

APPROVAL STAMP

APPROVED
SUBJECT TO CONDITIONS SPECIFIED
IN THE OFFICIAL LAYOUT NO.
HMC/7/2019/107/22-03/5478
Dated: 30/11/2022
[Signature]
MILIND K. PATIL
HARSHAD K. PATIL
HARSHAD K. PATIL DEVELOPMENTS CO. LTD.

AREA STATEMENT

1. AREA OF PLOT	125453.073
2. PERMISSIBLE BASIC FSI	1.500
3. OVERALL PART OCCUPANCY AREA	66122.041
4. FSI CONSUMED	0.527
5. COMMERCIAL APPROVED AREA	1908.714
6. EXISTING BUILT UP AREA	68030.755
7. PROPOSED NET BUILT UP AREA	100973.260
8. OVERALL PROPOSED NET BUILT UP AREA	178963.015

DESCRIPTION OF PROPOSAL

PROPOSED DEVELOPMENT OF TOWNSHIP

NOTIFIED AREA OF MIHAN AT MOUZA KHAPRI (BLD), NAGPUR ON PLOT NO. 2, SECTOR 21.

NAME OF THE OWNER

HARSHAD K. PATIL DEVELOPMENTS CO. LTD.

NAME OF THE DEVELOPER

Nagpur Integrated Township Pvt Ltd (NITPL) Address: Plot No. 2, Sector 21, Nagpur-460005

PERCENTILE DIFFERENCE OF PARKING PROVIDED AND MULTIPLYING

Required Parking	4 Wheeler	2 Wheeler	4 Wheeler	2 Wheeler	4 Wheeler	2 Wheeler	4 Wheeler	2 Wheeler
690	2070	483	1449	690	2017	690	2017	690
690	2070	483	1449	690	2017	690	2017	690
690	2070	483	1449	690	2017	690	2017	690

4 WHEELER PARKING: 428
2 WHEELER PARKING: 1271

PARKING LAYOUT - GROUND LEVEL.

FLAT NO.	CARPET AREA (Sq.ft)	S.No.	Description	No. of Tenement	Parking requirement (As per DCR)	Required Parking	Multiplying factor by 0.7	Parking Provided	Percentage Difference of Parking Provided and Multiplying
1 (2BHK)	85.44	1	For Every tenement having carpet area Equal to or above 80 Sq.Mt. by less than 150 Sq.Mt.	690	1	3	690	2070	483
2 (2BHK)	100.07	2							
3 (2BHK)	100.07	3							
4 (2BHK)	100.07	4							
5 (2BHK)	100.07	5							
6 (2BHK)	100.07	6							
7 (2BHK)	100.07	7							
8 (2BHK)	100.07	8							
9 (2BHK)	100.07	9							
10 (2BHK)	100.07	10							
11 (2BHK)	100.07	11							
12 (2BHK)	100.07	12							
13 (2BHK)	100.07	13							
14 (2BHK)	100.07	14							
15 (2BHK)	100.07	15							
16 (2BHK)	100.07	16							
17 (2BHK)	100.07	17							
18 (2BHK)	100.07	18							
19 (2BHK)	100.07	19							
20 (2BHK)	100.07	20							
21 (2BHK)	100.07	21							
22 (2BHK)	100.07	22							
23 (2BHK)	100.07	23							
24 (2BHK)	100.07	24							
25 (2BHK)	100.07	25							
26 (2BHK)	100.07	26							
27 (2BHK)	100.07	27							
28 (2BHK)	100.07	28							
29 (2BHK)	100.07	29							
30 (2BHK)	100.07	30							
31 (2BHK)	100.07	31							
32 (2BHK)	100.07	32							
33 (2BHK)	100.07	33							
34 (2BHK)	100.07	34							
35 (2BHK)	100.07	35							
36 (2BHK)	100.07	36							
37 (2BHK)	100.07	37							
38 (2BHK)	100.07	38							
39 (2BHK)	100.07	39							
40 (2BHK)	100.07	40							
41 (2BHK)	100.07	41							
42 (2BHK)	100.07	42							
43 (2BHK)	100.07	43							
44 (2BHK)	100.07	44							
45 (2BHK)	100.07	45							
46 (2BHK)	100.07	46							
47 (2BHK)	100.07	47							
48 (2BHK)	100.07	48							
49 (2BHK)	100.07	49							
50 (2BHK)	100.07	50							
51 (2BHK)	100.07	51							
52 (2BHK)	100.07	52							
53 (2BHK)	100.07	53							
54 (2BHK)	100.07	54							
55 (2BHK)	100.07	55							
56 (2BHK)	100.07	56							
57 (2BHK)	100.07	57							
58 (2BHK)	100.07	58							
59 (2BHK)	100.07	59							
60 (2BHK)	100.07	60							
61 (2BHK)	100.07	61							
62 (2BHK)	100.07	62							
63 (2BHK)	100.07	63							
64 (2BHK)	100.07	64							
65 (2BHK)	100.07	65							
66 (2BHK)	100.07	66							
67 (2BHK)	100.07	67							
68 (2BHK)	100.07	68							
69 (2BHK)	100.07	69							
70 (2BHK)	100.07	70							
71 (2BHK)	100.07	71							
72 (2BHK)	100.07	72							
73 (2BHK)	100.07	73							
74 (2BHK)	100.07	74							
75 (2BHK)	100.07	75							
76 (2BHK)	100.07	76							
77 (2BHK)	100.07	77							
78 (2BHK)	100.07	78							
79 (2BHK)	100.07	79							
80 (2BHK)	100.07	80							
81 (2BHK)	100.07	81							
82 (2BHK)	100.07	82							
83 (2BHK)	100.07	83							
84 (2BHK)	100.07	84							
85 (2BHK)	100.07	85							
86 (2BHK)	100.07	86							
87 (2BHK)	100.07	87							
88 (2BHK)	100.07	88							
89 (2BHK)	100.07	89							
90 (2BHK)	100.07	90							
91 (2BHK)	100.07	91							
92 (2BHK)	100.07	92							
93 (2BHK)	100.07	93							
94 (2BHK)	100.07	94							
95 (2BHK)	100.07	95							
96 (2BHK)	100.07	96							
97 (2BHK)	100.07	97							
98 (2BHK)	100.07	98							
99 (2BHK)	100.07	99							
100 (2BHK)	100.07	100							

HARMONY AREA STATEMENT

BUILDING	HARMONY 1-5	NO. OF FLOOR	NET BUILT	REFUGE AREA	GROSS AREA IN SQ.MT.
Podium Floor	205.699	1	205.699		
TYPICAL FLOOR	1337.858	15	19613.870		
TERRACE FLOOR	41.616	1	41.616		
8TH FLOOR				33.848	
13TH FLOOR				53.648	
TOTAL			16865.185	107.296	
NO. OF BUILDING			5		
TOTAL			84325.925	536.480	
BUILDING	HARMONY 6	NO. OF FLOOR	NET BUILT	REFUGE AREA	GROSS AREA IN SQ.MT.
Podium Floor	205.537	1	205.537		
TYPICAL FLOOR	1093.566	15	16403.490		
TERRACE FLOOR	43.308	1	43.308		
8TH FLOOR				53.029	
13TH FLOOR				53.029	
TOTAL			16647.335	106.058	
NO. OF BUILDING			1		
TOTAL			16647.335	106.058	
NET BUILT UP			100973.260		
REFUGE AREA				642.538	
NET BUILT UP + REFUGE AREA					101615.798
GROUND AREA					26786.332
Podium Floor Area					26599.733
TOTAL					155001.863

NO.	DESCRIPTION	FSI	AREA IN SQ.MT.	GROSS AREA IN SQ.MT.
1	PLOT AREA		125453.073	
2	PERMISSIBLE BASIC FSI	1.500	188179.610	
3	OVERALL PART OCCUPANCY AREA	0.527	66122.041	121251.630
4	FSI CONSUMED	0.527	66122.041	121251.630
5	COMMERCIAL APPROVED AREA		1908.714	1908.714
6	EXISTING BUILT UP AREA		68030.755	123160.344
7	PROPOSED NET BUILT UP AREA	0.805	100973.260	155001.863
8	OVERALL PROPOSED NET BUILT UP AREA	1.347	169004.015	278162.207