

N.M.R.D.A.
L.S. No. 12/2024
L.S. Valid
Up to 31/12/2024

EXISTING & PROPOSED SITE PLAN

This sanction is subject to conditions of
N.A. order Dt. 15/12/2019
N.A.T.R. order Dt. 15/12/2019

This Sanction is Subject to Conditions
Mentioned in Development Agreement
Dt. 14/12/2019

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN
SUFFICIENCY CERTIFICATE DATED 24/12/2022 OF
STRUCTURAL DESIGNER AND APPLICANT

Subject to the provisions of
structural drawings submitted
by applicant.

Subject to the provisions of
structural drawings submitted
by applicant.

Necessary arrangement for rain
water harvesting shall be done

Subject to Condition of
N.O.C. from Airport Authority
Dt. 15/12/2019

Subject to Condition of
N.O.C. from Airport Authority
Dt. 15/12/2019

Subject to the condition that Developer
Applicant shall construct sewage treatment
plant (STP) as per the required norms of
Maharashtra Pollution Control Board and
shall submit the NOC from MPCB without
delay.

Subject to terms and condition
Government circular dated 30-01-2016 th.
Developer have to construct the temporary
shades, toilet and arrangement of drinking
water for the labours.

Subject to the condition that Developer
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SITE PLAN
1:200



OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. 12/2024
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

Form Of Statement - 2

Existing / Proposed Building

Total B/UP Area of Floor As per Outer P-Line (In sq.Mt)

Sr. No.	Floor	WING 'A' (PROP.)		WING 'B' & 'C' (EXIST.)	WING 'D' (EXIST.)	WING 'E' (EXIST.)	WING 'F' (EXIST.)	Total Built-up Area of Floor, as per Outer Construction Line (P-Line Area) (sq.mt.)
		Comm.	Res.					
1	Ground Floor	200.688	0	262.973	177.698	177.698	177.698	996.755
2	First Floor	264.280	1326.918	207.479	207.479	207.479	207.479	2213.635
3	Second Floor	259.256	1324.997					1584.253
4	Third Floor	260.583	1318.740					1579.323
5	Fourth Floor	259.256	1324.997					1584.253
6	Fifth Floor	260.583	1318.740					1579.323
7	Sixth Floor	259.256	1324.997					1584.253
8	Seventh Floor		1318.740					1318.740
9	Eighth Floor		1324.997					1324.997
10	Ninth Floor		1318.740					1318.740
	TOTAL	200.688	1563.214	12164.839	385.177	385.177	385.177	15084.272

TOTAL COVERED BUILT UP AREA (F.S.I. + NON F.S.I.)											
BUILDING	P-LINE B/UP AREA	BALCONY AREA	ALT. OPEN TERRACE AREA	STILT PARKING AREA	STAIRCASE AREA	LIFT DUCT AREA	STAIRCASE TOWER AREA	LIFT MACHINE ROOM AREA	O.H.WATER TANK AREA	STP AREA	UNDERGROUND WATER TANK PROVIDED UNDER STILT
EXISTING	13320.370	0.000	0.000	1374.096	0.000	12.744	51.392	170.240	60	-	15040.266
PROPOSED	1763.902	0.000	0.000	184.920	-	28.704	13.724	7.574	12	30.246	2021.070
TOTAL	15084.272	0	0	1559.016	0.00	198.944	65.116	20.318	72	30.246	17061.356

F.S.I CALCULATION AS PER PROFORMA - I OF UDPCR 2020 :- BUILT UP AREA CALCUTATION			
Sr. NO.	PERMISSIBLE (RATIN / AREA IN SQ MT)	PERMISSIBLE (Sq Mt)	PROPOSED (Sq Mt)
a)	Net Plot area for F.S.I Calculation (Clause No. 3.9 of UDPCR - 2020):-	7818.038	7818.038
b)	Existing Built Up area as per previous sanctioned	N.A.	N.A.
c)	Existing P-Line Built up area	-	13320.37
d)	Net Proposed P-Line Built up area	-	1763.902
e)	Total Existing+Proposed (c+d)	-	15084.272
f)	Dividing Factor 1.6 to arrive Basic FSI+Premium FSI+TDR:- P-Line area / (1.6) 15084.272/1.6	9427.670	9427.670
g)	Permissible Ancillary FSI (Clause No. 6.3, Table No. 6-G, Note-(i) of UDPCR (d-f)	5656.602	4379.041
h)	Permissible Basic F.S.I./Bu area (1.10 X a)	8599.842	8599.842
i)	Permissible Additional FSI on premium (0.30 X a)	2345.411	2010.000
j)	i) In situ area against D.P for road Widening with compliance of clause no.7.2	95.389	95.389
	(ii) TDR Area as per certificate no :-	0.000	0.000
	(iii) Total in-situ / TDR loading proposed (i+ii)	95.389	95.389
	(iv) Permissible TDR :-0.90 of 7818.038	95.389	95.389
(k)	Total entitlement of FSI :- (g+h+i+j)(iv)	16697.244	15084.272
(l)	Maximum Building Potential on land (Excluding Ancillary FSI)	11040.642 sq mt	10705.231 sq mt

PROPOSED & EXISTING CONSTRUCTION OF MULTI FAMILY RESIDENTIAL BUILDING (GROUP HOUSING) ON KH. NO. 18/3 PH. NO. 38

MUZA - PIPLA, T. NAGPUR (RURAL), DIST. NAGPUR

BEHOLDING TO:-

M/S. SHREE LAXMI VENTURE PVT. LTD. THROUGH DIRECTORS

1) SHRI VINOD PUNDLIKRAO KURDE

2) SHRI RAJESH HOMRAJ ROKADE

3) SHRI GANESH HOMRAJ ROKADE

4) SHRI UMESH RAMBAHU MHATRE

AREA STATEMENT

LAND AREA UNDER LAYOUT = 7818.038 SQ. M

LESS AREA UNDER ROAD WIDENING = 51.392 SQ. M

PLOT AREA FOR CALCULATION OF FSI = 7818.038 SQ. M

PERMISSIBLE BASIC TOTAL FSI (1.1) = 8599.841 SQ. M

PERMISSIBLE ADDITIONAL FSI - 30% = 2345.411 SQ. M

(ON PREMIUM)

PERMISSIBLE FC OF ROAD WIDENING AFTER SURVEYING = 95.389 SQ. M

MAXIMUM BUILDING POTENTIAL ON LAND = 11040.642 SQ. M

PERMISSIBLE TO X = 100% OF 7818.038 = 7818.038 SQ. M

(7818.038 - 95.389) = 7722.649 SQ. M

TOTAL EXISTING PLANE BUILT UP AREA OF WING A TO WING F

TOTAL BUILT UP AREA OF WING D & WING F = 7722.649 SQ. M

TOTAL BUILT UP AREA OF WING B & C = 13320.370 SQ. M

TOTAL BUILT UP AREA OF WING B & C = 13320.370 SQ. M

TOTAL EXISTING PLANE BUILT UP AREA OF WING A TO WING F

TOTAL PROPOSED PLANE BUILT UP AREA OF WING A = 1763.902 SQ. M

TOTAL EXISTING PLANE BUILT UP AREA + PROPOSED PLANE BUILT UP AREA = 15084.272 SQ. M

DIVIDING FACTOR TO ARRIVE (15084.272/1.6) = 9427.670 SQ. M

PERMISSIBLE ANCILLARY FSI ON TOTAL BUILT UP (15084.272 - 9427.670) = 5656.602 SQ. M

TOTAL CONSUMED BASIC FSI = 8599.841 SQ. M

TOTAL CONSUMED ANCILLARY FSI = 4379.041 SQ. M

TOTAL CONSUMED FSI OF ROAD WIDENING = 95.389 SQ. M

TOTAL BASIC FSI + ANCILLARY FSI + ROAD WIDENING FSI + ADDITIONAL FSI

8599.841 + 4379.041 + 95.389 + 2010.000 = 15084.272 SQ. M

TOTAL CONSUMED PREMIUM FSI

* TOTAL ENTITLEMENT OF F.S.I. FOR EXISTING+ PROPOSED PLANE BUILT UP AREA = 20100.000 SQ. M

1) EXISTING PLANE BUILT UP AREA = 13320.370 SQ. M

2) PROPOSED PLANE BUILT UP AREA = 1763.902 SQ. M

TOTAL EXIST. + PROP. BUILT UP AREA = 15084.272 SQ. M

PARKING AREA STATEMENT - FOR EXISTING WING B & C (AS PER UDPCR-2020)

TOTAL NOS. OF TENEMENTS ON ALL FLOORS = 144 NOS.

2 TENEMENTS HAVING CARPET AREA EQUAL TO ABOVE

40.00 SQ. M BUT LESS THAN 80.00 SQ. M

PARKING REQUIRED = 1 CAR + 3 SCOOTER + VISITOR PARKING 05

* 144 TENEMENTS HAVING CARPET AREA EQUAL TO ABOVE

40.00 SQ. M BUT LESS THAN 80.00 SQ. M (144/2 = 72)

PARKING REQUIRED = 72 CARS + 360 SCOOTER

36 V.P.

PARKING PROVIDED = 04 CARS + 18 SCOOTER

TOTAL PARKING REQ. = 76 CARS + 378 SCOOTER

PARKING AREA STATEMENT - FOR EXISTING WING D,E & F (AS PER UDPCR 2020)

TOTAL NOS. OF TENEMENTS ON ALL FLOORS = 12 NOS.

2 TENEMENTS HAVING CARPET AREA EQUAL TO ABOVE

40.00 SQ. M BUT LESS THAN 80.00 SQ. M

PARKING REQUIRED = 1 CAR + 3 SCOOTER + VISITOR PARKING 05

* 12 TENEMENTS HAVING CARPET AREA EQUAL TO ABOVE

40.00 SQ. M BUT LESS THAN 80.00 SQ. M (12/2 = 6)

PARKING REQUIRED = 06 CARS + 30 SCOOTER

36 V.P.

PARKING PROVIDED = 06 CARS + 30 SCOOTER

TOTAL PARKING REQ. = 06 CARS + 30 SCOOTER

TOTAL PARKING REQUIRED FOR WING B,C,D,E & F (EXISTING)

76 CARS + 378 SCOOTER

87 CARS + 37 SCOOTER

87 CARS + 410 SCOOTER

MULTIPLYING FACTOR :- 0.70 = 57 CARS, 287 SCOOTERS

TOTAL PARKING PROVIDED

57 CARS + 287 SCOOTER

PARKING PROVIDED ON SITE = 9 CARS, 146 SCOOTERS

OPEN PARKING

PARKING PROVIDED IN WING B & C STILT = 48 CARS, 117 SCOOTERS

24 SCOOTERS CONVERTED TO 4 CARS PROVIDED IN STILT PARKING OF WING B & C (6 SCOOTERS CONVERTED TO 1 CAR)

SCOOTERS 283-287 CONVERTED TO CAR NO. 58,59,60,61

TOTAL PARKING PROVIDED = 61 CARS & 283 SCOOTERS

20 E.V. PROVIDED

PROPOSED PARKING AREA STATEMENT - WING A

TOTAL NOS. OF TENEMENTS ON ALL FLOORS = 18 NOS.

2 TENEMENTS HAVING CARPET AREA EQUAL TO ABOVE

40.00 SQ. M BUT LESS THAN 80.00 SQ. M

PARKING REQUIRED = 1 CAR + 3 SCOOTER + VISITOR PARKING 05

* 18 TENEMENTS HAVING CARPET AREA EQUAL TO ABOVE

40.00 SQ. M BUT LESS THAN 80.00 SQ. M

PARKING REQUIRED = 9 CAR + 45 SCOOTER

45 V.P.

PARKING PROVIDED = 9 CAR + 45 SCOOTER

FOR CONSTRUCTION 100 SQ.M CARPET AREA

PARKING REQUIRED = 2 CAR + 6 SCOOTER

FOR CONSTRUCTION 144.000 SQ.M CARPET AREA

PARKING REQUIRED = 3 CAR + 9 SCOOTER

TOTAL CONSTRUCTION & RESIDENTIAL

PARKING REQUIRED = 12 CAR + 56 SCOOTER

MULTIPLYING FACTOR :- 0.7 AS PER TABLE NO. 8C

PARKING PROVIDED FOR PROPOSED TENEMENTS

OPEN PARKING = 1 CAR + 38 SC.

STILT PARKING = 7 CARS + 13 SC.

TOTAL PARKING = 8 CARS + 41 SC.

20 E.V. PROVIDED - CAR NO. 4,3,7,26,27,31,32,33,34

SC. NO. 2,3,85

LEGEND :-

KHASARA BOUNDARY SHOWN IN

OPEN SPACE SHOWN IN

EXISTING CONSTRUCTION SHOWN IN

PROPOSED CONSTRUCTION SHOWN IN

OWNER'S SIGN.

M/S SHREE LAXMI VENTURE PVT. LTD. THROUGH DIRECTORS

VINOD PUNDLIKRAO KURDE

RAJESH HOMRAJ ROKADE

UMESH RAMBAHU MHATRE

ARCHITECT'S SIGN.

WAVE

DESIGNERS & PLANNERS

Flat no G-6, Chetambhaji Apt. Chetambhaji Road, Near Ajni Sq Nagpur-440003

SCALE :- 1:200

SHEET NO 01/13