00
(b) Proposed	0.00

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 of Architect: AR.SAGAR B.KARALE

Signature of Owner: MR.VISHAL JAGTAP.

Owner's name: MR.VISHAL JAGTAP.

Architect - SAGAR B.KARALE

ADD: K109,MEGA CENTER, HADAPSAR PUNE-28

DATE:12/02/2022

JOB.NO SCALE DRAWN BY CHECKED BY

1:100 S.DHIRAJ SAGAR

ARCHITECT: SAGAR B.KARALE

CA/2010/50372

