

N.M.R.D.A.
L.S. No. 1008/06/1000/24832/324
L.S. Valid
Up to 31/12/2024

AMENITY SPACE

RESERVATION FOR PARK AREA
SOUTH B-PK008

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 AS PER E.C.DT.-10-06-2022:-
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

Necessary arrangement for rain water harvesting shall be done.

TREE PLANTATION

WING 'C'

WING 'D'

WING 'E'

WING 'B'

WING 'A'

WING 'F'

WING 'G'

WING 'H'

WING 'I'

WING 'J'

WING 'K'

WING 'L'

WING 'M'

WING 'N'

WING 'O'

WING 'P'

WING 'Q'

WING 'R'

WING 'S'

WING 'T'

WING 'U'

WING 'V'

WING 'W'

WING 'X'

WING 'Y'

WING 'Z'

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

SR.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

SHEET NO. - 02/15
GROUND FLOOR 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	= 264.360 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.

F.S.I. Calculation As per Proforma - I of UDPR - 2020 - Built-up Area Calculation	
Permissible (Ratio / Area in sq. m.)	Exist. / Prop. (Ratio / Area in sq. m.)
a) Net plot area for FSI Calculation (clause No. 3.9 of UDPR-2020) :-	11945.861 sq.mt.
b) Net Proposed P-Line built-up area :-	26696.089 sq.mt.
c) Basic FSI+Premium FSI+ TOR: Pline area(1.6) :-	16685.056 sq.mt.
d) Permissible ancillary FSI :- (clause No. 6.3, Table No.6-G, Note (i) of UDPR) :- (c x e) =	10011.033 sq.mt.
e) Permissible Basic FSI/Built-up area :- (1.34x)	13140.447 sq.mt.
f) Permissible Basic FSI on premium (0.3x a) :-	3583.758 sq.mt.
g) Permissible In-situ FSI/TDR :- (Table No. 6-G & Proforma - I of UDPR)	
h) In-situ area against D.P. for Road Widening with compliance of Clause No. 7.2 & as per previous sanctioned plan :- (0.00000000) :-	
i) TDR Area as per certificate No. :-	
j) Total In-situ / TDR loading proposed (h+i) :-	
k) Permissible TDR :- of sq.m. =	
l) Total entitlement of FSI :- (f+g+h+i+j) :-	26735.238sq.mt.
m) Maximum Building Potential on land :- (Excluding Ancillary FSI) (1.40 X 11945.861) =	16724.205 sq.mt.
n) Maximum Building Potential on land :- (k-f) =	16685.056 sq.mt.

SCHEDULE OF OPENINGS

SR. NO.	TYPE	SIZE	DESCRIPTION
01	D	1.00 X 2.10	T.W. PANELLLED DOOR
02	D1	0.90 X 2.10	T.W. PANELLLED DOOR
03	D2	0.75 X 2.10	T.W. PANELLLED DOOR
04	D3	1.20 X 2.10	T.W. PANELLLED 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

PLOT BOUNDARY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

SUBMISSION DRAWING

ARCHITECT	Date	North
Dwg. No. SUB/01		
Dealt by CHANDU SIR		
Scale 1:150		
OWNER		
M/S. ATHARVA INFRASTRUCTURES THROUGH		
1) MR. RAHUL B. MALLEWAR		
2) MR. GOPAL MAROTI WAGHMARE		
ARCHITECT		
C.D. CHANDU SIR		
C.A./200/127932		
N.I.T. No.1321		
N.M.C. No.R-158		

VISTAAR
ARCHITECT, INTERIOR DESIGNER, PLANNER,
LANDSCAPE ARCHITECT, P.M.C.,
VISTAAR HEIGHTS, 4TH FLOOR, PLOT NO. 145-151,
OPP. GAJANAN MAHARAJ MANDIR, ZENDA CHOWK,
DHARMPETH, NAGPUR - 440010.
MOB. NO. : 9422103220
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GROUND FLOOR PLAN

SCALE 1:150

KH. NO.8

