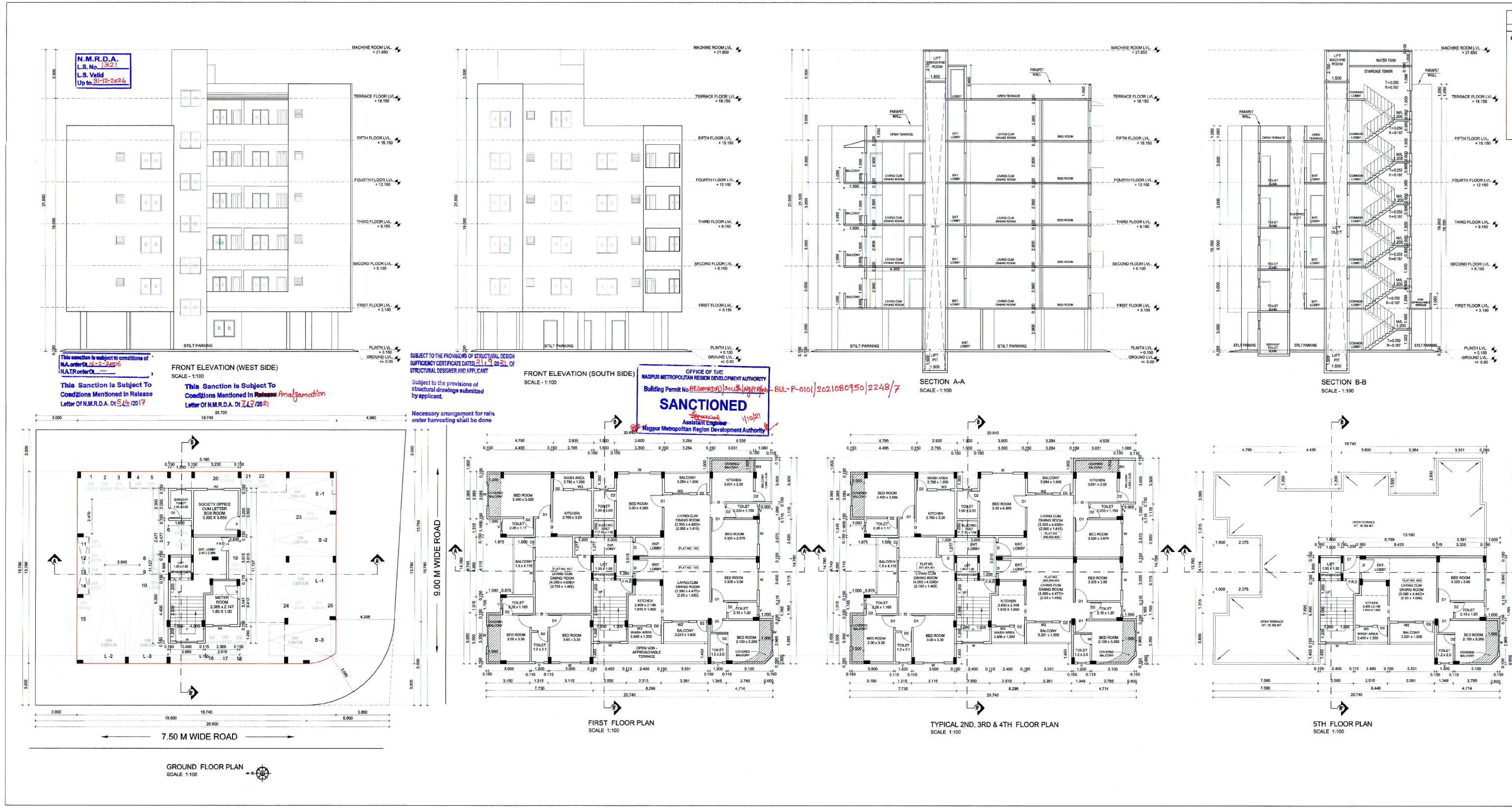

FORM OF STATEMENT 3
[Sr.No. 9 (g)]
AREA DETAILS OF APARTMENT

BUILDING NO.	APARTMENT NO.	FLOOR NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACE ATTACHED TO
1	101	FIRST FLOOR	76.795	9.695	0
	102		55.246	8.490	0
	103		54.207	8.045	0
	201	SECOND FLOOR	76.795	9.695	0
	202		55.246	8.490	0
	203		54.207	8.045	0
	301	THIRD FLOOR	76.795	9.695	0
	302		55.246	8.490	0
	303		54.207	8.045	0
	401	FOURTH FLOOR	76.795	9.695	0
	402		55.246	8.490	0
	403		54.207	8.045	0
	503	FIFTH FLOOR	53.897	8.045	0

PARKING AREA STATEMENT

SR. NO.	BUILDING	REQUIRED UNIT\AREA	REQUIRED CAR	REQUIRED SCOOTER		PROPOSED UNIT\AREA	PROPOSED CAR LARGE	PROPOSED CAR SMALL	PROPOSED SCOOTER
1	FLAT NO. 101 TO 103,201 TO 203,301 TO 303,401 TO 403 & 501	2 TENEMENT CARPET AREA 40 TO 80 M. SQ.	1	5		13/2 = 6.5	6.5		32.5
		FOR TOTAL (13 TENA.)			TOTAL	=	7		33
		5 % VISITORS PAKING				=	0.35		1.65
					TOTAL	=	7		35
		MULTIPLYING FACTOR FOR NAGPUR REGION	0.7			=	4.9		24.5
					TOTAL	=	5		25
		TOTAL REQUIRED PARKING FOR 13 FLATS				=	3	2	25
		TOTAL PROPOSED PARKING				=	3	3	25
						=	2.5X5X3=	2.3X4.5X3=	1X2X25
					TOTAL PARKING AREA		37.5	31.05	50

AREA STATEMENT

PROPOSED B/UP AREA ON 5TH FLOOR							
ADDITION							
AREA C	13.160	X	7.695	=		101.266	Sq.m
DEDUCTION							
C1	1.000	X	4.430	1		4.430	Sq.m
C2	8.446	X	1.453	1		12.272	Sq.m
L1	1.500	X	1.500	1		2.250	Sq.m
			TOTAL	1		18.952	Sq.m
TOTAL B/UP AREA				=		82.314	Sq.m
DEDUCTION							
C3	1/2	0.600 X	0.600	1		0.180	Sq.m
5TH FLOOR B/UP AREA				=		82.134	Sq.m

AREA KEY PLAN FOR FIFTH FLOOR PLAN
SCALE - 1:200

AREA STATEMENT

PROPOSED B/UP AREA ON GROUND FLOOR						
ADDITION						
AREA B	5.180	X	11.127	=	57.638	Sq.m
DEDUCTION						
B1	0.830	X	3.130	1	2.598	Sq.m
B2	1.950	X	1.000	1	1.950	Sq.m
B3	2.515	X	3.497	1	8.795	Sq.m
B4	1.650	X	2.477	1	4.087	Sq.m
			TOTAL		17.430	Sq.m
GROUND FLOOR B/UP AREA				=	40.208	Sq.m

AREA KEY PLAN FOR GROUND FLOOR PLAN
SCALE - 1:200

AREA KEY PLAN FOR FIRST TO 4TH FLOOR PLAN
SCALE - 1:200

AREA STATEMENT

PROPOSED B/UP AREA ON 1ST FLOOR						
ADDITION						
AREA A	20.740	X	14.780	=	306.537	Sq.m
DEDUCTION						
A1	16.114	X	1.000	1	16.114	Sq.m
A2	1.500	X	1.200	1	1.800	Sq.m
A3	0.875	X	4.115	1	3.601	Sq.m
A4	1.000	X	6.745	1	6.745	Sq.m
A5	1.500	X	1.050	1	1.575	Sq.m
A6	8.296	X	1.453	1	12.054	Sq.m
A7	1.000	X	8.215	1	8.215	Sq.m
A8	0.100	X	3.300	1	0.330	Sq.m
L1	1.500	X	1.500	1	2.250	Sq.m
			TOTAL	1	52.684	Sq.m
TOTAL B/UP AREA				=	253.853	Sq.m
DEDUCTION						
1/2	0.600	X	0.600	1	0.180	Sq.m
1ST FLOOR B/UP AREA 2ND, 3RD & 4TH FLOOR AREA ARE SAME AS 1ST FLOOR AREA				=	253.673	Sq.m

SITE PLAN
SCALE 1:200

FORM OF STATEMENT 2
[Sr.No. 9 (a)]
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAT BUILT-UP AREA OF FLOOR,AS PER OUTER CONSTRUCTION LINE.
1	GROUND FLOOR	40.208
	FIRST FLOOR	253.673
	SECOND FLOOR	253.673
	THIRD FLOOR	253.673
	FOURTH FLOOR	253.673
	FIFTH FLOOR	82.134
TOTAL		1137.034

CARPET AREA FLAT NO. 101

CARPET AREA STATEMENT
FLAT NO. 101

A	4.495	X	1.200	1	5.394	Sq.m.
B	7.430	X	1.885	1	14.006	Sq.m.
C	6.430	X	1.315	1	8.455	Sq.m.
D	2.705	X	9.080	1	24.561	Sq.m.
E	1.000	X	3.350	1	3.350	Sq.m.
F	2.375	X	4.665	1	11.079	Sq.m.
G	1.350	X	7.259	1	9.800	Sq.m.
H	0.150	X	1.000	1	0.150	Sq.m.
TOTAL CARPET AREA OF FLAT NO. 101				=	76.795	Sq.m.
FLAT NO. 201,301 & 401 ARE SAME AS FLAT NO. 101 CARPET AREA						

CARPET AREA FLAT NO. 102

CARPET AREA STATEMENT
FLAT NO. 102

A	1.350	X	2.900	1	3.915	Sq.m.
B	3.300	X	1.500	1	4.950	Sq.m.
C	8.565	X	4.400	1	37.686	Sq.m.
D	3.031	X	2.500	1	7.578	Sq.m.
E	0.295	X	3.785	1	1.117	Sq.m.
TOTAL CARPET AREA OF FLAT NO. 102				=	55.246	Sq.m.
FLAT NO. 202,302 & 402 ARE SAME AS FLAT NO. 102 CARPET AREA						

CARPET AREA FLAT NO. 503

CARPET AREA STATEMENT
FLAT NO. 503

A		0.485	X	2.148	1	1.042	Sq.m.
B		8.860	X	4.443	1	39.365	Sq.m.
C		1.915	X	0.300	1	0.575	Sq.m.
D		3.415	X	2.440	1	8.333	Sq.m.
E		1.000	X	2.453	1	2.453	Sq.m.
F		3.903	X	0.512	1	1.998	Sq.m.
G	1/2	0.512	X	0.512	1	0.131	Sq.m.
TOTAL CARPET AREA OF FLAT NO. 503					=	53.897	Sq.m.

CARPET AREA FLAT NO. 103

CARPET AREA STATEMENT
FLAT NO. 103

A		0.485	X	2.148	1	1.042	Sq.m.
B		8.860	X	4.478	1	39.675	Sq.m.
C		1.915	X	0.300	1	0.575	Sq.m.
D		3.415	X	2.440	1	8.333	Sq.m.
E		1.000	X	2.453	1	2.453	Sq.m.
F		3.903	X	0.512	1	1.998	Sq.m.
G	1/2	0.512	X	0.512	1	0.131	Sq.m.
TOTAL CARPET AREA OF FLAT NO. 103					=	54.207	Sq.m.
FLAT NO. 203,303, 403 & 503 ARE SAME AS FLAT NO. 103 CARPET AREA							

SHEET NO. - 01/01

PLAN SHOWING PROPOSED MULTI- FAMILY RESIDENTIAL PLAN OF PLOT NO. 7 & 8 ON KH.NO. - 58/1, P.H.NO. - 38, MOUZA - BESA, TAH. - NAGPUR (GRAMIN) , DIST.-NAGPUR.

BELONGING TO :
RAJ BUILDCON THROUGH PARTNER
1)SAU. MALAN PREMRAJ BADOLE
2)SHRI. SURAJ MANOHAR KAPARTIWAR
3)SHRI. SANJAY GULABRAO BANAIT

AREA STATMENT

1	PLOT AREA (AS PER T.P.)	1/2 X	(25.600 + 26.720)	X 19.780	=	517.445	Sq.m.
	(-) TANGENT			(-)	=	7.710	Sq.m.
			TOTAL NET PLOT AREA		=	509.735	Sq.m.

kh. NO. 58/1 , Mouza:-BESA
F.S.I. Calculation As per Profarma - I of UDCPR - 2020 :- Built-up Area Calculation

	Permissible (Ratio/Area in sq. m.)	Exist. / Prop. (Ratio / Area in sq. mt.)
a) Net plot area for FSI Calculation (clause No.3.9 of UDCPR-2020):-	509.735 sq.mt.	509.735 sq.mt.
c) Net Proposed P- Line built up area :-		1137.034 sq.m.
e) Dividing Factor 1.6 to arrive Basic FSI+Premium FSI+ TDR:-Pline area/(1.6):- 1137.034 / 1.6 :-		710.646 sq.m.
f) Permissible ancillary FSI :- (clause No.6.3, Table No.6-G, Note-(i) of UDCPR):- (c- e) =	426.388 sq.m	426.388 sq.m.
g) Permissible Basic F.S.I./B/u area :- (1.1xa) =	560.709 sq.m	560.709 sq.m
h) Permissible Basic F.S.I. on premium (0.3x a) :-	152.920 sq.m	149.937 sq.m
i) Permissible In-situ FSI/TDR :- (Table No. 6-G & Proforma - I of UDCPR)		
i) In situ area against D.P. for Road Widening with compliance of Clause No. 7.2 & as per previous sanctioned dated:- 00/00/0000 :-	----	----
ii) TDR Area as per certificate No.---- :-		----
iii) Total in-situ / TDR loading proposed (i+ii) :-		----
k) Total entitlement of FSI :- (f+g+h) :-	1140.017 sq.m	1137.034 sq.m
l) Maximum Building Potential on load :- (Excluding Ancillary FSI) =	713.629 SQ.M.	(k-f) 710.646 SQ.MT.

TOTAL BUILT UP AREA ON ALL FLOORS

GROUND FLOOR	=	40.208	Sq.m.
FIRST FLOOR	=	253.673	Sq.m.
SECOND FLOOR	=	253.673	Sq.m.
THIRD FLOOR	=	253.673	Sq.m.
FOURTH FLOOR	=	253.673	Sq.m.
FIFTH FLOOR	=	82.134	Sq.m.
TOTAL B/UP AREA	=	1137.034	Sq.m.

RAIN WATER HARVESTING

SCHEDULE OF OPENING

SR.NO.	TYPE	SIZE	DESCRIPTION
01	D	1.00 X 2.10	T.W. PANELLED DOOR
02	D1	0.90 X 2.10	T.W. PANELLED DOOR
03	D2	0.75 X 2.10	T.W. PANELLED DOOR
04	W	1.50 X 1.50	T.W. GLAZED WINDOW
05	W1	1.50 X 1.20	T.W. GLAZED WINDOW
06	W2	1.20 X 1.20	T.W. GLAZED WINDOW
07	W3	1.00 X 1.20	T.W. GLAZED WINDOW
08	W4	0.85 X 1.20	T.W. GLAZED WINDOW
09	V	0.60 X 0.60	M.S. LOUVERED VENTILATION

LEGEND:
PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

SUBMISSION DRAWING

ARCHITECT	Date		North
	Dwg. No.	SUB./01	
	Dealt by	CHANDU SIR	
	Scale	1:100	

OWNER
BELONGING TO :-
1) SAU. MALAN P. BADOLE
2) SHRI. SURAJ M. KAPARTIWAR
3) SHRI. SANJAY GULABRAO BANAIT

ARCHITECT
C. D. Giripunje
C. A. / 2001 / 27832
N.I.T. No.1321
N.M.C. No.R-198
M. No. 9422103220

VISTAAR
ARCHITECT,INTERIOR DESIGNER, PLANNER FLAT NO. 106,GROUND FLOOR,SHRILA APARTMENT, BEHIND BATUKBHAI JEWELLERS,KHARE TOWN,DHARAMPETH,NAGPUR-440010.
PH.NO.(0712)-2546183