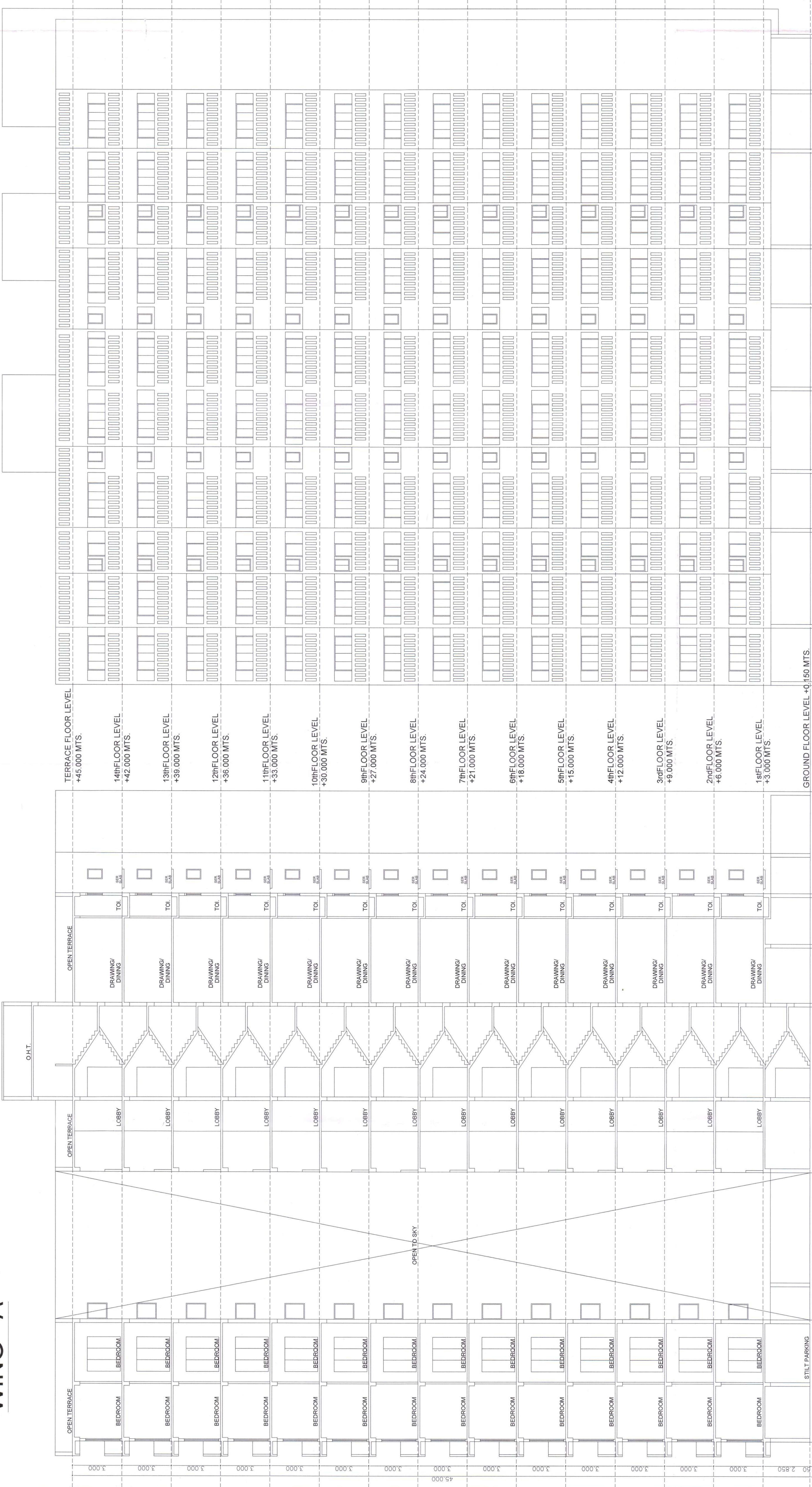


ELEVATION & SECTION

WING - A



SECTION - AA' (WING - A)

FRONT ELEVATION (WING - A)

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.

Stamps of Approval of Plans:

OFFICE OF THE NAGAR PANCHAYAT BEASA-Pipla
Building Permit No. 02/04/2024
Date 02/04/2024
SAN TIONED
Nagar Panchayat Beasa-Pipla
Nagar Panchayat Beasa-Pipla

Previous Revised Building Permit no. NPBP/TPD/BP/2278/2024 dt. 15/03/2024
AREA STATEMENT

1	Area of plot (Minimum area of a, b, c to be considered)	16200.000
(a)	As per ownership document (71/2 CTS Extract)	16200.000
(b)	as per measurement sheet (K plat)	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 F.S.I)	16610.400
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone. (0.300)	4530.109
(b)	Proposed FSI on payment of premium	1892.000
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 (0.600) = 9060.218	2000.000
(d)	Total in-situ/TDR loading proposed (11 (a) + (b) + (c))	4199.272
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	22701.672
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges	13621.003
(c)	Total entitlement (a +b)	36322.676
14	Maximum utilization limit of F.S.I. (building potential)	48151.265
	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)	
15	Total Built-up Area in proposal (excluding area at Sr.No.17 b)	23709.226
(a)	Existing Built-up Area (Tower A, B, F)	12612.132
(b)	Proposed Built-up Area (as per 'P-Line') (Tower C, E)	36321.358
(c)	Total (a +b)	
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. or 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.

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
(Name of Architect - Ar. Rajesh Jaiswal)

Architect name and signature - Ar. Rajesh Jaiswal
Job No. Drawing Scale 1:100 1:200
Checked Registration no. of CA/95/18807