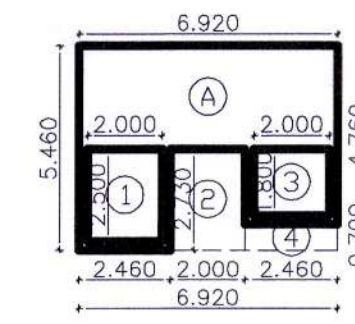




<u>(WING - B)</u>			
A	6.920 X	5.460 X 1.00 =	37.783 SQM
TOTAL		=	37.783 SQM
DEDUCTIONS			
1	2.000 X	2.500 X 1.00 =	5.000 SQM
2	2.000 X	2.730 X 1.00 =	5.460 SQM
3	2.000 X	1.800 X 1.00 =	3.600 SQM
4	2.460 X	0.700 X 1.00 =	1.722 SQM
TOTAL DEDUCTION		=	15.782 SQM
NET AREA		=	22.001 SQM

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	116.98
	1st	1689.71
	2nd	1689.71
	3rd	1689.71
	4th	1689.71
	5th	1689.71
	6th	1689.71
	7th	1689.71
	8th	1657.80
	9th	1689.71
	10th	1689.71
	11th	1689.71
	12th	1689.71
	13th	1657.80
	14th	1689.71
	Total	23709.22

Nagar Panchayat Besa-Pipla Nagar Panchayat Besa-Pipla

Date 12/1/2017
SANCTIONED
 Assistant Town Planner [Signature]
 Administrator [Signature]



CONTINUE...

NET AREA = 452.027 SQM

NET AREA

Proforma – I: Area Statement				Drawing Sheet No.	
PLAN FOR PROPOSED RESIDENTIAL APARTMENT BUILDING AT S. No. 123/2, 123/3, P. H. No. 38, MOUZA - PIPLA, TAHSIL - NAGPUR (RURAL), DIST. - NAGPUR.				6/10	
Stamps of Approval of Plans: 1) Subject to terms & conditions mentioned in SEIAA environmental clearance dated 27/09/2023. 2) Subject to payment of premium in instalment.					
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) 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			4900.000	
	(c) Total entitlement (a + b)			23709.672	
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')			23709.226	
	(c) Total (a + b)			23709.226	
16	F. S. I. Consumed (15/13) (should not be more than serial No. 14 above.)			1.000	
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 891, Keshavnagar Chhatrapati Shivaji Maharaj Chhatrapati Shivaji Maharaj					
 Architect name and signature - Ar. Rajesh Jaiswal					
Job No.	Drawing	Scale	Drawn by	Checked	Registration no. of
		1:100			
		1:200			
					CA/95/18807