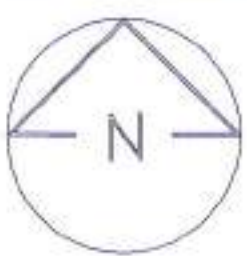


ELEVATION WING - B

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

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 05/05/2023 OF STRUCTURAL DESIGNER AND APPLICANT



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. 3/8

Stamps of Approval of Plans:

OFFICE OF THE NAGAR PANCHAYAT BESA
Building Permit No. 74/G.P./18/418/442/2023
Date: 03/06/2023

SANCTIONED
Planning Assistant
Nagar Panchayat Bese-Pipla

Administrator
Nagar Panchayat Bese-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 or 1.85 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.

Signature
ATHARVA INFRASTRUCTURES

Architect name and signature - Ar. Rajesh Jaiswal

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

Subject to the condition laid down by Director of Maharashtra fire service vide letter No. 193/5/2023/22-Dated: 21/09/2023

Subject to Condition of NOC of Airport Authority Dated: 05/01/2023

Form of Statement 2 (Sr. No. 9 (a)) Proposed Building		
Building No.	Floor No.	Total Built Up area of floor as per outer construction line
1	2	3
Apartment	Ground	94.067
	1st	1241.783
	2nd	1241.783
	3rd	1241.783
	4th	1241.783
	5th	1241.783
	6th	1241.783
	7th	1241.783
	8th	1226.005
	9th	1241.783
	10th	1241.783
	11th	1241.783
	12th	1241.783
	13th	1226.005
	14th	1241.783
	Total	17447.473

Sr. No.	Floor	Built Up Area (All Areas in Sq.Mt.)	
		Wing A	Wing B
1	Ground	72.066	22.001
2	1st	789.756	452.027
3	2nd	789.756	452.027
4	3rd	789.756	452.027
5	4th	789.756	452.027
6	5th	789.756	452.027
7	6th	789.756	452.027
8	7th	789.756	452.027
9	8th	773.978	452.027
10	9th	789.756	452.027
11	10th	789.756	452.027
12	11th	789.756	452.027
13	12th	789.756	452.027
14	13th	773.978	452.027
15	14th	789.756	452.027
Built up Area		11097.094	6350.379
Height in Mtr.		45.000	45.000
Total Built up Area		17447.473	

FRONT ELEVATION
(WING - B)