TOTAL COVERED BUILT UP AREA CALCULATION FSI + NON FSI

SR. NO	BUILDING	TOWER	BUILT UP AREA	STILT AREA	LIFT ROOM	LIFT TOWER	METER ROOM	OVERHEAD TANK	STAIRCASE TOWER	UNDER GROUND TANK	SWIMMING POOL	S.T.P	TOTAL
1	BUILDING - 1	TOWER A	3537.300	396.110	20.520	5.060	-	21.849	55.547	28.000	-	81.624	4146.010
2	BUILDING - 2	TOWER B	3532.438	397.110	20.520	5.060	-	21.849	55.547	-	-	-	4032.524
3	BUILDING - 3	TOWER C	9840.488	1226.150	57.600	20.240	47.068	78.732	212.308	-	-	-	11482.586
4	CLUB HOUSE	-	237.105	-	-	-	-	-	20.255	-	68.250	-	325.610
	TOTAL		17147.331	2019.370	98.640	30.360	47.068	122.430	343.657	28.000	68.250	81.624	19986.730

F.S.I AREA CALCULATIONS :-

GROUP HOUSING NET PLOT AREA FOR FSI CALCULATION	10797.225 SQ.MT
PERMISSIBLE FSI (1.10 X 10797.225) AS PER TABLE NO.6GUDCPR-2020	11876.947 SQ.MT
PERMISSIBLE PREMIUM AREA (0.3 X 10797.225) ON PAYMENT OF PREMIUM	3239.167 SQ.MT
PERMISSIBLE TDR (0.70) as per Table No - 6G of UDCPR-2020 Including Insitu Fsi / TDR of Road	7558.057 SQ.MT
TOTAL PERMISSIBLE BUILT UP AREA with TDR	22674.172 SQ.MT
PERMISSIBLE MAXIMUM BUILDING POTENTIAL ON PLOT (2.1) AS PER TABLE NO. 6G OF UDCPR - 2020	22674.172 SQ.MT
PREVIOUS SANCTIONED AREA	12659.975 SQ.MT
EXISTING P -LINE BUILT UP AREA	16910.206 SQ.MT
TOTAL BUILT UP AREA (EXISTING + PROPOSED) Excluding ancillary area	11876.947 SQ.MT
PROPOSED ANCILLARY AREA	5033.259 SQ.MT

BUILT UP AREA STATEMENT

	BUILDING 1	BUILDING 2	BUILDING 3	
FLOOR	B/U AREA	B/U AREA	B/U AREA	TOTAL B/U AREA
	a	b	c	d = a+b+c
GROUND FL.	65.071	59.252	334.096	458.419
FIRST FL.	533.750	534.710	1798.270	2866.730
SECOND FL.	476.533	476.532	1630.681	2583.746
THIRD FL.	502.960	502.960	1649.532	2655.452
FOURTH FL.	476.533	476.532	1630.681	2583.746
FIFTH FL.	502.960	502.960	1649.532	2655.452
SIXTH FL.	476.533	476.532	1147.676	2100.741
SEVENTH FL.	502.960	502.960	——	1005.920
TOTAL FL. AREA	3537.300	3532.438	9840.488	16910.206

AREA OF AMENITY SPACE AFFECTED DUE TO ROAD WIDENING

ADJ. KH. NO. 9

SITE PLAN

SCALE 1:200

NORTH

DRAWING NO.	1 / 11

REVISED RESIDENTIAL BUILDING PLANS FOR GROUP HOUSING SCHEME ON KH. NO. 39/2, P.H.NO.42, MOUZA - GAWSI MANAPUR, TAH - NAGPUR (GRAMIN), DIST - NAGPUR BELONGING TO
PYRAMID VENTURES (I) PVT. LTD.

PROPOSED SITE PLAN

AREA STATEMENT

TOTAL AREA UNDER KH.NO.39/2 AS PER 7/12 = 16100.00 SQMT.
TOTAL AREA UNDER ROAD WIDENING = 93.70 SQMT.

FOR GROUP HOUSING NET PLOT AREA CALCULATIONS

METHOD 1

1) LAND UNDER LAYOUT (GROSS AREA) = 16006.30 SQM. (100%)
LESS AREA UNDER AMENITY SPACE, = 1610.00 SQ.M.
= 14396.30 SQ.M.

NET PLOT AREA FOR GROUP HOUSING 75% OF (14396.30 SQ.M.) = 10797.22 SQ.M.

AREA UDER ROADS, PATH WAYS, OPEN SPACES, DRIVEWAYS ETC. 25% OF (14396.30 SQ.M.) = 3599.07 SQ.M.

METHOD 2

1) TOTAL AREA UNDERLAYOUT = 16006.30 SQM. (100%)
2) LESS AREA UNDER AMENITY SPACE = 1610.00 SQM.(10.05%)
= 14396.30 SQM.
3) LESS AREA UNDER OPEN SPACE = 1654.16 SQM. (10.34 %)
4) AREA UNDER ROADS/ DRIVE WAYS = 1806.107 SQM.
5) NET AREA UNDER RESIDENTIAL PLOT = 10936.033 SQM.

CONSIDERING STRICKTER OF 2 METHOD, NET AREA OF METHOD -1

LESSER AREA MAXIMUM 75% IS COSIDERED ie. 10797.22 SQ.M.

P-LINE BUILT UP AREA CALCULATION (As PER PROFORMA - I of UDCPR - 2020)

SR. NO		PERMISSIBLE	EXISTING	UNITS
1	Net Plot Area For FSI Calculaion (clause No 3.9 of UDCPR 2020) or as per layout	10797.225	10797.225	SQ.M
2	Proposed Net P - Line Built up Area (Clause No 6.6 of UDCPR- 2020)	-	16910.206	SQ.M
3	Dividing Factor 1.60 to arrive Basic FSI + Additional FSI + TDR (16910.226/1.6)	10568.878	10568.878	SQ.M
4	Permissible Ancillary FSI (Clause No - 6.3, Table No 6-G of UDCPR 2020) (2 - 3)	6341.327	5033.259	SQ.M
5	Permissible Basic FSI / B/U area (Clause No - 6.3, Table No 6-G of UDCPR 2020) (1.10 x 10797.225)	11876.947	11876.947	SQ.M
6	Permissible Additional FSI on Premium (Clause No - 6.3, Table No 6-G of UDCPR 2020) (0.3 X 10797.225)	3239.167	0.000	SQ.M
7	Permissible TDR (Clause No - 6.3, Table No 6-G of UDCPR 2020) (0.7 X 10797.225)	7558.057	0.000	SQ.M
8	Total Entitlement of FSI (4+5+6+7)	29015.498	16910.206	SQ.M
9	Maximum Building Potential of Land (Excluding Ancillary Area) (5+6+7)	22674.171	11876.947	SQ.M

INDEX

PLOT BOUNDARY SHOWN IN
EXISTING CONSTRUCTION SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN

SUBMISSION DRAWING

DRN BY:	SCALE 1 : 200
CHK BY:	DATE: 24/05/2022

AUTHORISED SIGNATORY FOR PYRAMID VENTURES (I) PVT. LTD.

SIGN OF ARCHITECT