

PREPARED BY

SR ASSOCIATE

FIRE SAFETY CONSULTANTS
ENGINEERS & CONTRACTORS

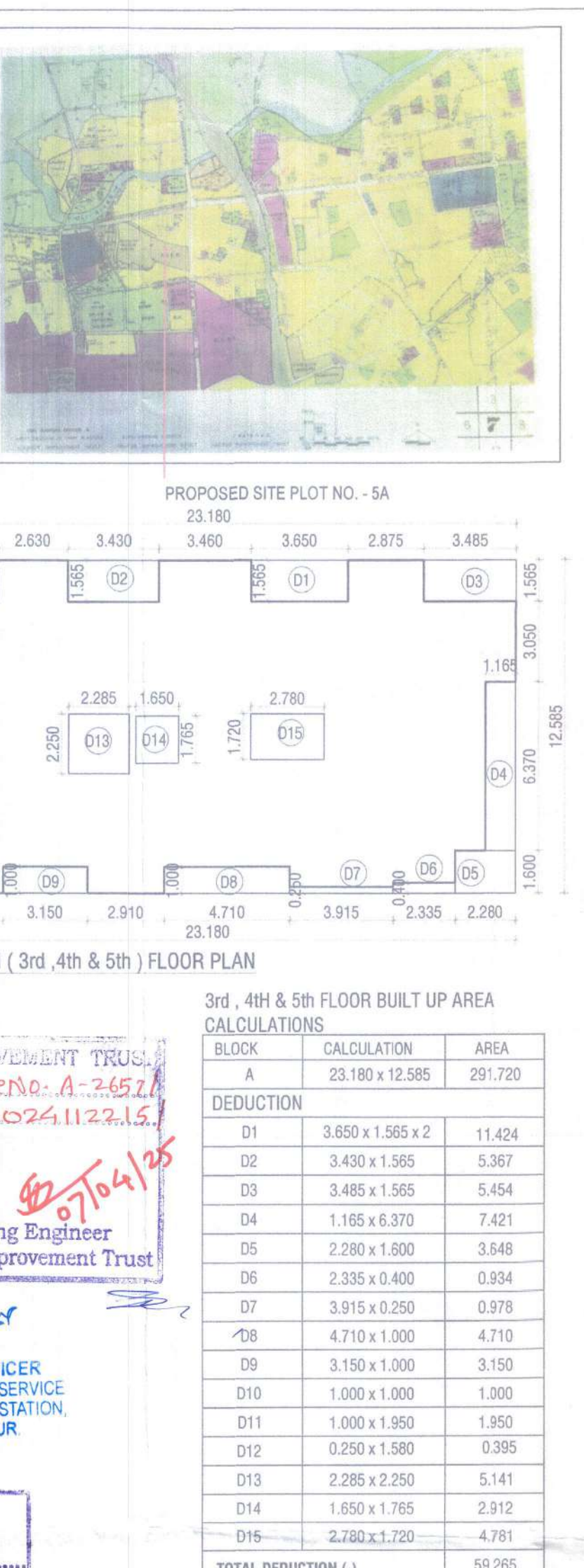
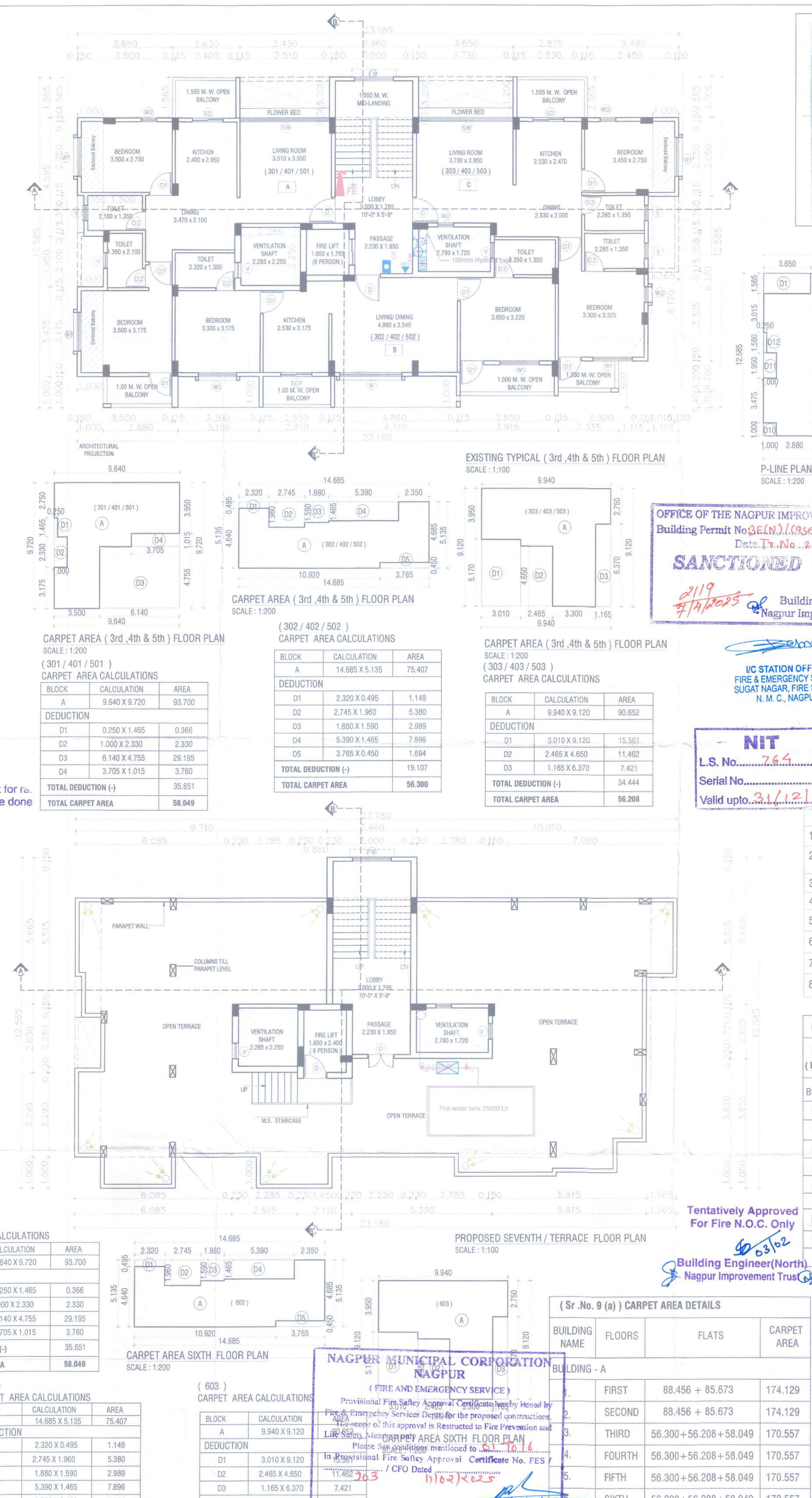
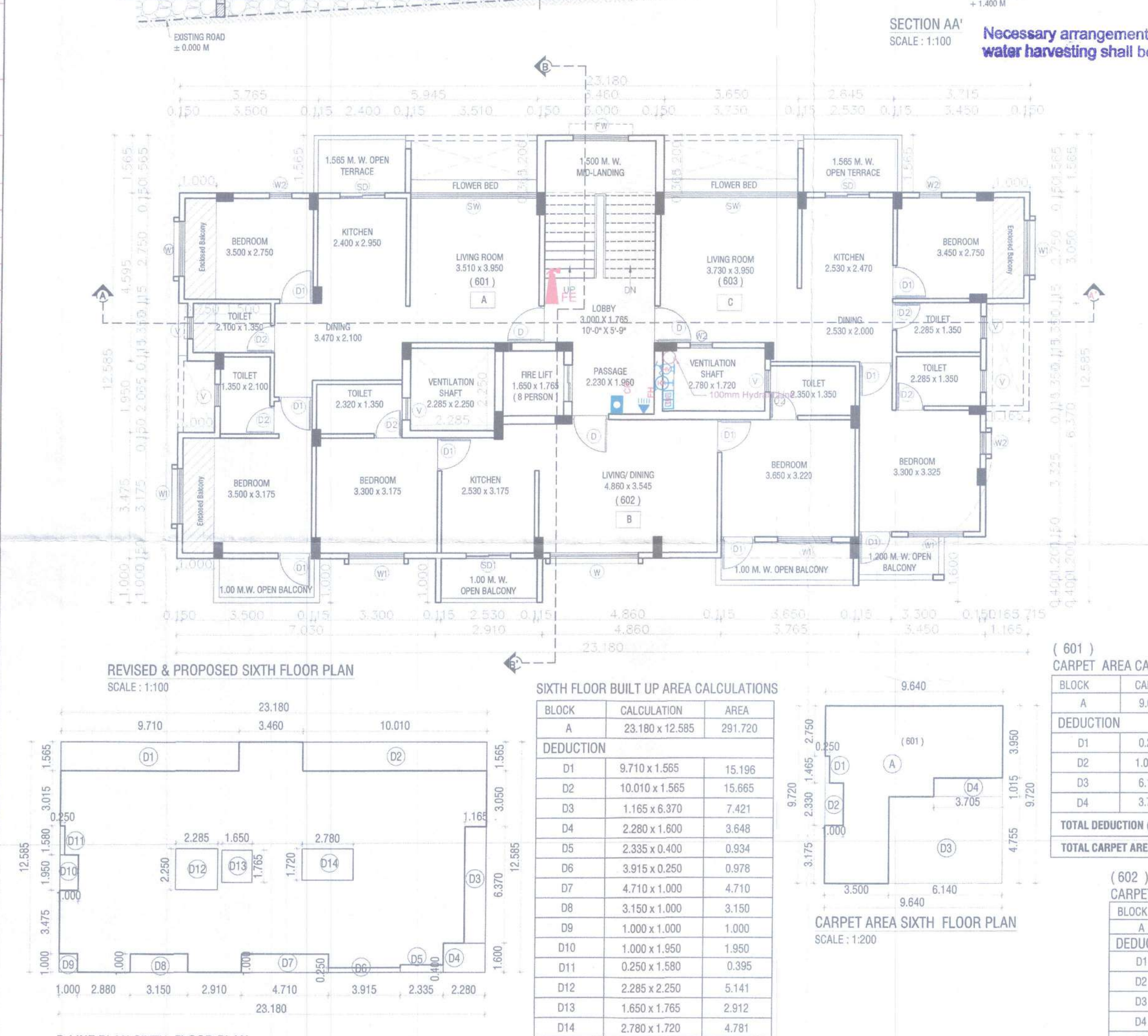
0712-6577426, srassociates.ngp@gmail.com

DRAWING NO :- SR04122019

LICENCE NO:-MFS/LA/RF-348/RD-341/RP-73

STAMP & SIGNATURE





23.31	TOTAL BUDGET (K\$)	
	TOTAL BUILT UP AREA	232.455
AREA STATEMENT :-		
TOTAL P-LINE B-UP AREA = 1419.467 SQ.M		
a) DIVIDING FACTOR (1.6) =	1419.467 SQ.M. = 887.17 SQ.M.	1.6
b) PROPOSED ANCILLARY AREA = 1419.467 - 887.12 =	532.30 SQ.M.	
c) BASIC FSI (1.1) =	550.02 SQ. M.	
d) PROPOSED PAID FSI = 887.17 - 550.02 =	337.149 SQ.M.	
e) PERMISSIBLE PAID FSI (0.5) =	250.01 SQ.M.	
f) PROPOSED TDR = 337.149 - 250.01 =	87.139 SQ.M.	
g) PERMISSIBLE TDR (0.2) =	100.00 SQ.M.	

(Sr. No. 9 (g)) CONSTRUCTION AREA DETAIL		
BUILDING NAME (EXISTING B/UP AREA)	FLOOR	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
LOCK - A	GROUND	29.769 SQ. M.
residential	FIRST	234.247 SQ. M.
residential	SECOND	234.247 SQ. M.
residential	THIRD	232.455 SQ. M.
residential	FOURTH	232.455 SQ. M.
residential	FIFTH	232.455 SQ. M.
TOTAL B/UP AREA		1195.628 SQ. M.
PROPOSED B/UP AREA		
residential	SIXTH	223.839 SQ. M.
TOTAL B/UP AREA		1419.467 SQ. M.

SCHEDULE OF OPENINGS		
TYPE	SIZE	DESCRIPTION
SD	2.400 X 2.100	SLIDING DOOR
SD1	1.200 x 2.100	SLIDING DOOR
D	1.000 x 2.100	T.W. MAIN DOOR
D1	0.900 x 2.100	FLUSH DOOR
D2	0.750 x 1.800	FLUSH DOOR
W	2.400 x 1.500	ALUMINIUM SLIDING WINDOWS
W1	1.500 x 1.500	ALUMINIUM SLIDING WINDOWS
W2	0.600 x 1.500	ALUMINIUM SLIDING WINDOWS
FW	1.500 x 1.500	ALUMINIUM FIXED WINDOWS

REVISED EXISTING & PROPOSED CONSTRUCTION FOR MULTI FAMILY RESIDENTIAL UNIT ON PLOT NO. - 5A, NMC KH. NO. - 17/1, 17/2, & 26/1, MOUZA - MANKAPUR, SHEET NO. - 524-525, CITY SURVEY NO. - 277, P.H. NO. - 11, IN ANKILA B/L LAYOUT, MANKAPUR. TAH. & DIST. - NAGPUR.	
BELOGING TO : Shri. Pratapsingh N. Rana & Shri. Shyamsingh N. Rana	
THROUGH : (AS PER MUTATION IN AKHIV PATRIKA) P. O. A. : RPM INFRAVENTURES PRIVATE LIMITED.	
STAMPS OF APPROVAL OF PLAN	
AREA STATEMENT	
01. AREA OF PLOT (AS PER R.L.) (minimum area of a, b, c to be considered)	500.019 SQ.M.
(a) As per ownership document (7/12, CTS extract)	500.019
(b) As per site measurement sheet	---
(c) As per site	---
02. DEDUCTIONS FOR	
(a) Proposed D.P./D.P. Road widening Area / Service Road / Highway widening	---
(b) Any D.P. Reservation Area	---
(Total a + b)	---
03. BALANCE AREA OF PLOT (1 - 2)	500.019
04. AMENITY SPACE (if applicable)	
(a) Required -	---
(b) Adjustment of 2 (b) , if any	---
(c) Balance Proposed -	---
05. NET PLOT AREA (3 - 4 (c))	500.019
06. RECREATIONAL OPEN SPACE (if applicable)	
(a) Required -	---
(b) Proposed -	---
07. INTERNAL ROAD AREA	---
08. PLOTTABLE AREA (if applicable)	500.019
09. BUILT UP AREA WITH REFERENCE TO BASIC FSI AS PER FORMULATED (Table 6 & 5, NMO - 2) = (500.019 x 1.10)	550.020
10. ADDITION OF FSI ON PAYMENT OF PREMIUM (3.50)	---
(a) Max. permissible premium FSI - based on road width / TOD zone	---
(b) Proposed FSI on payment of premium.	250.009
11. IN- SITU FSI / TDR LOADING	---
(a) In-situ area against D.P. road (2.0 x Sr.no. 2(a)) if any	---
(b) In-situ area against Amenity space if handed over [2.00 or 1.85 x Sr. No. 4 (b) and / or c]	---
(c) T.D.R. as per road width rule or 100,000 sq.m. = (500.019 x 1.10)	100,000 SQ. M.
(d) Total In- situ / TDR loading proposed (11 (a) + b + c)	87.139 SQ. M.
12. ADDITIONAL FSI AREA UNDER CHAPTER NO. 7	---
13. TOTAL ENTITLEMENT OF FSI ON THE PROPOSAL	900.029 SQ.M.
(a) [9 - 10(b) + 11 (d)] or 12 whichever is applicable	900.029 SQ.M.
(b) Ancillary area FSI upto 60% or 80% with payment of charges Table 6G, Note - 1) (900.029 x 60% = 540.017 SQ.M.)	540.017 SQ.M.
(c) Total entitlement (a + b)	1440.046 SQ.M.
14. MAXIMUM UTILISATION LIMIT OF FSI (building potential) PERMISSIBLE PER ROAD WIDTH (as per regulation no. 14.2.3, II & 6.3 Note -1)	---
15. TOTAL BUILT UP AREA IN PROPOSAL (excluding area at Sr.no.17 b)	---
(a) EXISTING B/ UP AREA	1195.628 SQ. M
(b) PROPOSED BUILT-UP AREA	223.839 SQ. M
(c) Total B/ UP AREA (a + b)	1419.467 SQ.M.
16. F.S.I. CONSUMED (15/13) (should not be more than serial no. 14 above)	0.98
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 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.	
(Name of Architect / Licensed Engineer / Supervisor) (Ar. Rajesh M. Ramteke)	
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.	
RPM INFRAVENTURES PVT. LTD. 	
(Name of Owner) SHRI. SHYAM SINGH N. RANA (OWNERS NAME AND SIGNATURE)	
INDEX	
PLOT BOUNDARY SHOWN IN :-	
PROPOSED CONSTRUCTION SHOWN IN :-	
EXISTING CONSTRUCTION SHOWN IN :-	
NORTH 	JOB NO. : DRAWING NO. :02 01-02-25
SCALE :- AS PER SPECIFIED	DRAWN BY :- ADITYA W CHECKED BY :- RAMESH
AR. RAJESH M. RAMTEKE CA/29/18533 HTLS & No. 754 HMC/LS No. 38, NAGPUR/CA/39/18533/333 (Ar. Rajesh M. Ramteke)	