

N.M.R.D.A.
L.S.No. 58/2009/36827/26
L.S. Valid
Up to 31/12/2029

P-LINE AREA CALCULATION OF EXISTING BUILDING				
FLOOR	BUILDING - 1	BUILDING - 2	BUILDING - 3	TOTAL B/AREA
GROUND FLOOR	155.24	81.918	83.062	320.22
FIRST FLOOR	804.418	804.887	965.892	2575.197
SECOND FLOOR	870.887	870.887	965.892	2707.666
THIRD FLOOR	870.887	870.887	965.892	2707.666
FOURTH FLOOR	870.887	870.887	965.892	2707.666
FIFTH FLOOR	870.887	870.887	965.892	2707.666
SIXTH FLOOR	870.887	870.887	965.892	2707.666
SEVENTH FLOOR	870.887	870.887	965.892	2707.666
EIGHTH FLOOR	870.887	870.887	965.892	2707.666
NINTH FLOOR	870.887	870.887	965.892	2707.666
TENTH FLOOR	870.887	870.887	965.892	2707.666
ELEVENTH FLOOR	870.887	870.887	965.892	2707.666
TOTAL	9751.640	9668.267	10915.778	30335.685

TOTAL COVERED AREA INCLUDING F.S.I. FREE AREA												
PROPOSED CONSTRUCTION FOR BUILDING NO. 12 & 24 UNDER												
PROPOSED BUILDING NO.	TOWER	TOTAL COVERED AREA	TOTAL F.S.I. FREE AREA	TOTAL F.S.I. FREE AREA	TOTAL F.S.I. FREE AREA	TOTAL F.S.I. FREE AREA	TOTAL F.S.I. FREE AREA	TOTAL F.S.I. FREE AREA	TOTAL F.S.I. FREE AREA	TOTAL F.S.I. FREE AREA	TOTAL F.S.I. FREE AREA	TOTAL F.S.I. FREE AREA
BUILDING 1	TOWER - A	9751.640	9668.267	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778
BUILDING 2	TOWER - B	9751.640	9668.267	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778
BUILDING 3	TOWER - C	9751.640	9668.267	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778
BUILDING 4	TOWER - D	9751.640	9668.267	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778	10915.778
TOTAL		39006.560	38813.108	43653.112	43653.112	43653.112	43653.112	43653.112	43653.112	43653.112	43653.112	43653.112

Necessary arrangement for rain water harvesting shall be done.

Consent Certificate shall be issued only after payment of full premium amount.

KH. NO. 160/1/1

6.00 MT WIDE ROAD FROM ADJOINING KH. NO. 160/1/1
81.545

PROPOSED 12.0M. WIDE ROAD

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. 24/2009/36827/26
Sanctioned
Assistant Engineer
Nagpur Metropolitan Region Development Authority

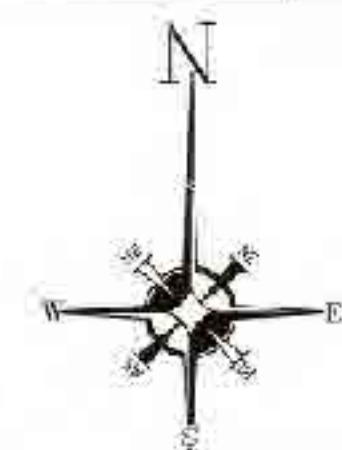
Subject to the condition laid down by Directorate of Maharashtra Fire service vide letter No. MFS/53/2021/578 dated - 1/11/2021

Subject to Condition of N.O.C. from Airport Authority Dt. 8/12/2021

Subject to Condition of N.O.C. from Airport Authority Dt. 8/12/2021

DRAWING NO.		1 / 11
REVISED RESIDENTIAL GROUP HOUSING SCHEME ON KH. NO. 160/1, P.H.NO.38, MOUZA - PIPLA, TAH. NAGPUR (GRAMIN) DISTT. NAGPUR.		
BELONGING TO, M/S GOLDEN HOME INFRAVENTURES (YASH ASHOK AGRAWAL)		
SITE PLAN		
Proforma-I : Area Statement (At Right Hand top Corner of Plans)		
REVISED BUILDING PLAN FOR AFFORDABLE GROUP HOUSING SCHEME ON KH.NO. - 160/1 / P.H.NO. - 38 / MOUZA - PIPLA / TAHSIL - NAGPUR (RURAL), DISTT. NAGPUR		Drawing Sheet No. X/Y
SRNO		
AREA STATEMENT		
1. Area of Plot		
(a) Minimum area of a, b, c to be considered		
(b) As per ownership document (212, CTS extract)		5490.000
(c) As per measurement sheet		5490.000
(d) As per site		5490.000
2. Deduction for		
(a) Proposed D.P. / D.P. Road widening Area/Service Road / Highway widening		-
(b) Proposed D.P. Reservation area		-
(Total area)		-
3. Balance area of plot (1-2)		5490.000
4. Amenity Space (if applicable)		-
(a) Required		270.900
(b) adjustment of 2(b), if any		-
5. Balance Proposed		270.900
6. Net Plot Area (5-4 (a))		5129.031
7. Recreational Open Space (if applicable)		-
(a) Required		940.000
(b) Proposed		940.000
8. Internal Road area		890.000
9. Plots area (if applicable)		-
10. Built up area with reference to Basic F.S.I. As per front road width (Sr. No. 6.3) (Basic F.S.I. 9129.931 X 1.1)		10041.934
(a) Maximum permissible premium FSI based on road width/TOD Zone.		-
(b) Proposed FSI on payment of premium (30%) (9129.931 X 0.3)		2738.709
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 loaded over 2.00 m/sr. No. 4 (b) and (c) TDR Area (0.7 X 9129.931)		6390.322
(c) Total in-situ TDR loading proposed (11 (a)-(b)+(c))		6390.322
12. Additional FSI area under Chapter No. 7		-
13. Total entitlement of FSI in the proposal (2.1 X 9129.931)		19170.965
(a) (9 + 10.5) T1(d) or 12 whichever is applicable.		11502.579
(b) Ancillary Area FSI upto 50% or 80% with payment of charges.		30673.344
(c) Total entitlement (a-b)		30673.344
14. Maximum utilization limit of F.S.I. (building potential) 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		30317.685
15. Total Built-up Area at proposal		30317.685
(b) Proposed Built-up Area (as per 'P' line)		30317.685
(c) Total (a+b)		30317.685
16. F.S.I. Consumed (15/14) (should not be more than serial No. 14 above.)		0.988

AREA STATEMENT (P-LINE BUILT-UP AREA CALCULATION AS PER PROFORMA - I OF UDPR - 2020)			
SR. NO.	DISCUSSION	PERMISSIBLE BUILT UP AREA	PROPOSED BUILT UP AREA
1	Net Plot Area for P-Line Calculation (Clause No 5.6 of UDPR - 2020) as per Layout plan	5129.031	5129.031
2	Proposed P-Line Built-up Area of Tower A, B & C (Clause No 5.6 of UDPR - 2020)	-	30317.685
3	Existing P-Line Built-up Area of Tower A, B & C (Clause No 5.6 of UDPR - 2020)	-	30317.685
4	Balance Net P-Line Area (Clause No 5.6 of UDPR - 2020) (a-b)	78948.178	90.752
5	Permissible Ancillary FSI (Clause No 6.3, Table No 6.3 of UDPR - 2020) (1.1 x 5129.031)	13368.907	13368.907
6	Permissible Ancillary FSI (Clause No 6.3, Table No 6.3 of UDPR - 2020) (1.1 x 5129.031)	10041.934	10041.934
7	Permissible Additional (a) on premium (Clause No 6.3, Table No 6.3 of UDPR - 2020) (1.1 x 5129.031)	2738.709	2738.709
8	Permissible TDR (Clause No 6.3, Table No 6.3 of UDPR - 2020) (0.7 x 9129.931)	6390.322	6390.322
9	Total entitlement of FSI (5 + 6 + 7)	30529.872	30317.685
10	Maximum Building Potential on Land (Excluding Ancillary Area) (5 + 6 + 7)	10170.063	28046.178



LEGEND:	
AREA UNDER KASARA BOUNDARY SHOWN IN	
AREA UNDER OPEN SPACE SHOWN IN	
AREA UNDER AMENITY SPACE SHOWN IN	

SUBMISSION DRAWING	
DRN BY: SNEHA	SCALE: 1:100,1:200
CHK BY: SANJAY	DATE: 07/12/22

APPLICANT SIGN:-
AUTHORISED SIGNATORY FOR GOLDEN HOME INFRAVENTURES

ARCHITECT SIGN:-
NAGPUR
NAGPUR
NAGPUR

SITE PLAN