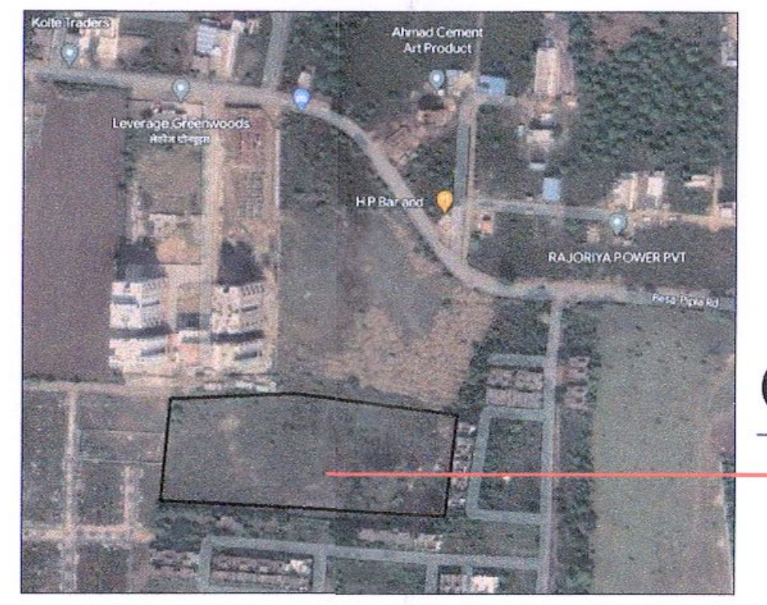
SITE PLAN

SCALE : - 1:200

<<12.000 M. ROAD>>
FROM KH. NO.- 123/1

PARKING REQUIREMENTS

Sr. No.	Occupancy	Size/Area Of Tenement/Shop/Office	No. Of Tenements	Parking Spaces Required (Nos.)	
				Car	Scooter
1	Multi Family Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m. (1 Car : 2 Scooter)	154 Nos.	77	154
2	Add 5% Visitor Parking (5% of 1)			3.850	8
3	Gross Parking Requirement (1 + 2)			80.850	162
4	Multiplying Factor (Table 8C) 0.400 of 3			32.340	
5	Parking Area Provided			32	162



GOOGLE LOCATION IMAGE

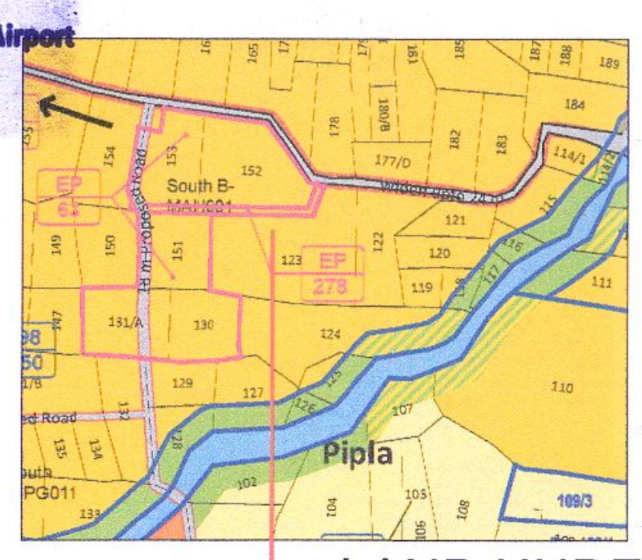
LAND UNDER REFRENCE

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 30/06/2023 OF STRUCTURAL DESIGNER AND APPLICANT

Subject to the condition that Developer / Applicant Shall construct sewage treatment Plant (STP) as per the required norms of Maharashtra Pollution Contro Board & shall submit the NOC from MPCB without Complience of same occupation permission not to be issued.

Subject to Condition of NOC of Airport Authority Dt. 05/01/2023

Subject to the condition laid down by Directorate of Maharashtra fire service vide letter No. MFS/51/2023/222 Dated 21/04/2023



LOCATION & D.P. PART PLAN SHEET No. 98

LAND UNDER REFRENCE

Proforma – I: Area Statement

PLAN FOR PROPOSED RESIDENTIAL APARTMENT BUILDING AT S. No. 123/2, 123/3, P. H. No. 38, MOUZA - PIPLA, TAHSIL - NAGPUR (RURAL), DIST. - NAGPUR.	Drawing Sheet No. 1/8

Stamps of Approval of Plans:

OFFICE OF THE NAGAR PANCHAYAT BESA-PIPLA
Building Permit No. न.पं.बे-पि/बांध.प./442/2023
Date- 03/06/2023
SANCTIONED
Planning Assistant
Nagar Panchayat Besa-Pipla
Administrator
Nagar Panchayat Besa-Pipla

AREA STATEMENT

1		Area of plot (Minimum area of a, b, c to be considered)	
	(a)	As per ownership document (7/12,CTS Extract)	16200.000
	(b)	as per measurement sheet (K prat)	16200.000
	(c)	as per site	16200.000
2		Deductions for	
	(a)	Proposed D.P./D.P. Road widening Area/Service Road/Highway widening	1099.636
	(b)	Any D.P. Reservation area	
		Total (a+b)	1099.636
3		Balance Area of Plot (1-2)	15100.364
4		Amenity Space (if applicable)	
	(a)	Required	
	(b)	Adjustment of 2(b), if any -	
	(c)	Balance Proposed	
5		Net Plot Area {3 - 4 (c)}	15100.364
6		Recreational Open Space (if applicable)	
	(a)	Required	1510.036
	(b)	Proposed	1510.538
7		Internal Road Area	
8		Plottable Area (if applicable)	
9		Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5 x basic FSI)	16610.400
10		Addition of FSI on payment of premium	
	(a)	(a) Maximum permissible premium FSI - based on road width / TOD Zone.	
	(b)	Proposed FSI on payment of premium	
11		In-situ FSI/TDR Loading	
	(a)	In-situ area against D.P. road [2.0 x Sr. No. 2 (a)], if any	2199.272
	(b)	In-situ area against Amenity Space if handed over [2.00 or1.85 x Sr. No. 4 (b)and /or(c)]	
	(c)	TDR area	
	(d)	Total in-situ/TDR loading proposed {11 (a) + (b) + (c)}	2199.272
12		Additional FSI area under Chapter No. 7	
13		Total entitlement of FSI in the proposal	
	(a)	[9 + 10 (b) +11 (d)] or 12 whichever is applicable	18809.672
	(b)	Ancillary Area FSI upto 60% or 80% with payment of charges	
	(c)	Total entitlement (a +b)	18809.672
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}	48151.265
15		Total Built-up Area in proposal.(excluding area at Sr.No.17 b)	
	(a)	Existing Built-up Area	
	(b)	Proposed Built-up Area (as per 'P-Line')	17447.473
	(c)	Total (a +b)	17447.473
16		F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.928
17		Area for Inclusive Housing, if any	
	(a)	Required (20% of Sr. No. 5)	
	(b)	Proposed	

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
(Name of Architect - Ar. Rajesh Jaiswal)

Owner's 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.

ATHARVA INFRASRUCTURES

Sankalp Creations
Rajesh Jaiswal
ARCHITECT
587, Cotton Market,
Ghat Road, Nagpur-440 018.
CA/95/18807, NMC/R-72, NIT-832

Architect name and signature - Ar. Rajesh Jaiswal

Job No.	Drawing	Scale	Drawn by	Checked	Registration no. of
		1:100 1:200			CA/95/18807