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	STAIRCSE TOWER AREA ON TERRACE	WATER TANK & LIFT MACHINE ROOM	PARKING RAMP	S.T.P. & E.S.S. AREA	UNDER GROUND WATER TANK	NON APPROCHABLE TERRACE AREA ON SECOND FLOOR	REFUGE AREA	TOTAL NON FSI AREA
1	BUILDING (WING-D &WING-E)	13278.709	2156.170	2294.038	74.664	119.148	162.246	50.000	100.000	926.447	36.000	19197.422

AMENITY SPACE

RESERVATION FOR PARK AREA
SOUTH B-PK008

TOTAL PARKING REQUIRED = WING 'D' + WING 'E'
= 4 CARS + 22 SCR+ 53 CARS + 265 SCR
= 57 CARS + 287 SC
PARKING PROVIDED = 57 CARS + 287 SCR

SR. NO.	BUILDING	REQUIRED UNIT\AREA	CAR	SCOOTER	UNIT\AREA	PROPOSED CAR LARGE	CAR SMALL	SCOOTER	
1	WING-E	FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 405Q.M. BUT LESS THEN 805Q.M.	1	5	144/2	72		360	
					72				
				TOTAL	=	72		360	
		5 % VISITORS PAKING				3.60		18	
						4		18	
				TOTAL	=	76		378	
		MULTIPLYING FACTOR FOR NAGPUR REGION			0.7	=	53.2		264.6
		TOTAL REQUIRED PARKING				=	53		265
		TOTAL PROPOSED PARKING				=	25	28	287
						=	2.5XSX29	2.3X4.5X28	1X2X287
					TOTAL PARKING AREA		362.500	289.800	574.000	1226.300

SR. NO.	BUILDING	REQUIRED UNIT\AREA	CAR	SCOOTER	UNIT\AREA	PROPOSED CAR LARGE	CAR SMALL	SCOOTER	
1	WING-D	FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 405Q.M. BUT LESS THEN 805Q.M.	1	5	12/2	6		30	
					6				
				TOTAL	=	6		30	
		5 % VISITORS PAKING				0.3		1.5	
						0		2	
				TOTAL	=	6		32	
		MULTIPLYING FACTOR FOR NAGPUR REGION			0.7	=	4.2		22.4
		TOTAL REQUIRED PARKING				=	4		22
		TOTAL PROPOSED PARKING				=	2	2	22
						=	2.5XSX2	2.3X4.5X2	1X2X22
					TOTAL PARKING AREA		25.000	20.700	44.000	89.700

TREE PLANTATION

N.M.R.D.A.
L.S. No. NMRDA/LS/Hoarding/1939/2014
L.S. Valid
Up to 31-12-2025

136.738

FUTURE EXPANSION

shall have to develop 70% Area of park reservation before start construction on site and FSI of said reservation shall be allowed only after development of reservation.

occupation certificate shall be issued only after submission of the Extract of 70% Area of park reservation NMRDA, Nagpur.

OFFICE OF THE
NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BP(NMRDA)/South/Hoarding/No- BUL-P-030/202106257/2491/214
SANCTIONED
Assistant Engineer
Nagpur Metropolitan Region Development Authority

"This sanction is subject to conditions of NIL order Dt. 04-05-2021 N.M.R.Planning Cell"

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 6/11/2021

Subject to Condition of N.O.C. from Airport Authority Dt. 11-01-2022.

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 31.05.21 OF STRUCTURAL DESIGNER AND APPLICANT

Subject to the provisions of structural drawings submitted by applicant.

Necessary arrangement for rain water harvesting shall be done.

This Sanction is Subject to Condition that Pets are to be kept as per Sanction No. 1850 of the Development Agreement Dt. 16-01-2021

Subject to the condition laid down by Directorate of Maharashtra Fire service vide Letter No. MFS/16/2021/SR/38-11-10-2021

Subject to condition that Developer/Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC 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 a drinking water for the labours.

105.299

FUTURE EXPANSION

24.00 M WIDE MAJOR DISTRICT ROAD

TREE PLANTATION

SPACE FOR ELECTRIC SUBSTATION (E.S.)

109.616

TREE PLANTATION

5.254 180.044 5.000
190.299

WING 'D'

WING 'E'

RAMP UP

RAMP DN

SEWAGE TREATMENT PLANT (S.T.P.)

KH. NO.9

KH. NO.8

GROUND FLOOR PLAN

SCALE 1:150

SHEET NO. - 02\12

GROUND FLOOR PLAN

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. MALLELWAR
2) MR. GOPAL MAROTI WAGHMARE

TOTAL BUILT UP AREA			
GROUND FLOOR	=	247.331	Sq.m.
FIRST FLOOR	=	105.763	Sq.m.
WING - D	=	1268.211	Sq.m.
WING - E	=	11656.404	Sq.m.
TOTAL B/UP AREA	=	13278.709	Sq.m.

Kh. NO.-7, Mouza-PIPLA

F.S.I. Calculation As per Proforma - I of UDCPR - 2020 :- Built-up Area Calculation

	Permissible (Ratio / Area in sq. mt.)	Extd./ Prop. (Ratio / Area in sq. mt.)
a) Net plot area for FSI Calculation (clause No.3.9 of UDCPR-2020):-	11945.861 sq.mt.	11945.861 sq.mt.
c) Net Proposed P- Line built up area :-		13278.709 sq.mt.
e) Basic FSI+Premium FSI+ TDR:-(Pline area/(1.6):- 13278.709 / 1.6 :-	8299.193 sq.mt.	8299.193 sq.mt.
f) Permissible ancillary FSI :- (clause No.3.3, Table No.6-G, Note-(i) of UDCPR):- (c- e) =	4979.516 sq.mt.	138.262 sq.mt.
g) Permissible Basic F.S.I. /B/u area :- (1.1xa)	13140.447 sq.mt.	13140.447 sq.mt.
h) Permissible Basic F.S.I. as premium (0.3x a) :-	3583.758 sq.mt.	0.0 sq.mt.
i) Permissible tr-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) :-		
iv) Permissible TDR :- of sq.m. =		
k) Total entitlement of FSI :- ((g+h+i (iv)) :-	21701.721 sq.mt.	13278.709 sq.mt.
l) Maximum Building Potential on load :- (Excluding Ancillary FSI ((1.40 X 11945.861) =	16724.205 sq.mt.	(k-l) 13140.447 sq.mt.

SCHEDULE OF OPENINGS

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	D3	1.25 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

PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN

SUBMISSION DRAWING

ARCHITECT
C. D. Giripunje
C.A. / 2001 / 27032
N.I.T. No. 5321
N.M.C. No.N-168
M. No. 9422103220

Date
Dwg. No. SUB.01
Dwn by CHANDU SIR
Scale 1:150

North

OWNER
M/S. ATHARVA INFRASTRUCTURES THROUGH
1) MR. RAHUL B. MALLELWAR
2) MR. GOPAL MAROTI WAGHMARE

V I S T aa R
ARCHITECT, INTERIOR DESIGNER, PLANNER, LANDSCAPE ARCHITECT, P.M.C. ,
VISTAAR HEIGHTS, 4TH FLOOR ,PLOT NO. 148-151,
OPP. GAJANAN MAHARAJ MANDIR, ZENDA CHOWK,
DHARMPETH, NAGPUR - 440010.
MOB. NO. : 9422103220
EMAIL : chandu1865@gmail.com