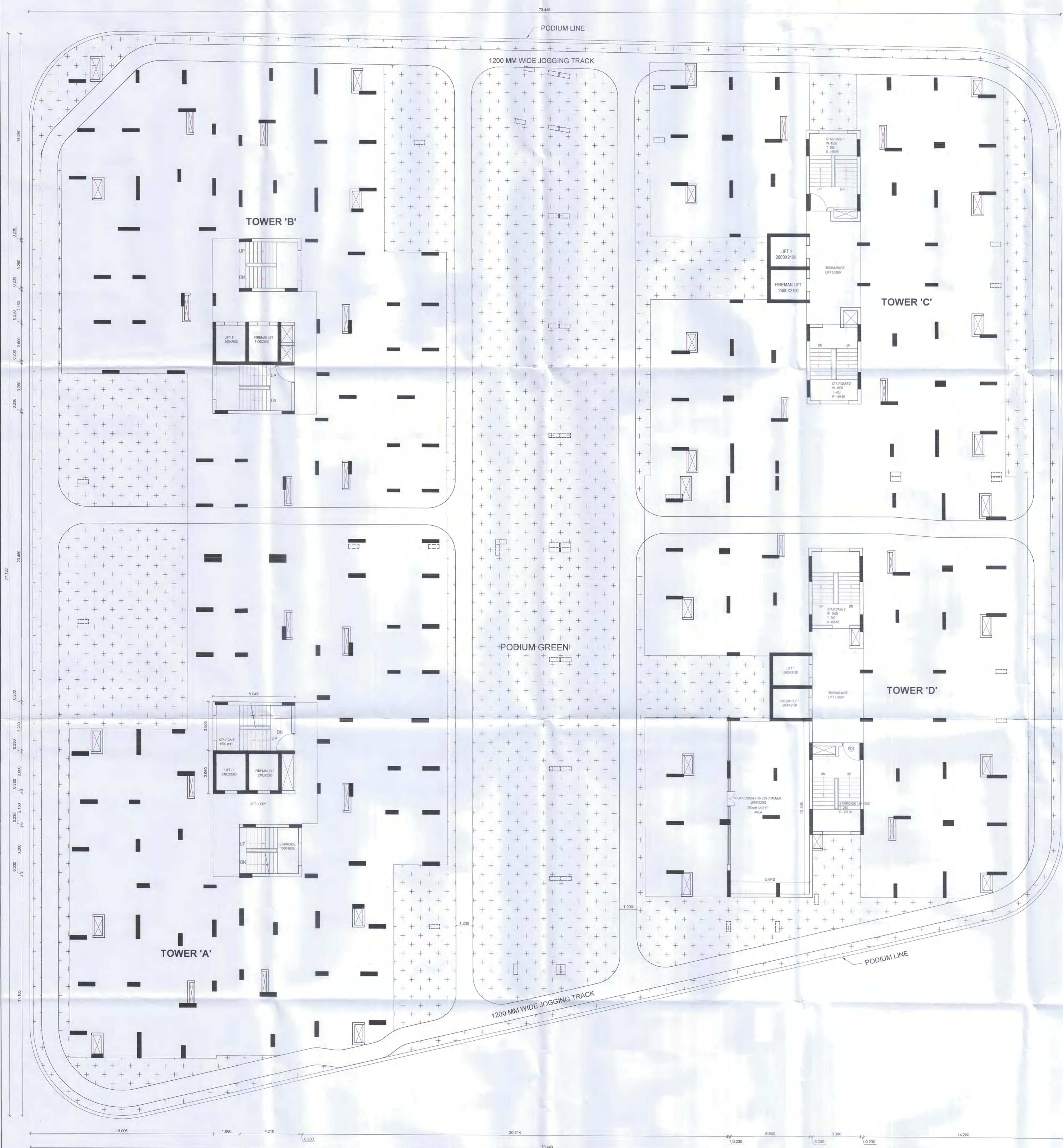


(TOWER-A) PODIUM LEVEL FLOOR AREA KEY PLAN
SCALE 1 : 200

AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	6.320	12.468	78.798
DEDUCTION			
D1	2.100	2.600	5.460
D2	2.100	2.600	5.460
D3	0.955	2.600	2.483
D4	-	-	23.802
TOTAL	-	-	37.205
P' LINE AREA (AS PER OUTER CONSTRUCTION LINE (P' LINE))	-	-	41.593

(TOWER-B) PODIUM LEVEL FLOOR AREA KEY PLAN
SCALE 1 : 200

AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	6.320	12.470	78.810
DEDUCTION			
D3	2.100	2.600	5.460
D4	2.100	2.600	5.460
D5	0.835	2.600	2.171
D6	-	-	23.836
TOTAL	-	-	36.927
P' LINE AREA (AS PER OUTER CONSTRUCTION LINE (P' LINE))	-	-	41.883

(TOWER-C) PODIUM LEVEL FLOOR AREA KEY PLAN
SCALE 1 : 200

AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	6.670	19.455	129.765
DEDUCTION			
D4	-	-	70.837
D5	2.600	2.100	5.460
D6	2.600	2.100	5.460
TOTAL	-	-	81.757
P' LINE AREA (AS PER OUTER CONSTRUCTION LINE (P' LINE))	-	-	48.008

(TOWER-D) PODIUM LEVEL FLOOR AREA KEY PLAN
SCALE 1 : 200

AREA NAME	LENGTH	WIDTH	AREA (SQ.M.)
BLOCK	9.710	24.855	241.342
DEDUCTION			
D6	2.600	2.100	5.460
D7	2.600	2.100	5.460
D8	-	-	87.618
D9	1.650	0.600	0.990
D10	1.610	4.485	36.191
TOTAL	-	-	115.719
P' LINE AREA (AS PER OUTER CONSTRUCTION LINE (P' LINE))	-	-	125.623



The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TTB 43201/2133 CR - 220/ J/UD-II, dated 10th March, 2019 as per schedule for every 300 sq.mts. built-up area. The system may be by open well 1 mtr. dia & runs deep with filtration chamber for every 100 sq.mtr. built-up area. Other options mentioned in the schedule may be adopted.

a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the owner of the building.

Provisions for Solar Water Heating Systems
Solar Water Heating System should be installed in the building for the following uses at the per capita capacity mentioned as under:

For Canteen Capacity
Type of Building

1) Canteen
2) Hotel
3) Hostel & other
4) Residential
5) Resident

Capacity
100 Ltrs./day/person
150 Ltrs./day/person
25 Ltrs./day/person
25 Ltrs./day/person
25 Ltrs./day/person

Authority certificate will not be issued without this.

Proforma - I: Area Statement
DRAWING SHOWING REVISED APARTMENT BUILDING PLAN ON PLOT NO. 1, SHAKHAWAT, CTS NO. - 175, SHEET NO. - 32, MAJGA - MANEHWADA, TAL. & DIST. - NAGPUR.

Stamp of Approval of Plan

AREA STATEMENT	
1. Area of Plot (Minimum area of a.b.c. to be considered)	8840.907
(a) As Per Ownership document (7/12, CTS extract)	8840.907
(b) As Per Measurement sheet	8840.907
(c) As Per Site	8840.907
2. Deduction for	
(a) Proposed D.P. / D.P. Road Widening Area / Service Road / Highway Widening	0.000
(b) Any D.P. Reservation Area	0.000
Total (a+b)	0.000
3. Balance Area of Plot (1-2)	8840.907
4. Amenity Space (if applicable)	
(a) Required	0.000
(b) Adjustment of 20%, if any	0.000
(c) Balance Proposed	0.000
5. Net Plot Area (1-4C)	8840.907
6. Recreational Open Space (if applicable)	
(a) Required	0.000
(b) Proposed	0.000
7. Internal Road Area	0.000
8. Potable Area (if applicable)	0.000
9. Built up area with reference to Basic FSI as per Front Road Width (Sr. No. Subarea FSI)	11051.134
10. Additional FSI in Payment of Premium	
(a) Maximum permissible Premium FSI - Based on Road Width / TDR Zone	0.000
(b) Proposed FSI on Payment of Premium	3094.317
11. In-situ FSI / TDR Loading	
(a) In-situ area against D.P. Road (2.0 x Sr. No. 2 (a)), if any	0.000
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 x Sr. No. 4 (b) and / or (c))	0.000
(c) TDR Area	5620.530
(d) Total In-situ / TDR Loading Proposed (11 (a) + (b) + (c))	5620.530
12. Additional FSI Area Under Chapter No. 7	0.000
13. Total entitlement of FSI in the proposal	19765.981
(a) 9 + 10 (b) + 11 (d) or 12 whichever is applicable	19765.981
(b) Ancillary Area FSI upto 60% or 80% with payment of charges	11887.221
(c) Total entitlement (a+b)	31653.202
14. Maximum Utilization limit of F.S.I. (Building potential) Permissible as per Road width (as per Regulation No. 65 or 62 or 63 or 64 as applicable) x 1.5 or 1.8	3.000
15. Total Built-up Area in proposal, (excluding area at Sr. No. 17 (b))	
(a) Existing Built-up Area	0.000
(b) Proposed Built-up Area (as per P' Line)	31645.870
(c) Total (a+b)	31645.870
16. S.I. Consumed (15/13) (Should not be more than serial No. 14 Above)	3.579
17. Area for Inclusive Housing, if any	
(a) Required (20% of sr. No. 5)	
(b) Proposed	

Certificate of Area:
Certificate that the plot under reference was surveyed by me on ... and dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership / T.P. Scheme Records / Land Record Department / City Survey Record.

Owner's Declaration:
I/We undersigned hereby confirm that I/We would abide by plans approved by Authority / Collector. I/We would execute the structure as per approved plan. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

Owner(s) Name and Signature
VISHWABHARTI CO-OPERATIVE HOUSING SOCIETY LIMITED NAGPUR.
THROUGH ITS CONSTITUTED ATTORNEY
M/S. SANDEEP PANDIT ARCHITECT
THROUGH ITS PROPRIETOR
SHRI BHAVESH DEORAK KUMHAR

Architect's Name and Signature
SANDEEP PANDIT
ARCHITECT
N.I.T.S. NO. 2388
N.M.C./R-524

Sandeep Pandit Architects
PLOT NO. 175, SHEET NO. 32, MAJGA - MANEHWADA, TAL. & DIST. - NAGPUR.
NEAR NLT. GARDEN, NAGPUR, M.P. 477007
E-Mail: sandeepanditarchitects@gmail.com

Scale: 1:100 & 1:200
Date: 29-03-2022
Arch. Reg. No. 2388
N.I.T.S. No. 2388
N.M.C./R-524

Checked By: S.P.
Arch. Reg. No. 2388
N.I.T.S. No. 2388
N.M.C./R-524

SPA-NGP-JA A-01-0
Note - ALL DIMENSIONS ARE IN METERS.