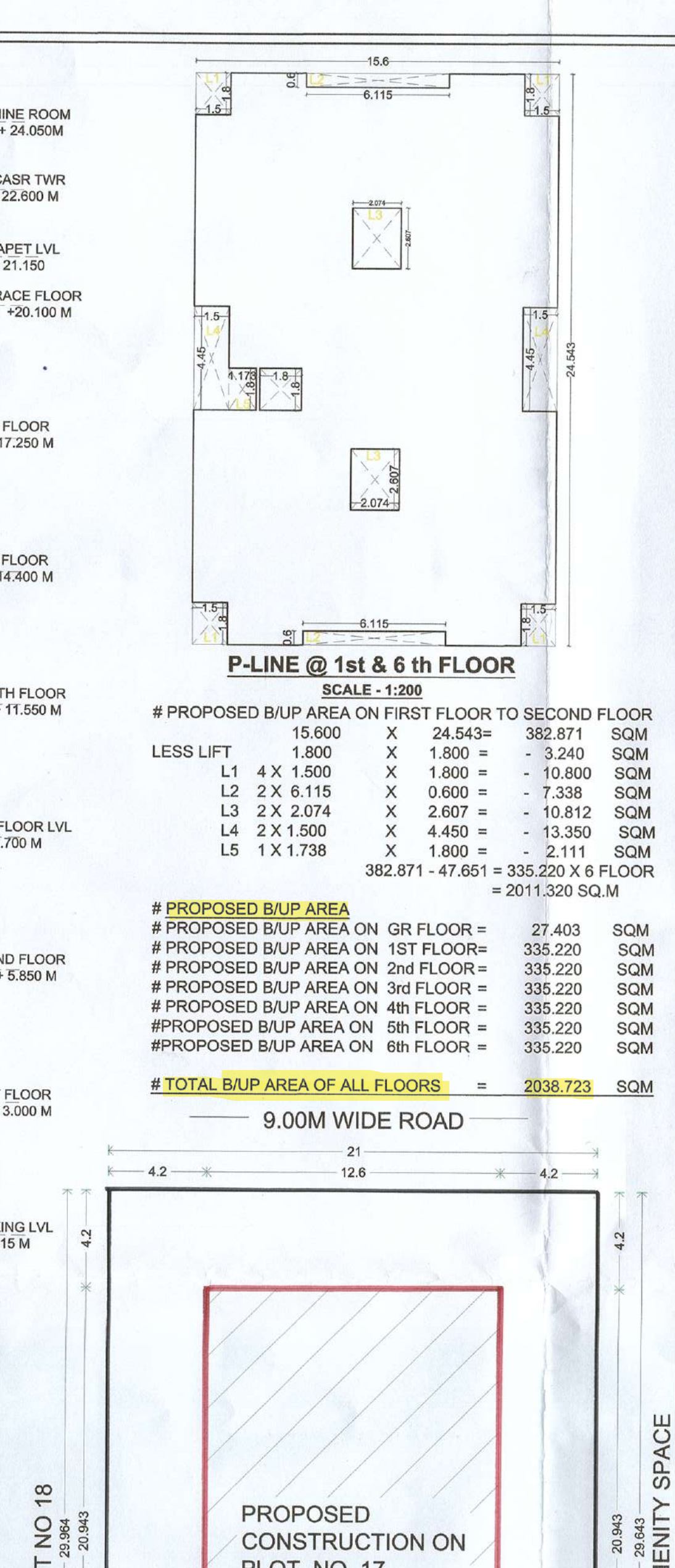
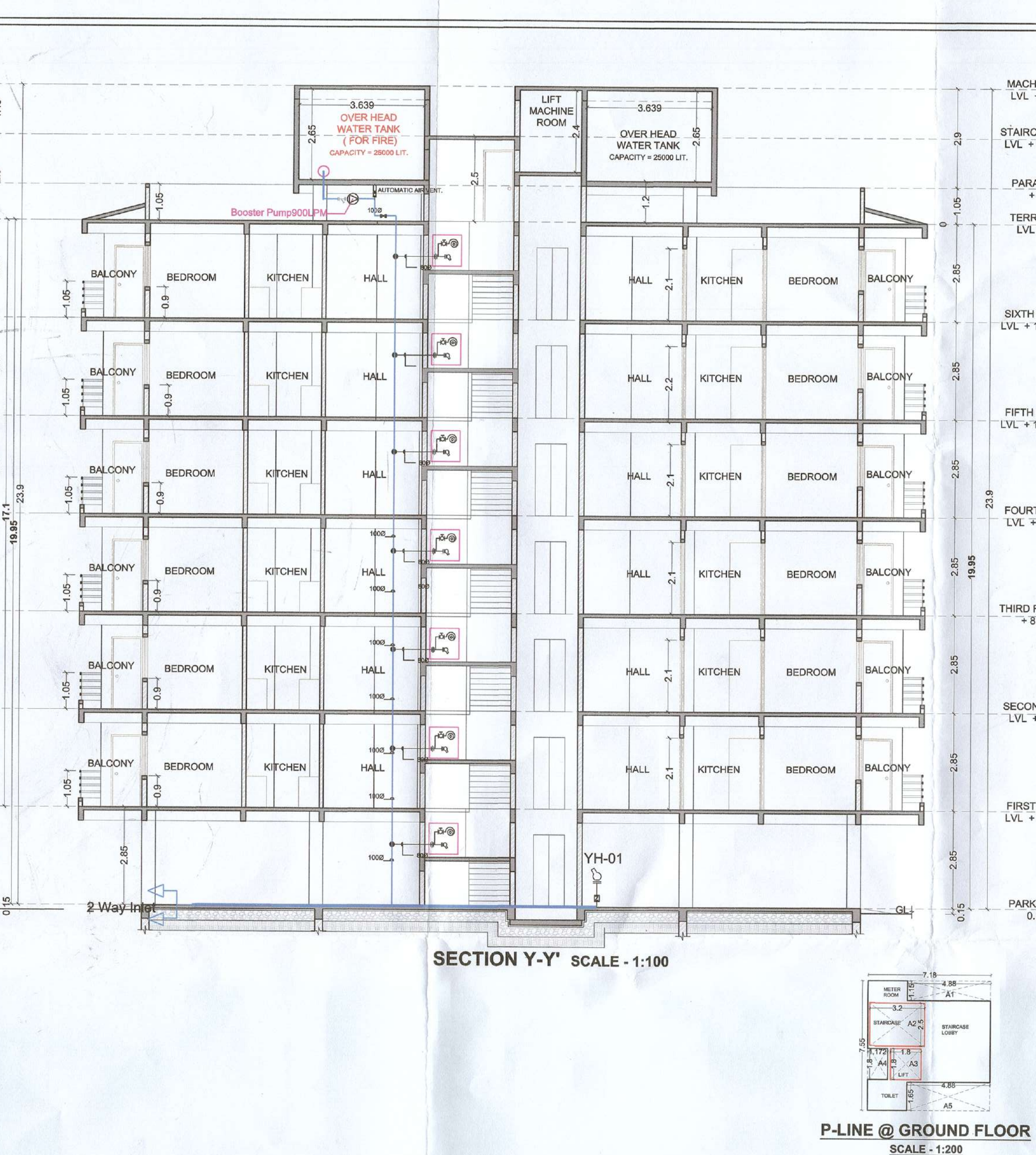
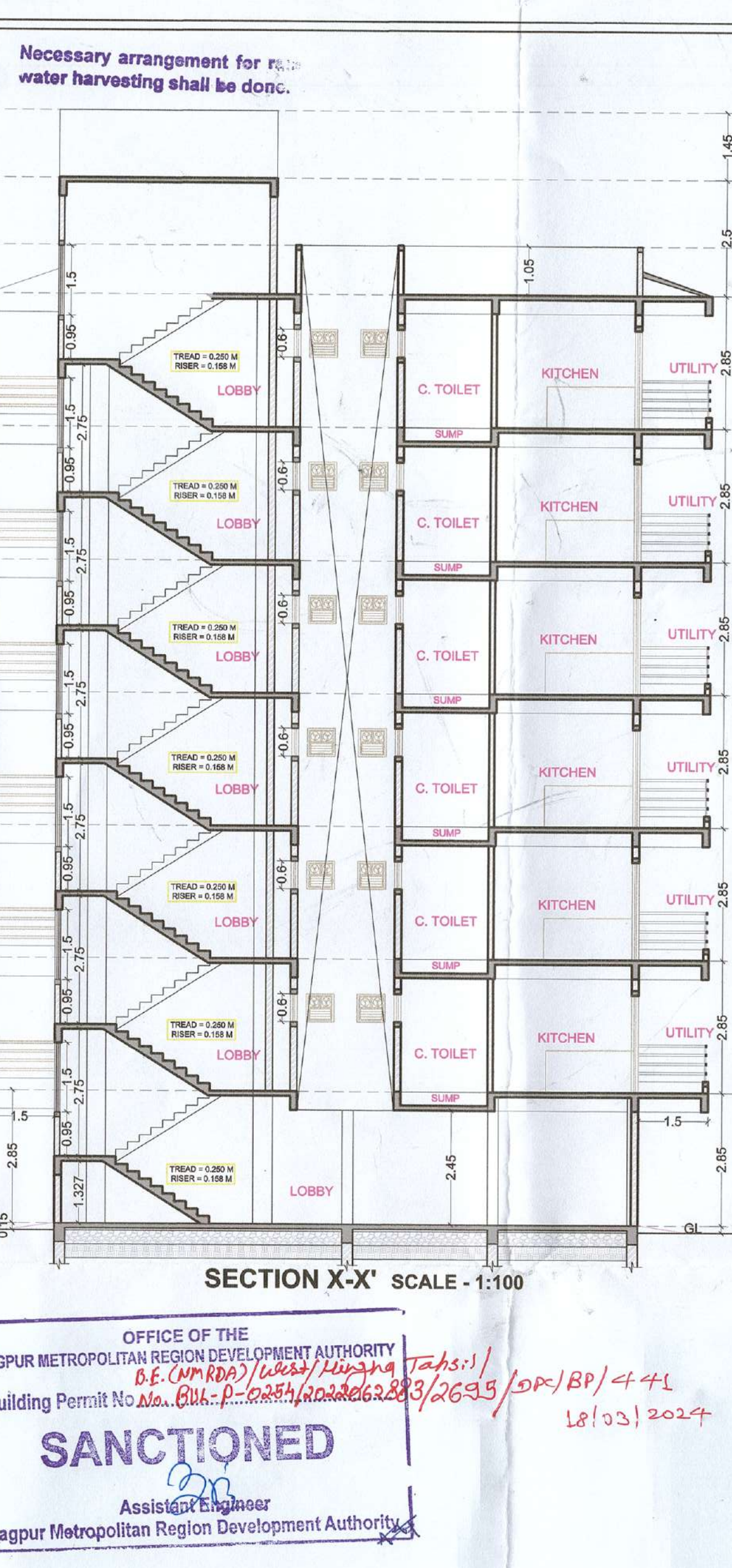
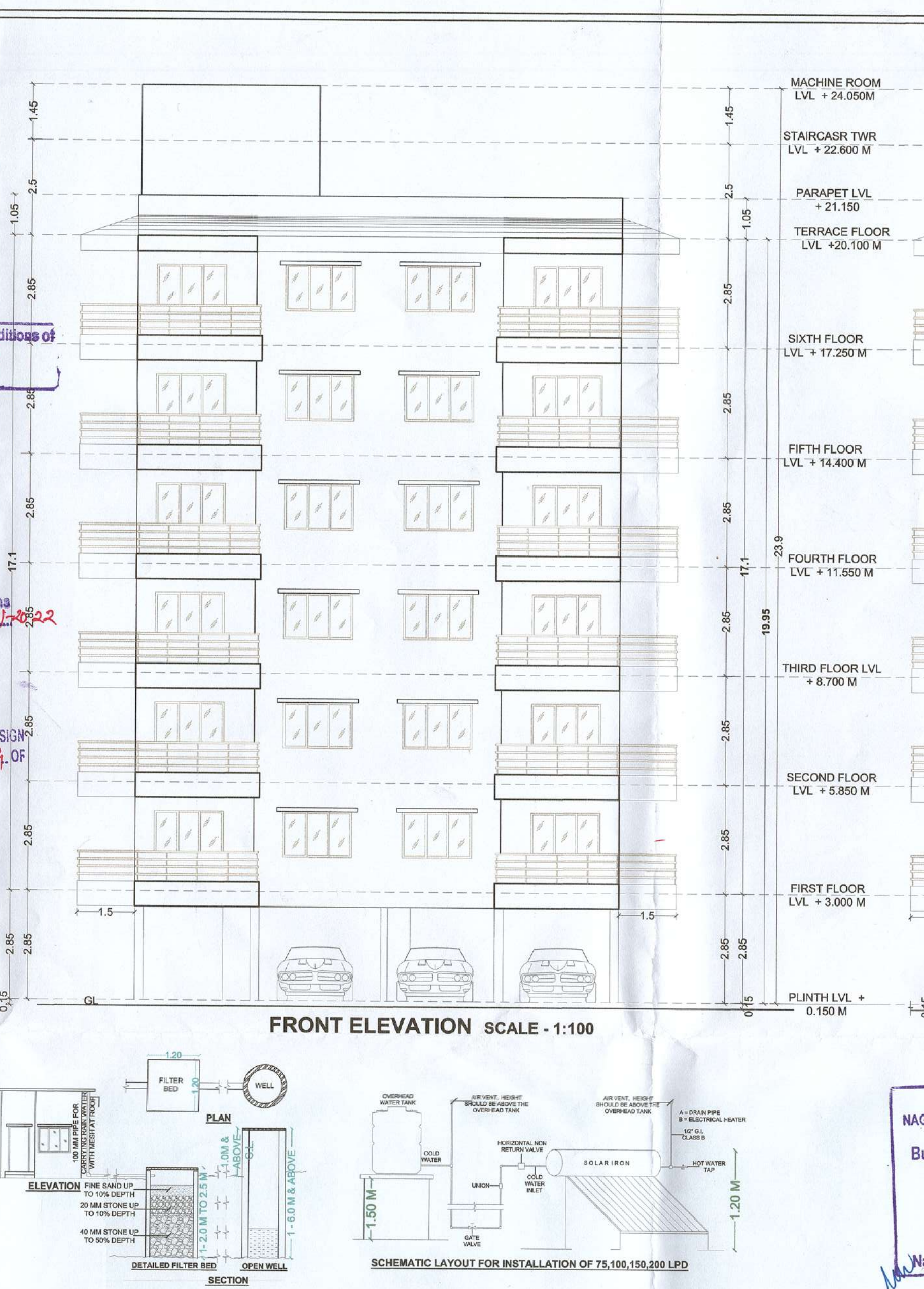
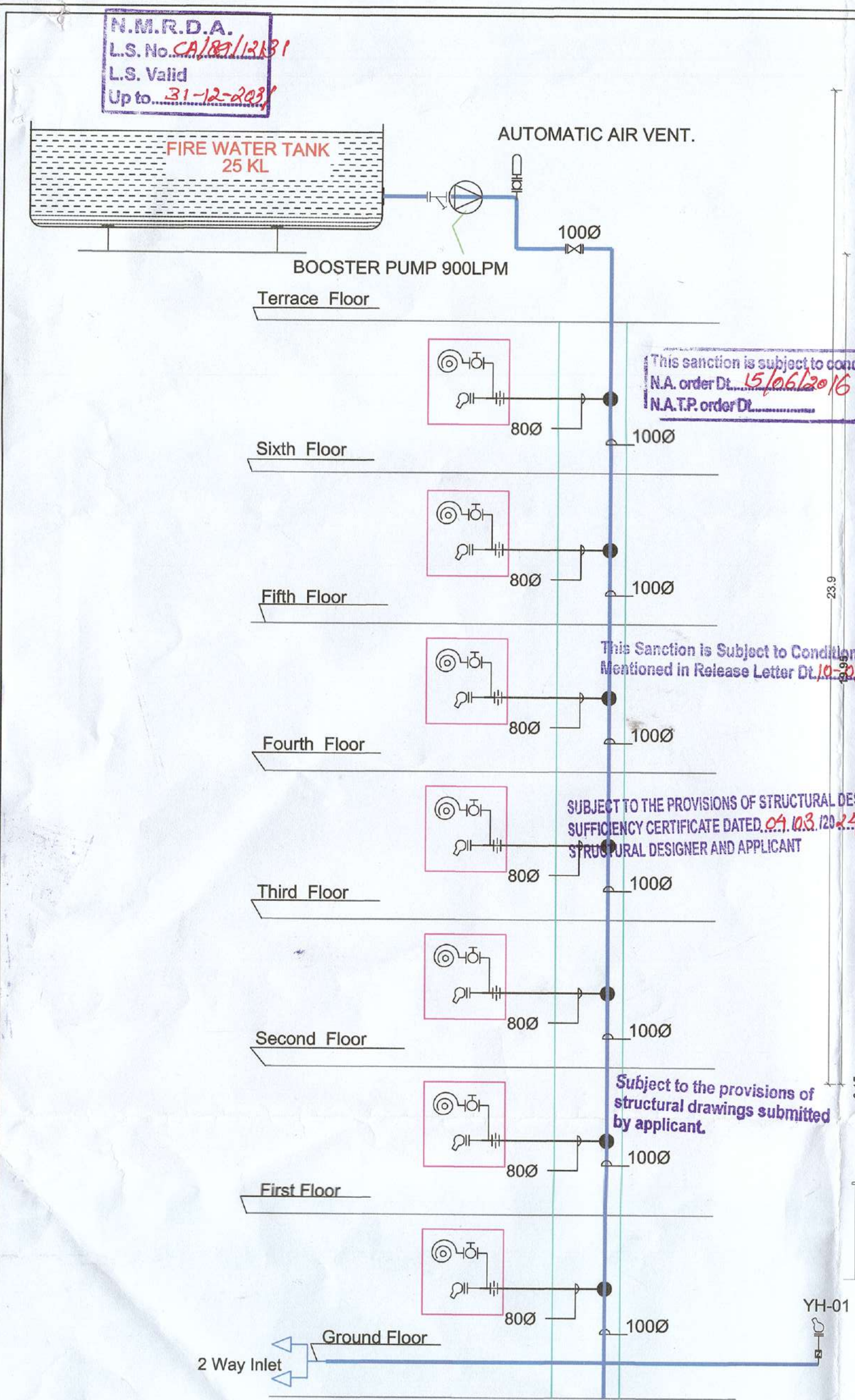




PROPOSED CONSTRUCTION FOR MULTIFAMILY RESIDENTIAL BUILDING UNIT ON PLOT NO. 17, KH. NO. 91/1, MOUZA - WAGDARA, TA. HINGNADIST. NAGPUR.

BELONGING TO -

- SAU. ANITA Y. PATHADE
- SAU. ROHINI R. HIWASE
- SAU. SUNITA VIKASRAO KHADKE

THROUGH POWER OF ATTORNEY HOLDER

IDEA INFRAVENTURES PARTNERS

- RAJEEV KHIRODKAR &
- MAKRAND BARDE

AREA STATEMENT :-

1) PLOT AREA AS PER RELEASED	= 625.876	SQM
2) NET PLOT AREA FOR FSI CALCULATION	= 680.703	SQM
3) ADDITION FSI FOR D.P. ROAD & ROAD WIDENING	= 192.394	SQM
4) IN SITU FSI OF ROAD WIDENING (192.394X2)	= 384.788	SQM
5) BASIC FSI = 1.10 X 680.703	= 748.773	SQM
6) ADDITION FSI = 0.30 X 625.876	= 187.763	SQM
7) ROAD WIDENING IN SITU FSI	= 384.788	SQM
8) TOTAL PERMISSIBLE ENTITLEMENT (748.773+187.763+384.788+121.324)	= 1422.652	SQM
9) PERMISSIBLE ANNUALITY (2038.723/1.1=1274.202)	= 764.521	SQM
10) TOTAL POTENTIAL AREA (1321.324+764.521)	= 2085.845	SQM
11) CONSUMED ANNUALITY (P-LINE AREA) - (4+5+9) = (2038.723 - 1321.324)	= 717.399	SQM

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
D	1.05 X 2.10	T.W. FRAME WITH T.W. PANELED DOOR
D1	0.90 X 2.10	T.W. FRAME WITH T.W. PANELED DOOR
D2	0.75 X 2.10	T.W. FRAME WITH T.W. PANELED DOOR
SW1	1.80 X 2.10	ALUMINIUM SLIDING DOOR
W	1.80 X 1.50	FULLY GLAZED WINDOW
W1	1.20 X 1.50	FULLY GLAZED WINDOW
W2	2.50 X 1.50	FULLY GLAZED WINDOW
KW	1.20 X 0.90	ALUMINIUM SLIDING WINDOW
KV	0.80 X 0.80	LOUVERED VENTILATOR

PARKING AREA STATEMENTS :-

- FOR EVERY 2 TENEMENTS HAVING CARPET AREA 40 SQ.M. TO 80 SQ.M.
1 CARS + 2 SCOOTERS + 5% VISITORS PARKING
FOR 24 TENEMENTS REQUIRED PARKING
12 CARS + 24 SCOOTERS
- TOTAL PARKING REQUIRED - 12 CARS + 24 SCOOTERS
5% VISITORS PARKING - 0.60 CARS + 12 SCOOTERS
TOTAL PARKING = 12.60 CARS + 25.2 SCOOTERS

DIVIDING FACTORS :- 0.70 (12.60 CARS) = 25.2 CARS
:- 8.82 CARS + 25.2 SCOOTERS
:- 9 CARS + 25 SCOOTERS

PARKING REQUIRED :- 9 CARS + 25 SCOOTERS
PARKING PROVIDED :- (9+1) CARS + (25+6) SCOOTERS
(COMPOSITE PARKING FOR 2 CAR 6 SCOOTER)
:- 10 CARS + 19 SCOOTERS

LEGEND:

PLOT BOUNDARY SHOWN IN - BLACK

PROPOSED CONSTRUCTION SHOWN - RED

NOTE: ALL DIMENSIONS ARE IN METER

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 record.

AR. BHAIRAVI S. SHENDE
B.A.RCH D.HRM IIA ITD
COA-CA/2016/74222
STATE/2024/APL/11281

AR. BHAIRAVI SHENDE
AR/R/2024/APL/11281

Owner's Declaration:

I/We undersigned hereby confirm that I/We would abide by the 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 at the work site.

IDEA INFRAVENTURES
Partners

RAJEEV KHIRODKAR
PARTNERS FOR IDEA INFRAVENTURES
POWER OF ATTORNEY HOLDER FOR
1) SAU ANITA Y. PATHADE
2) SAU ROHINI R. HIWASE AND
3) SAU SUNITA VIKASRAO KHADKE

MAKRAND BARDE
PARTNERS FOR IDEA INFRAVENTURES
POWER OF ATTORNEY HOLDER FOR
1) SAU ANITA Y. PATHADE
2) SAU ROHINI R. HIWASE AND
3) SAU SUNITA VIKASRAO KHADKE

ARCHITECT'S SIGN.

OWNERS SIGN.

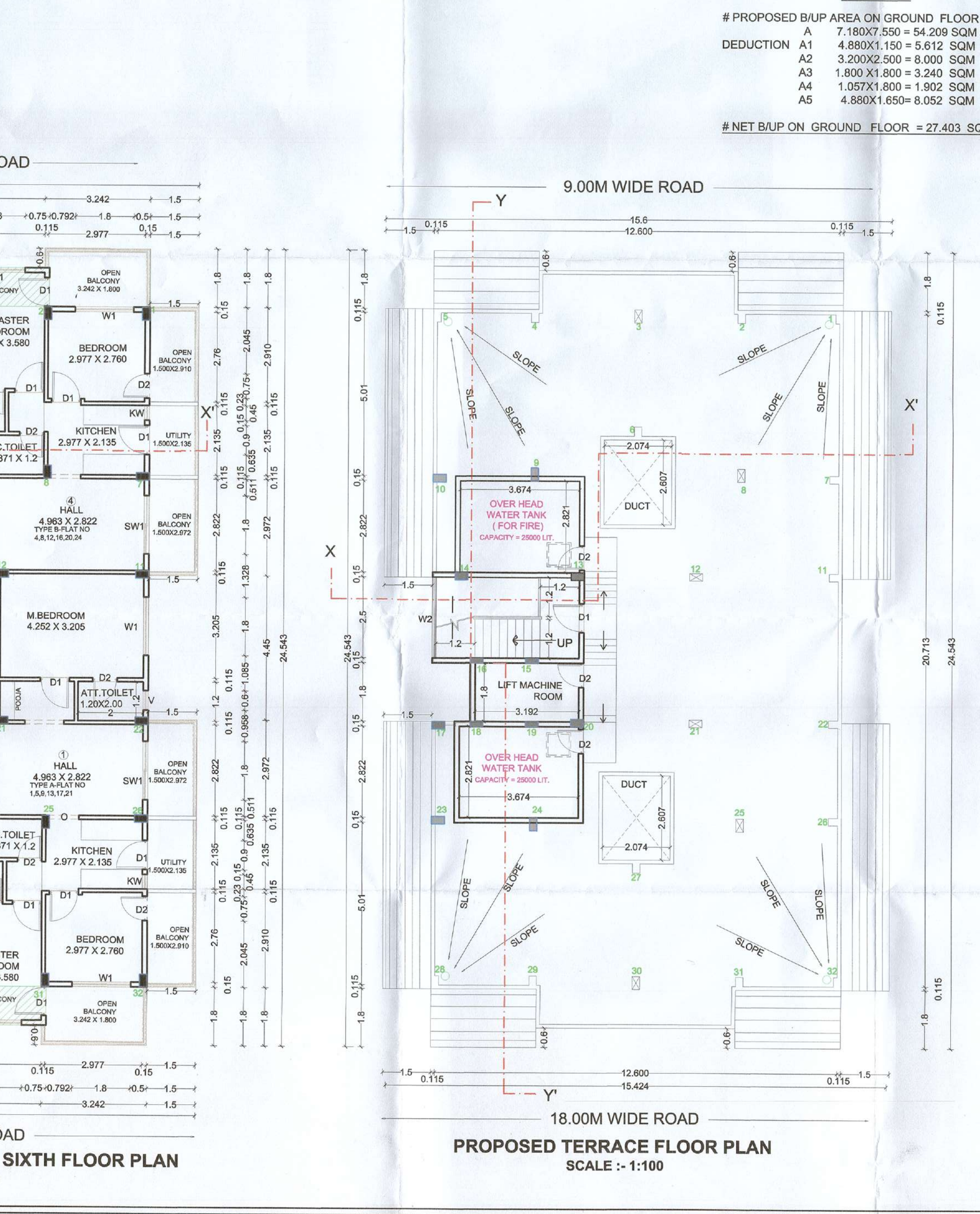
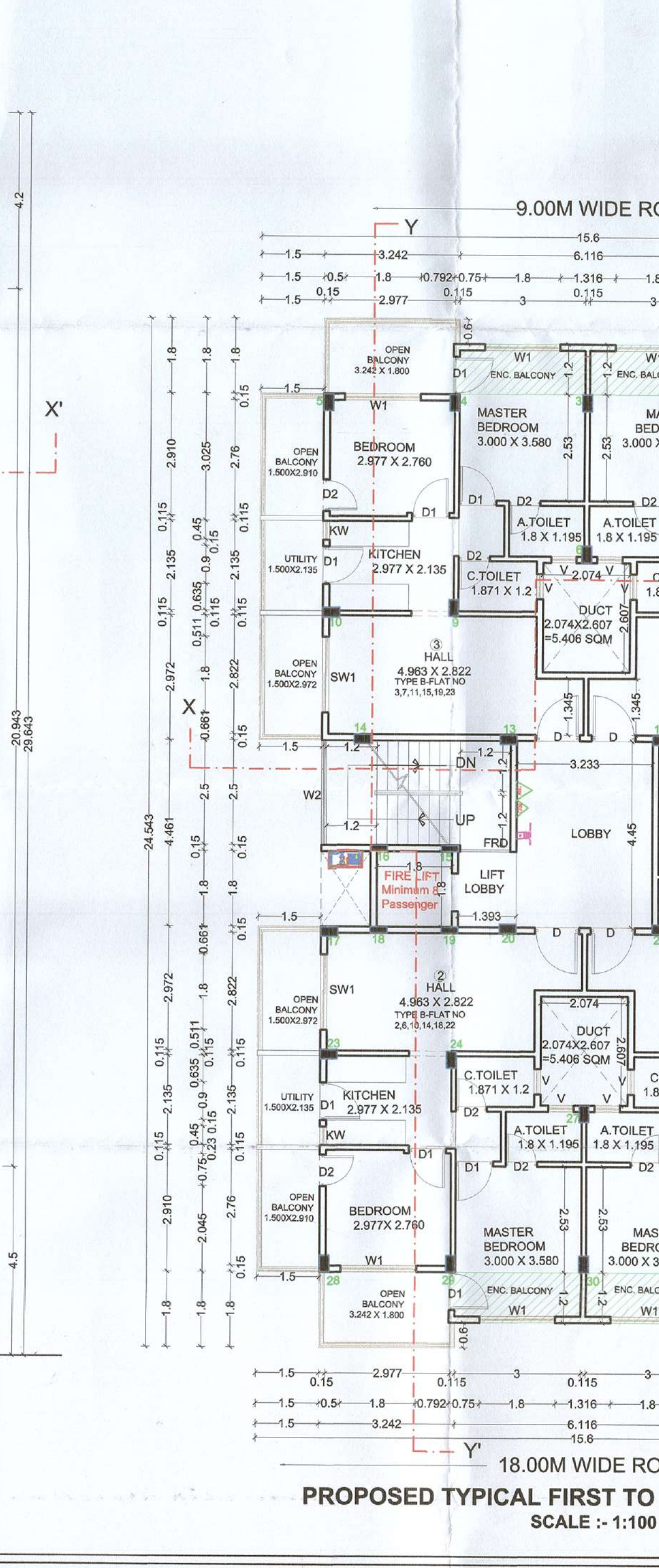
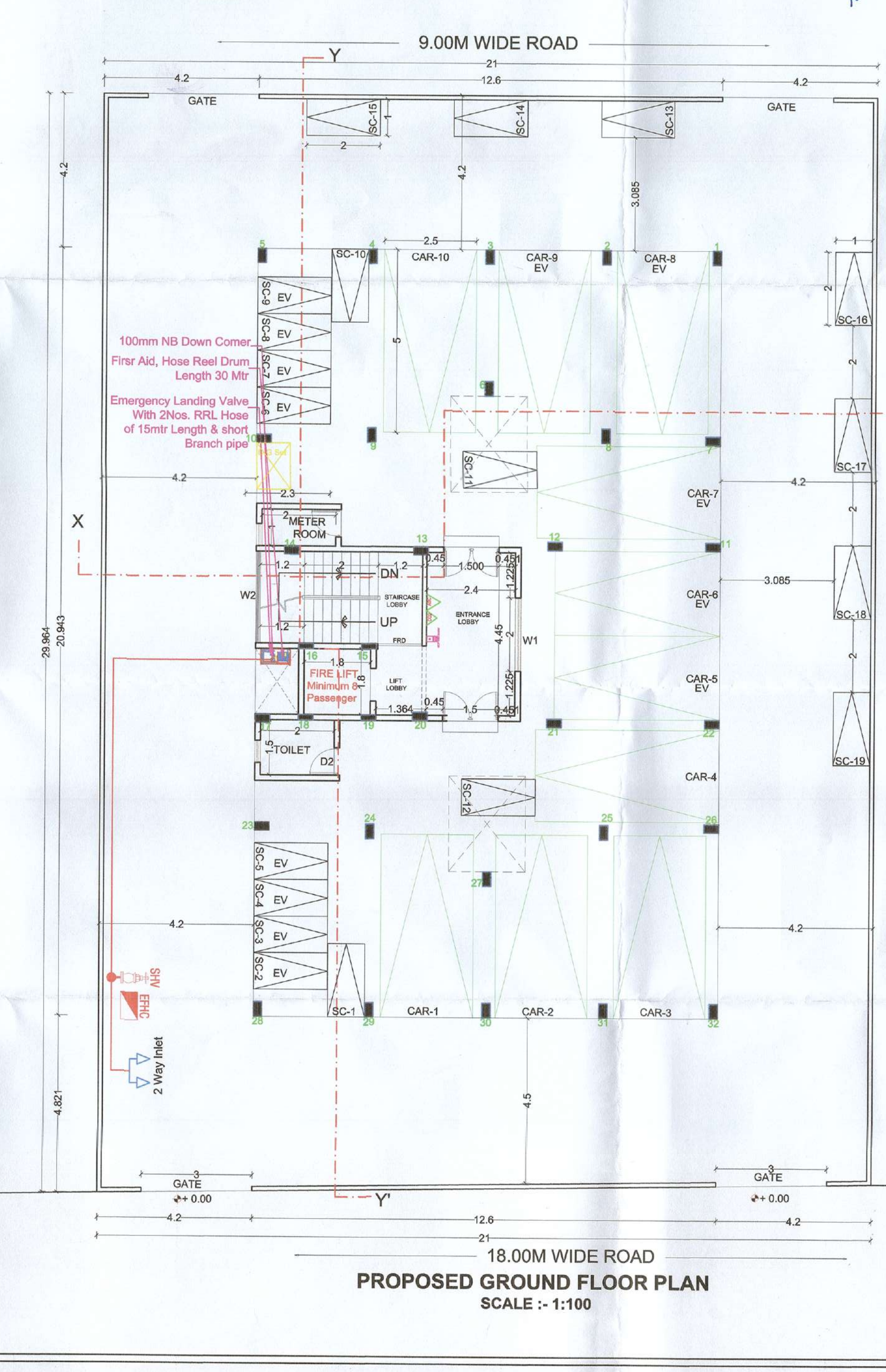
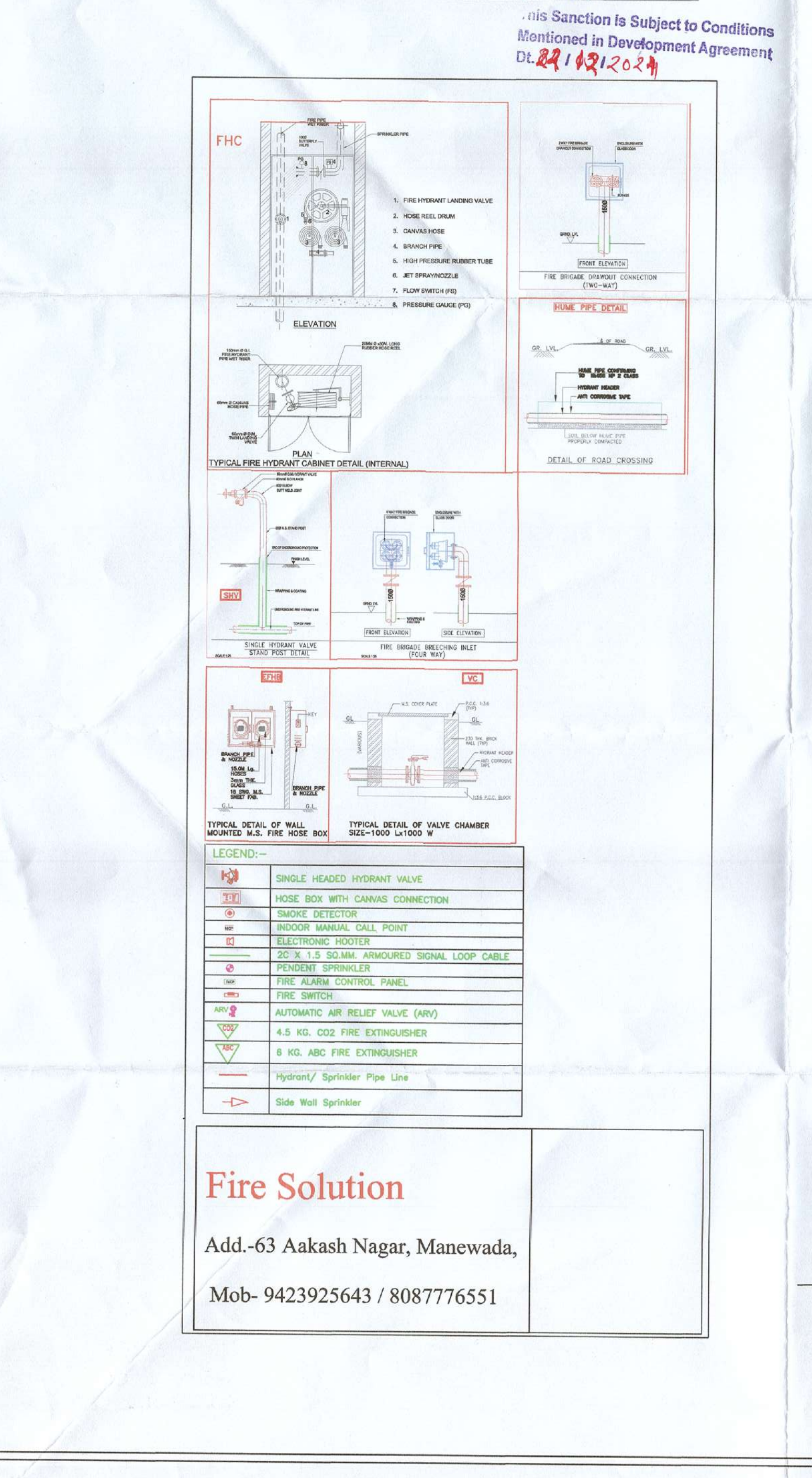
IDEA INFRAVENTURES
Partners

AR. BHAIRAVI S. SHENDE
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STATE/2024/APL/11281

MAKRAND BARDE
PARTNERS FOR IDEA INFRAVENTURES
POWER OF ATTORNEY HOLDER FOR
1) SAU ANITA Y. PATHADE
2) SAU ROHINI R. HIWASE AND
3) SAU SUNITA VIKASRAO KHADKE

DRG. TITLE: SUBMISSION DRAWING

DATE	04/03/2024	NORTH :	SHEET NO :
DRAWN BY	AR.RAMA		
CHECKED BY			
SCALE	1:200, 1:100		
REVISION	REV. 04/18/07/23		



CARPET AREA CALCULATION

TYPE A (CARPET AREA ON 1ST TO 6TH FLOOR)

FLAT NO. 1.5.6.13.17.21

1 = 4.402 X 4.635 = 20.403

2 = 6.093 X 1.345 = 8.195

3 = 4.983 X 2.907 = 14.427

4 = 6.093 X 3.695 = 22.514

5 = 3.000 X 1.200 = 3.600

TOTAL = 69.139

TYPE B (CARPET AREA ON 1ST TO 6TH FLOOR)

FLAT NO. 2.3.4.5.6.7.8.10.11

1 = 4.402 X 4.635 = 20.403

2 = 6.093 X 1.345 = 8.195

3 = 4.983 X 2.907 = 14.427

4 = 6.093 X 3.695 = 22.514

5 = 3.000 X 1.200 = 3.600

TOTAL = 48.731

FLOOR	CATEGORY	APARTMENT NO.	CARPET AREA	NO. OF FLATS	TOTAL CARPET AREA
1ST FLOOR	TYPE - A	FLAT NO. 1	69.139 SQM	1	69.139 SQM
1ST FLOOR	TYPE - B	FLAT NO. 2,3,4,5,6,7,8,10,11	48.731 SQM	1	48.731 SQM
2ND FLOOR	TYPE - A	FLAT NO. 9	69.139 SQM	1	69.139 SQM
2ND FLOOR	TYPE - B	FLAT NO. 12,13,14,15,16,17,18,19,20,21,22,23,24	48.731 SQM	1	48.731 SQM
3RD FLOOR	TYPE - A	FLAT NO. 10	69.139 SQM	1	69.139 SQM
3RD FLOOR	TYPE - B	FLAT NO. 11,12,13,14,15,16,17,18,19,20,21,22,23,24	48.731 SQM	1	48.731 SQM
4TH FLOOR	TYPE - A	FLAT NO. 11	69.139 SQM	1	69.139 SQM
4TH FLOOR	TYPE - B	FLAT NO. 12,13,14,15,16,17,18,19,20,21,22,23,24	48.731 SQM	1	48.731 SQM
5TH FLOOR	TYPE - A	FLAT NO. 12	69.139 SQM	1	69.139 SQM
5TH FLOOR	TYPE - B	FLAT NO. 13,14,15,16,17,18,19,20,21,22,23,24	48.731 SQM	1	48.731 SQM
6TH FLOOR	TYPE - A	FLAT NO. 13	69.139 SQM	1	69.139 SQM
6TH FLOOR	TYPE - B	FLAT NO. 14,15,16,17,18,19,20,21,22,23,24	48.731 SQM	1	48.731 SQM
TOTAL				24	1291.992 SQM