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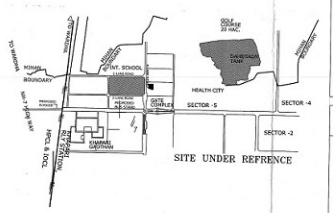


Net Built Up Area Statement

RESIDENTIAL

Building Type	Floor	A-wing	B-wing	C-wing	D-wing	Net Area per Floor in Sq.m.	No.of Floor	Net Built Up Area in Sq.m	Staircase Area in Sq.m.	Balcony Area in Sq.m.	Gross Area in Sq.m.
TYPE I - 1,2	Stilt Floor					P		80.100			80.100
	Podium	395.143	316.108	316.108	400.237	1427.596	1	1427.596	80.100		1507.696
	1st Floor	395.143	316.108	316.108	400.237	1427.596	1	1427.596	80.100		1507.696
	2nd to 5th Floor	433.431	351.764	351.764	436.167	1573.126	4	6292.504	320.400	322.944	6935.848
	6th to 14 th Floor	433.431	398.25	398.250	436.167	1666.098	9	14994.882	720.900	726.624	16442.406
	15th Floor	189.269	189.1	189.100	231.742	799.205	1	799.205	80.100	41.328	920.633
	Total						17	24941.783	1361.700	1090.896	27394.379
	Total No. Type I Buildings = 2						X 2	49883.566	X 2 2723.400	X 2 2181.792	X 2 54798.758
TYPE I- 3,4,5,6.	Stilt Floor					P		80.100			80.100
	Podium						1	80.100	80.100		80.100
	1st Floor	395.143	316.108	316.108	400.237	1427.596	1	1427.596	80.100		1507.696
	2nd to 5th Floor	433.431	351.764	351.764	436.167	1573.126	4	6292.504	320.400	322.944	6935.848
	6th to 15 th Floor	433.431	398.25	398.250	436.167	1666.098	10	16660.98	801.000	807.360	18269.340
	16th Floor	189.269	189.1	189.100	231.742	799.205	1	799.205	80.100	41.328	920.633
	Total						18	25180.285	1441.800	1171.632	27793.717
	Total No. Type I Buildings = 4						X 4	100721.140	X 4 5767.200	X 4 4686.528	X 4 111174.868
FOR BUILDING TYPE 1								150604.706	8490.600	6868.320	165963.626

Building Type	Floor	A-wing	B-wing	Net Area per Floor in Sq.m.	No.of Floor	Net Built Up Area in Sq.m	Staircase Area in Sq.m.	Balcony Area in Sq.m.	Gross Area in Sq.m.
TYPE II 1,2	Stilt Floor				P		31.590		31.590
	Podium	396.469	336.469	732.938	1	732.938	31.590		828.504
	1st Floor	400.39	436.39	800.78	1	800.780	31.590		896.790
	2nd to 15 th Floor	422.369	422.369	844.738	14	11834.332	503.854	321.854	12803.720
	16th Floor	168.341	169.341	336.682	1	336.682	31.590	7.440	376.100
	Total				18	13746.452	627.794	329.294	14703.494
	Total No.of Type II (Two)Buildings = 2 (A)					X 2	X 2	X 2	X 2
						27492.904	1255.588	658.588	29406.988
TYPE II 3,4,5	Stilt Floor				P		31.590		31.590
	Podium				P		31.590		31.590
	1st Floor	400.39	400.39	800.780	1	800.780	31.590		832.370
	2nd to 15 th Floor	422.369	422.369	844.738	14	11834.332	503.854	321.854	12803.720
	16th Floor	168.341	167.341	336.682	1	336.682	31.590	7.440	375.100
	Total				18	13963.514	627.794	329.294	14720.310
	Total no.of Type II (Two)Buildings = 3 (B)					X 3	X 3	X 3	X 3
						38916.542	1343.364	987.882	41791.668
TOTAL AREA FOR TYPE II A + B						66363.446	3238.740	1646.470	71238.656

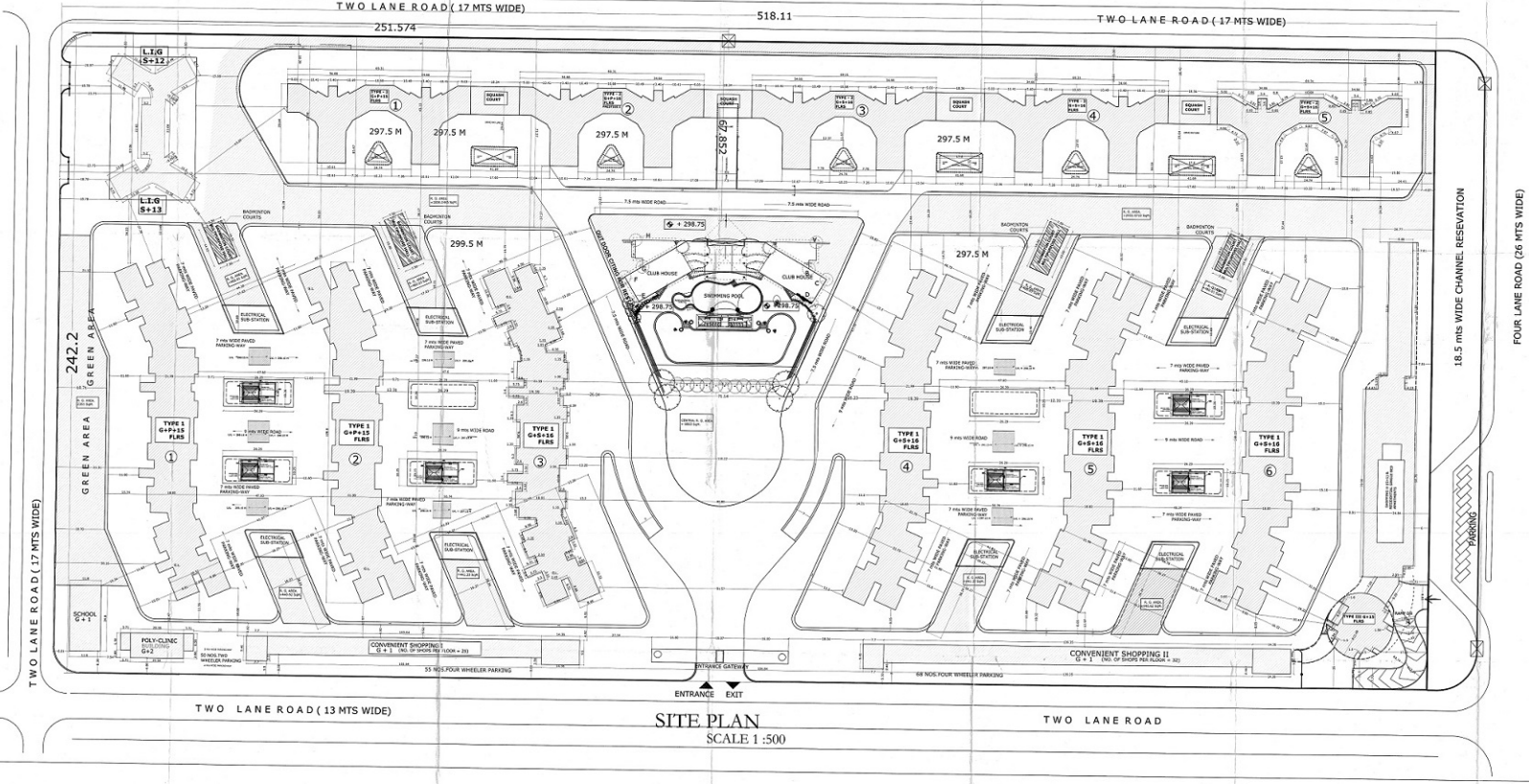
Building Type	Floor	A-Block	B-Block	C-Block	Net Area per Floor in Sq.m.	No.of Floor	Net Built Up Area in Sq.m.	Staircase Area in Sq.m.	Balcony Area in Sq.m.	Gross Area in Sq.m.
TYPE III - SINGLE BED APARTMENTS	Stilt Floor (Lift Room)					P				
	1st Floor (Lift Room)					1				
	2nd to 3th Floor	323.400	58.00	823.500	1204.900	2	2409.800	128.400	39.840	2578.040
	4th Floor	323.400	58.00		381.400	1	381.400	20.000	20.100	421.500
	5th Floor (Lift Room)	323.400			323.400	1	323.400	20.000	20.100	363.500
	240 & 5th Floor	264.900				2	529.800	39.200	19.200	588.200
	Total					7	4044.400	307.600	119.240	4551.240
							62852.190	3641.600	2176.040	69222.830

GROUND COVERAGE	Area in Sq.m
TYPE I	13856.360
TYPE II	5432.650
TYPE III(SHOPPING III / CAFETARIA / SINGLE BED APARTMENTS)	2236.720
I.G	751.200
CLUBHOUSE	1350.430
SHOPPING I	1228.420
SHOPPING II	1917.102
BADMINTON COURTS	908.600
SCHOOL	266.800
POLYCLINIC	237.050
TOTAL	28187.662

FLOOR	NET BUILT UP AREA- RESIDENTIAL AS PER APPROVAL DATED 15/ 03 /2009 TYPE I	TYPE II	TYPE III	AS PER REVISED AMMENDMENT TYPE I	TYPE II	TYPE III
	A			B		
GROUND FLOOR						
PODIUM FLOOR	8565.576	3964.69		2855.192	1585.876	
FIRST FLOOR	8565.576	4003.900		8565.576	4003.900	
SECOND FLOOR	9438.756	4223.590	1199.729	9438.756	4223.590	1199.729
THIRD FLOOR	9438.756	4223.590	1199.729	9438.756	4223.590	1199.729
FOURTH FLOOR	9438.756	4223.590	383.783	9438.756	4223.590	383.783
FIFTH FLOOR	9438.756	4223.590	325.453	9438.756	4223.590	325.453
SIXTH FLOOR	9996.588	4223.590	325.453	9996.588	4223.590	325.453
SEVENTH FLOOR	9996.588	4223.590	325.453	9996.588	4223.590	325.453
EIGHTH FLOOR	9996.588	4223.590	325.453	9996.588	4223.590	325.453
NINTH FLOOR	9996.588	4223.590	325.453	9996.588	4223.590	325.453
TENTH FLOOR	9996.588	4223.590	325.453	9996.588	4223.590	325.453
ELEVENTH FLOOR	9996.588	4223.590	325.453	9996.588	4223.590	325.453
TWELFTH FLOOR	9996.588	4223.590	325.453	9996.588	4223.590	325.453
THIRTEENTH FLOOR	4795.230	1633.410	325.453	9996.588	4223.590	325.453
FOURTEENTH FLOOR				9996.588	4223.590	284.900
FIFTEENTH FLOOR				8262.802	4223.590	284.900
SIXTEENTH FLOOR				3196.820	1633.410	
TOTAL	129657.522	56061.490	5712.318	150604.706	68353.446	6282.138
	191431.330			225240.290		
Additional area for type I				20847.160		
Additional area for type II				10291.956		
Additional area for typeIII				569.820		
ADDITIONAL AMMENDED AREA (B - A)				31808.960		

AREA UNDER CATEGORIES	As per C.C.DATED 30-03-2007	Additional Area as per C.C.dated 17-11-2007	Overall Built Up Area	Approved area as per c.c. dated 10 /03/2009	Additional area proposed	Overall net built up area.
I). Residential	237644.120	9727.250	247371.370	198010.405	31808.960	231079.765
II). Commercial (convenient Shopping)	7985.934		7985.934	8305.627		8305.627
III). Road Court / Cold Taha	386.100		386.100	566.096		566.096
IV). Recreational Club House & Badminton	2035.170	564.890	2600.060	2926.554		2926.554
V). Educational (Primary School)	698.340		698.340	698.340		698.340
VI). Health (Polyclinic)	558.138		558.138	558.138		558.138
TOTAL	249910.246	10292.140	259661.942	213063.560	31808.96	245112.520

PRO FORMA	
TOTAL PLOT AREA	325453.073 SQ.M.
PERMISSIBLE F.S.I	1.500
ADDITIONAL PERMISSIBLE F.S.I	1.000
TOTAL PERMISSIBLE F.S.I	2.500
PERMISSIBLE BUILT UP AREA	313632.683 SQ.M.
PROPOSED BUILT UP AREA	245112.520 SQ.M.
PROPOSED F.S.I	1.954
PERMISSIBLE GROUND COVERAGE-(45%)	56453.883 SQ.M.
PROPOSED GROUND COVERAGE-(20.81%)	26107.662 SQ.M.
PERMISSIBLE OPEN SPACE AREA- (10%)	12545.307 SQ.M.
PROPOSED OPEN SPACE AREA-(16%)	20135.000 SQ.M.
PERMISSIBLE COMMERCIAL AREA (5%) ON F.S.I.	11588.042 SQ.M.
PROPOSED COMMERCIAL AREA	8303.627 SQ.M.
PROPOSED AREA FOR CAFETERA	944.098 SQ.M.



SITE PLAN
SCALE 1 :500

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

SITE PLAN 01

APPROVAL STAMP

APPROVED
Subject To Conditions Mentioned
In The Office Letter No. NA/MH/CMB/0016/
Dated 01/02/2010
for CEO / Vice Chairman & Managing Director
Maharashtra Airport Development Co. Ltd.

Checked & Signed in order
Architect / owner.

PROPOSED DEVELOPMENT

OF TOWNSHIP

NOTIFIED AREA OF MIHAN AT MOUZA KHAPRI (RLY) , NAGPUR ON PLOT BEARING SURVEY NO. 9part, 10part, 12, 13part, 14part,19part, 20, 21, 22, 23part, 24, 25part, 40part, 47part, 48part, 49part & 50part.

NAME OF THE OWNER

MAHARASHTRA AIRPORT DEVELOPMENT CO. LTD
(M .A .D .C.)
8 TH FLOOR,WORLD TRADE CENTRE,
CUFFE PARADE , MUMBAI -400 005

NAME OF THE DEVELOPER

REATOX BUILDERS & DEVELOPERS,Pvt. Ltd.
3 / 341, 1A, RAJIV C.H.S.L.,
MADHUSUDAN KALELKAR MARG.,
NEXT TO FDA,
BANDRA KURLA COMPLEX,
BANDRA (EAST),
MUMBAI - 400051

SIGN (DEVELOPER)
For Reatox Builders & Developers Pvt. Ltd.
Director

NORTH

SIGN (ARCHITECT)
For ASSOCIATED ARCHITECTS
Director
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ARCHITECT

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