

THIRD FLOOR, ELEVATION & SECTION
RHS BUILDING
SHEET NO. 7 / 24



Proforma - I: Area Statement
EXISTING PROPOSED COMMERCIAL & RESIDENTIAL APARTMENT BUILDING AT
PLOT NO. 1, C.T. NO. 181 (PART), SHEET NO. 359, 260, 269, 270 & 271, MOUZA -
NAGPUR, KH. NO. 419, 420, 424, 426, 431, HOUSE NO. 181, WARD NO. 8, UNMER
ROAD, SANDESHNETHI, NAGPUR.

Drawing Sheet No.

Stamps of Approval of Plans:

AREA STATEMENT	
1	Area of plot (Minimum area of a, b, c to be considered)
(a)	As per ownership document (lease deed)
(b)	As per measurement sheet (plot/parking)
(c)	As per site
2	Deductions for:
(a)	Proposed D.P. Road widening Area/Service Road/Highway widening
(b)	Any D.P. Reservation area
3	Balance Area of Plot (1-2)
4	Amenity Space (if applicable)
5	Net Plot Area (3-4 (a))
6	Recreational Open Space (if applicable)
7	Internal Road Area
8	Proposed Area (if applicable)
9	Built-up area with reference to Basic F.S.I. as per front road width (Sr. No. 9 a basis F.S.I.)
10	Addition of FSI on payment of premium
(a)	Minimum premium per premium FSI - based on road width 1000 Zone
(b)	Proposed FSI on payment of premium
11	In-situ FSI/TOR 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 handed over (2.00 or 1.80 x Sr. No. 4 (b) (a) (a))
(c)	TOR area
(d)	Total In-situ/TOR loading proposed (11 (a) + (b) + (c))
12	Additional FSI area under Chapter No. 7
13	Total entitlement of FSI in the proposed
(a)	(10 + 12 (a) + 13 (a) or 12 whichever is applicable
(b)	Auxiliary Area FSI upto 60% or 80% with payment of charges =
(c)	(11001.622 + (06037.260 + 53887.770 + 110238.000) + 62769.562
(d)	Total entitlement (a+b)
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) 1.6 or 1.5
15	Total Built-up Area in proposed (including area at Sr. No. 17 b)
(a)	Existing & Proposed Built-up Area to be retained as per previous sanction
(b)	Proposed Built-up Area (as per 15 (a))
(c)	Total (a+b)
16	F.S.I. Consumed (15/13) (should not be more than sense No. 14 above)
17	Area for Inclusive Housing, if any
(a)	Required (20% of Sr. No. 5 or FSI based for residential purposes) = 20% of 110238.000
(b)	Proposed (Tower 1, 2, 3)

Certificate of Area:
Certified that the plot under reference was surveyed by me on and the dimensions of sides etc. of plot stated herein are as measured on site and the area is correct and the same is as shown in the plan submitted in support of Ownership/ T.P. Scheme Records/ Land Records Department/City Survey records.

Owner's Declaration -
I/We undertake hereby to confirm that I/We would abide by all laws and regulations and I/We would ensure the structure as per approved plans. Also I/We would ensure the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

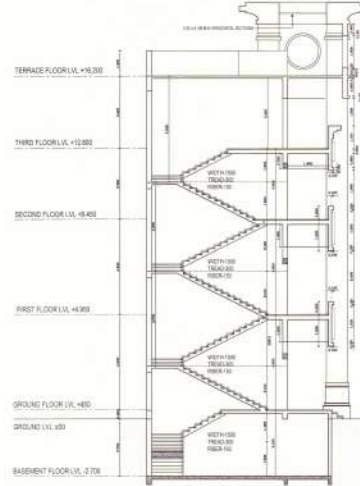
Codebook Infrastructure Pvt. Ltd.
Owner's name and signature

Architect name and signature: Air Register: Jyoti Chavhan
Checked By: Registration No. of Architect

Job No. Drawing No. Scale: 1:100 1:200
Date: 14/05/2024

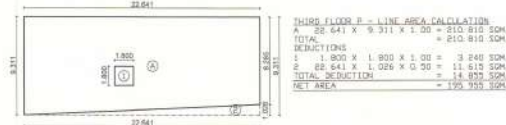
CA 95 18007

THIRD FLOOR PLAN
(RHS BUILDING)



SECTION AA

ELEVATION



THIRD FLOOR PLAN - LINE AREA CALCULATION
A 22.641 X 9.311 X 1.00 = 210.810 SQM
TOTAL
REDUCTIONS
S 1.800 X 1.800 X 1.00 = 3.240 SQM
S 22.641 X 1.026 X 1.00 = 23.213 SQM
TOTAL REDUCTIONS = 26.483 SQM
NET AREA = 184.327 SQM

