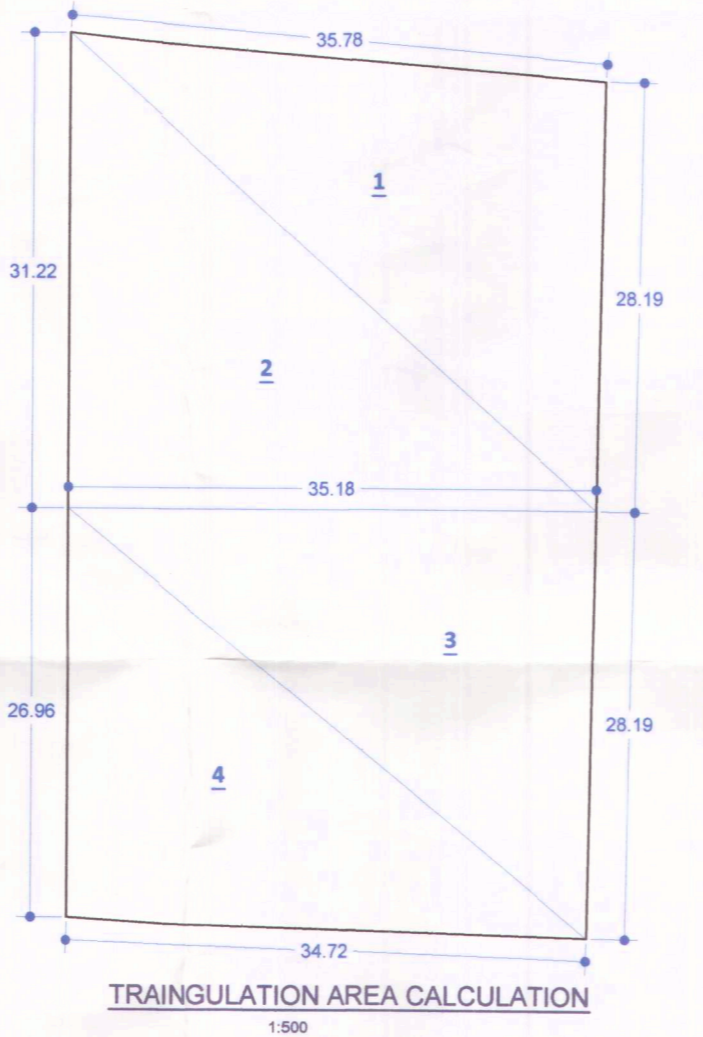
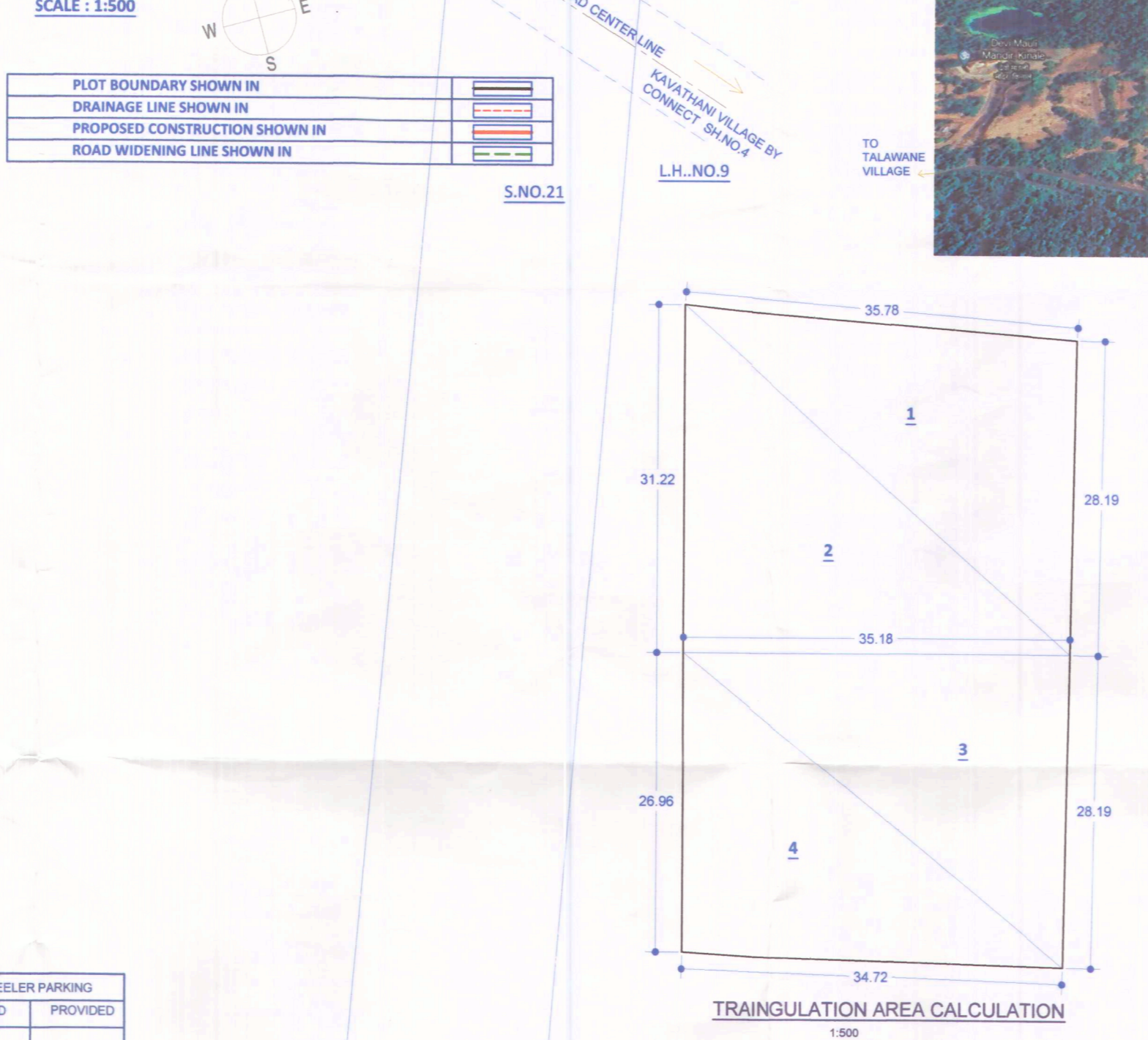


**PARKING AREA STATEMENT**

SINGLE TENEMENT CARPET AREA- 289.68 SQ.M. EVERY TENEMENT HAVING CARPET AREA 150 SQ.M. & ABOVE	CAR PARKING		TWO WHEELER PARKING	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
	2.00 NO.	2.00 NO.	1.00 NO.	1.00 NO.
	2 PARKING PROVIDED		1 PARKING PROVIDED	

**SITE PLAN.**  
SCALE: 1:500



- GENERAL SPECIFICATION-**
- FRAMED STRUCTURE IN M:20 CONCRETE
  - 0.15 THK. INTERNAL & 0.15 THK. EXTERNAL LATARITE MASONRY WALLS IN C.M.1:4
  - 12 MM THK. INTERNAL PLASTER & 25 MM THK. EXTERNAL PLASTER
  - PLUMBING AND SANITARY FITTINGS AS PER I.S.I. STANDARDS
  - OIL BOUND DISTEMPER FOR INTERNAL WALLS WITH PUTTY FINISH
  - CEMENT COLOR FOR EXTERNAL WALLS WITH PRIMER BASE COAT
  - PASSAGE-LOBBY ANTI - SKID (600 mm X 600 mm) VERIFIED FLOORING
  - HALL, BED ROOM WOODEN TEXTURE MAT FINISH (600 mm X 600 mm) VERIFIED FLOORING
  - KITCHEN ANTI - SKID WOODEN TEXTURE FLOORING
  - STEAL GRAY GRANITE WINDOW SILL/JAMB
  - BATH & W.C. ANTISKID CERAMIC FLOORING
  - CERAMIC TILES 30X30 cm. DADO OF 2.10 m. FOR BATH
  - KOTHA STONE TRADE & RISER FLOORING FOR ENTRANCE STEPS
  - GREEN MARBLE FLOORING FOR STAIRCASE TREAD & RISER
  - SEPTIC TANK & SOAK-PIT AS PER SITE ADJUSTMENT.

**NOTES-**

- ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED
- ALL MEASUREMENTS ARE IN METER UNLESS OTHERWISE MENTIONED BY UNITS
- SIZE OF OPENINGS SHALL BE CHECKED ON SITE BEFORE PREPARATION OF DOORS/FABRICATION OF GRILL WORK
- ALL SIZE OF DOORS/WINDOWS ARE INCLUSIVE IN FRAME
- ALL DOOR HEIGHT ARE FROM FINISHED FLOOR LEVEL
- THE FINISHED FLOOR LEVEL OF BATH, W.C., TOILETS AND BALCONIES SHALL BE 15 mm BELOW THE GENERAL FLOOR LEVEL
- THE SIZE OF R.C.C. MEMBER AS PER STRUCTURAL DESIGN

**NAME OF WORK -**

PROPOSED RESIDENTIAL VILLA BUILDING  
IN S.NO. 9/59/2/60/2 AT - KINALE, TAL - SAWANTWADI,  
DIST - SINDHUDURGA,  
FOR **M/S J. M. HOLDINGS PVT. LTD.**

**MR. M. S. WALKER**  
SIGNATURE OF ARCHITECT

**PROFORMA - I: AREA STATEMENT**  
PROPOSED RESIDENTIAL VILLA BUILDING ON S.NO. 9/59/2/60/2 OF VILLAGE MAUJE- KINALE TAL - SAWANTWADI.  
STAMP OF APPROVAL OF PLANS

या कार्यावलीकडील पत्र क्र. 2158/01-09-23 च्या नमुद केलेले शर्तिस/अटीस अधीन राहून तसेच त्यासोबतचे विकास प्रस्तावाच्या दोषकाप नकाराशिवाय हिच्या रंगाने दुकळती दर्शविल्याप्रमाणे मंजूरीसाठी शिफारस आहे

सहायक संचालक  
नगर रचना, सिव्हर

**AREA STATEMENT**

1. Area of plot (Minimum area of a,b,c to be considered)	
a. As per ownership document (7/12,CTS extract)	1972.00 SQ.M.
b. as per measurement sheet	2017.37 SQ.M.
c. as per site	Nil
2. Deduction for	
a. Proposed D.P. Road Widening	Nil
b. Any D.P. Reservation area (Total a+b)	Nil
3. Balance area of plot (1-2)	1972.00 SQ.M.
4. Amenity Space ( if applicable)	---
a. Required-	Nil
b. Adjustment of 2(b) if any-	Nil
c. Balance Proposed -	Nil
5. Net Plot Area ( 3-4(c) )	1972.00 SQ.M.
6. Required Open space ( if applicable)	Nil
a. Required-	Nil
b. Proposed-	Nil
7. Internal Road area	Nil
8. Plotable area ( if applicable )	Nil
9. Built up area with reference to Basic F.S.I. as per front road width ( Sr.No. 5xbasic FSI ( 0.75 ) )	1479.00 SQ.M.
10. Addition of FSI on payment of premium	Nil
a. Maximum permissible premium FSI - based on road width / TOD Zone	Nil
b. Proposed FSI on payment of premium	Nil
11. In - situ FSI/TDR loading	Nil
a. In - situ area against D.P. road [ 2.0xSr.No. 2(a) ], if any	Nil
b. In situ area against Amenity Space if handed over [ 2.00 or 1.85 x Sr.No. 4(b)and /or(c) ]	Nil
c.TDR area	Nil
d.Total in-situ/TDR loading proposed (11(a)+(b)+(c))	Nil
12. Additional FSI area under Chapter No.7	Nil
13. Total entitlement of FSI in the proposal	
a.[9+10(b) +11(d)] or 12 whichever is applicable	1479.00 SQ.M.
b. Ancillary Area FSI upto 60% or 80 % with payment of charges .	Nil
c. Total entitlement (a+b)	1479.00 SQ.M.
14. Maximum utilization limit of FSI (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	Nil
15. Total Built up area in proposal (excluding area at Sr.No.17 b)	
a. Existing Built - up Area	Nil
b. Proposed Built- up area , ( as per 'P line' )	949.59 SQ.M.
c. Total ( a+b )	949.59 SQ.M.
16. F.S.I. Consumed (15/3) ( should not be more than serial No.14 above )	0.4800
17. Area for Inclusive Housing , if any	
a. Required (20 % of Sr.no. 5)	
b. Proposed	

NOTE - ALL DIMENSIONS ARE IN METER IF NOT SPECIFIED

**OWNER 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 & SIGNATURE -

*[Signature]*  
**M/S J. M. HOLDINGS PVT. LTD.**

CERTIFIED THAT PLOT UNDER REFERENCE WAS SURVEYED BY ME ON // AND THE DIMENSIONS OF SITE ETC.OF PLOT STARTED ON PLAN AREA AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIES WITH AREA STATED IN DOCUMENT OF OWNERSHIP/T.P. SCHEME RECORD/ LAND RECORDS DEPARTMENT /CITY SURVEY RECORDS.

DATE				DRAWN BY				CHECKED BY				SCALE			
01-09-2023												AS SHOWN			
NAME & ADDRESS OF ARCHITECT															
<b>AR. WALKER M.S.</b> B.ARCH A.I.I.A. M.C.A. SHOP NO.1, WALKER COMPLEX NEAR PANCHAYAT SAMITI OFFICE SALAWADA, SAWANTWADI MOB - 9422373008 Email-mahadeswalkar.65@rediffmail.com															

**SHEET NO.2**