

N.M.R.D.A.
L.S. No. 2001/27832/324
L.S. Valid
Up to 31-12-2024

AREA STATEMENT OF B/UP AREA FSI & NON FSI AREA CALCULATION

S.R. NO.	BUILDING BLOCK	B/UP AREA AS PER P- LINE	STILT PARKING AREA	PODIUM PARKING AREA	STAIRCASE TOWER AREA ON TERRACE	WATER TANK & LIFT MACHINE ROOM	PARKING RAMP	S.T.P. & E.S.S. AREA	UNDER GROUND WATER TANK	NON APPROACHABLE TERRACE AREA ON SECOND FLOOR	REFUGE AREA	TOTAL NON FSI AREA
1	BUILDING (WING-B, C, D & E)	26696.089	5062.800	4531.027	151.260	192.751	196.819	50.000	150.000	2497.051	147.900	39675.697

S.R. NO.	BUILDING	UNIT/AREA	REQUIRED CAR	SCOOTER	UNIT/AREA	PROPOSED CAR LARGE	SMALL	SCOOTER
1	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.		1	3	24	24		72
2	FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.		1	5	24/2	12		60
5% VISITORS PARKING								
TOTAL						36		132
						1.8		6.6
						2		7
TOTAL						38		139
MULTIPLYING FACTOR FOR NAGPUR REGION						0.7		26.6
TOTAL REQUIRED PARKING						27		97
TOTAL PROPOSED PARKING						14	13	97
TOTAL PARKING AREA						2.5X5X14	2.3X4.5X13	1X2X97
						175.000	134.550	194.000
								503.550

S.R. NO.	BUILDING	UNIT/AREA	REQUIRED CAR	SCOOTER	UNIT/AREA	PROPOSED CAR LARGE	SMALL	SCOOTER
1	WING-B	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	1	3	24	24		72
2	FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.		1	5	24/2	12		60
5% VISITORS PARKING								
TOTAL						36		132
						1.8		6.6
						2		7
TOTAL						38		139
MULTIPLYING FACTOR FOR NAGPUR REGION						0.7		26.6
TOTAL REQUIRED PARKING						27		97
TOTAL PROPOSED PARKING						14	13	97
TOTAL PARKING AREA						2.5X5X14	2.3X4.5X13	1X2X97
						175.000	134.550	194.000
								503.550

S.R. NO.	BUILDING	UNIT/AREA	REQUIRED CAR	SCOOTER	UNIT/AREA	PROPOSED CAR LARGE	SMALL	SCOOTER
1	WING-C	FOR EVERY TENEMENT HAVING CARPET AREA EQUAL TO OR ABOVE 80 SQ.M. BUT LESS THAN 150 SQ.M.	1	3	18	18		54
2	FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.		1	5	20/2	10		50
5% VISITORS PARKING								
TOTAL						28		104
						1.4		5.2
						1		5
TOTAL						29		109
MULTIPLYING FACTOR FOR NAGPUR REGION						0.7		20.3
TOTAL REQUIRED PARKING						21		76
TOTAL PROPOSED PARKING						11	10	76
TOTAL PARKING AREA						2.5X5X11	2.3X4.5X10	1X2X76
						137.500	103.500	152.000
								393.000

SHEET NO. - 01/15

SITE PLAN

REVISED AND PROPOSED MULTY - FAMILY RESIDENTIAL BUILDING PLAN ON KH. NO.-7, P.H. NO. -38, MOUZA- PIPLA, TAL.- NAGPUR (GRAMIN), DIST. - NAGPUR
BELONGING TO:
M/S. ATHARVA INFRASTRUCTURES THROUGH
1) MR. RAHUL B. MALLEWAR
2) MR. GOPAL MAROTI WAGHMARE

TOTAL BUILT UP AREA	
GROUND FLOOR	= 264.350 Sq.m.
FIRST FLOOR	= 636.982 Sq.m.
WING - B (2ND TO 13TH FLOOR)	= 5055.924 Sq.m.
WING - C (2ND TO 11TH FLOOR)	= 4026.495 Sq.m.
WING - D (2ND TO 13TH FLOOR)	= 5055.924 Sq.m.
WING - E	= 11656.404 Sq.m.
TOTAL B/UP AREA	= 26696.089 Sq.m.

S.R. NO.	BUILDING	UNIT/AREA	REQUIRED CAR	SCOOTER	UNIT/AREA	PROPOSED CAR LARGE	SMALL	SCOOTER
1	WING-E	FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQ.M. BUT LESS THAN 80 SQ.M.	1	5	144/2	72		360
5% VISITORS PARKING								
TOTAL						72		360
						3.60		18
						4		18
TOTAL						76		378
MULTIPLYING FACTOR FOR NAGPUR REGION						0.7		53.2
TOTAL REQUIRED PARKING						53		264.6
TOTAL PROPOSED PARKING						29	28	287
						2.5X5X29	2.3X4.5X28	1X2X287
TOTAL PARKING AREA						362.500	289.800	574.000
								1226.300

RESERVATION FOR PARK AREA SOUTH B-PK008

LAND AREA STATEMENT

- Total land area as per 'K' parts: 17697.459 sq.m.
- Area under road widening (D.P. road) and reservation: 11.525 sq.m. + 7700.105 sq.m.
- Net land area: 17685.934 sq.m.
- Area of amenity space: 300.00 sq.m.
- Net plot area for F.S.I. calculation: 11945.861 sq.m.

TOTAL PARKING REQUIRED = WING 'B' + WING 'C' + WING 'D' + WING 'E' (WING B, C, D & E) = 27+21+27+53=128 CARS
SCOOTER = 97+76+97+287= 557 SCR

TOTAL PARKING PROVIDED = WING 'B' + WING 'C' + WING 'D' + WING 'E' (WING B, C, D & E) = 131 CARS + 557 SCR
30% ELECTRIC VEHICLE CHARGING POINT TO BE PROVIDED:-
30% (131 CARS + 557 SCOOTER) = 39 CARS + 167 SCOOTER
OUT OF THIS 30% ELECTRIC VEHICLE CHARGING POINT IS COMMON
30% (39 CARS + 167 SCOOTER) = 12 CARS + 50 SCOOTER

F.S.I. Calculation As per Proforma - I of UDPR - 2020 - Built-up Area Calculation	
Permissible (Ratio / Area in sq. mt.)	Exist / Prop. (Ratio / Area in sq. mt.)
Net plot area for FSI Calculation (Clause No. 3.9 of UDPR-2020):	11945.861 sq. mt.
Net Proposed P-Line Built-up area:	26696.089 sq. mt.
Basic FSI-Premium FSI-TDR-Premium (1.5):	16683.056 sq. mt.
Permissible ancillary FSI:- (Clause No. 6.3, Table No. 6.4, Note (i) of UDPR):	10011.033 sq. mt.
Permissible Basic F.S.I. / (Area) - (1.1x)	13140.447 sq. mt.
Permissible Basic F.S.I. on premium (0.5x)	1548.758 sq. mt.
Permissible In situ FSI/TDR:- (Table No. 6.6 & Proforma - I of UDPR)	
In situ area against D.P. for Road Widening with compliance of Clause No. 7.2.8 as per previous sanctioned dated:- 00/09/2020:-	
TDR Area as per certificate No.:-	
Total in situ / TDR loading proposed (in):-	
Permissible TDR:- of sq. m.:-	
Total entitlement of FSI:- (In-situ + TDR):-	26735.288 sq. mt.
Maximum Building Potential on land:- (Excluding Ancillary FSI) (1.40 X 11945.861) =	16724.205 sq. mt.

SCHEDULE OF OPENINGS

S.R. 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	D3	1.20 X 2.10	T.W. PANELLED DOOR
05	W	1.50 X 1.80	T.W. GLAZED WINDOW
06	W1	1.50 X 1.50	T.W. GLAZED WINDOW
07	W2	1.20 X 1.50	T.W. GLAZED WINDOW
08	W3	1.20 X 0.90	T.W. GLAZED WINDOW
09	V	0.60 X 0.60	M.S. LOUVERED VENTILATOR
10	F.R.D.	1.00 X 2.10	FIRE RESISTANT DOOR

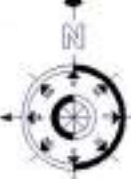
LEGEND:
PLOT BOUNDARY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

SUBMISSION DRAWING

ARCHITECT	Date	Subj.	Month
		SUB-01	
		Drawn by CHANDU SIR	
		Scale: 1:200	
OWNER			
M/S. ATHARVA INFRASTRUCTURES THROUGH			
1) MR. RAHUL B. MALLEWAR			
2) MR. GOPAL MAROTI WAGHMARE			
ARCHITECT			
C. S. Chaudhary			
C.A. No. 2001/27832			
N.I.T. No. 1321			
N.M.C. No. R-193			

VISTAA
ARCHITECT, INTERIOR DESIGNER, PLANNER,
LANDSCAPE ARCHITECT, P.M.C.,
VISTARA HEIGHTS, 4TH FLOOR, PLOT NO. 186-181,
OPP. GAJANAN MAHARAJ MANDIR, ZENDA CHOWK,
DHARMAPETH, NAGPUR - 440010.
MOB. NO. : 9422103220
EMAIL : chandul1865@gmail.com

SITE PLAN
SCALE - 1:200



KH. NO.8

KH. NO.9

SEWAGE TREATMENT PLANT (S.T.P.)

AMENITY SPACE

TREE PLANTATION

OPEN SPACE
TO BE PROVIDED ON
SECOND FLOOR

FUTURE EXPANSION

TREE PLANTATION

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BE/CMRDA/South/Nagpur/No.-20085/207206147/2938/617
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority
Occupation Certificate shall be issued only after payment of full Premium amount

Subject to Condition of
N.O.C. from Airport Authority
Dt. 31/3/2022

This Sanction is Subject to Condition
that Plans shall be processed as per
Condition No. 18(a-f) of Development
Agreement Dt. 16-11-2021

This Sanction is Subject to Conditions
Mentioned in Development Agreement
Dt. 16-11-2021

This sanction is subject to conditions of
N.A. order Dt. 14-5-2024
N.A.T.P. order Dt. 14-5-2024

The Previous Building Permit
No. BE/NMRDA/East/Kempekar/No.-
GULP-038/2016/1112491
Dated 11-11-2016
Building Plan is Stand to be cancelled

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN
SUFFICIENCY CERTIFICATE DATED 01.13.2023, D.
STRUCTURAL DESIGNER AND APPLICANT

subject to the provisions of
structural drawings submitted
by applicant.

Subject to Compliance of terms and Condition
of Environment clearance letter dated 10/06/2022

Subject to the condition that Developer
Applicant shall construct sewage treatment
plant (STP) as per the required norms of
Maharashtra Pollution Control Board and
shall submit the N.O.C from MPCB without
compliance of same occupation permission
not be issued

Subject to terms and condition of
Government circular dated 30-01-2018 that
Developer have to construct the temporary
shade, toilet and arrangement of drinking
water for the labours.

Necessary arrangement for rain
water harvesting shall be done.

WING 'C'

WING 'B'

WING 'D'

WING 'E'