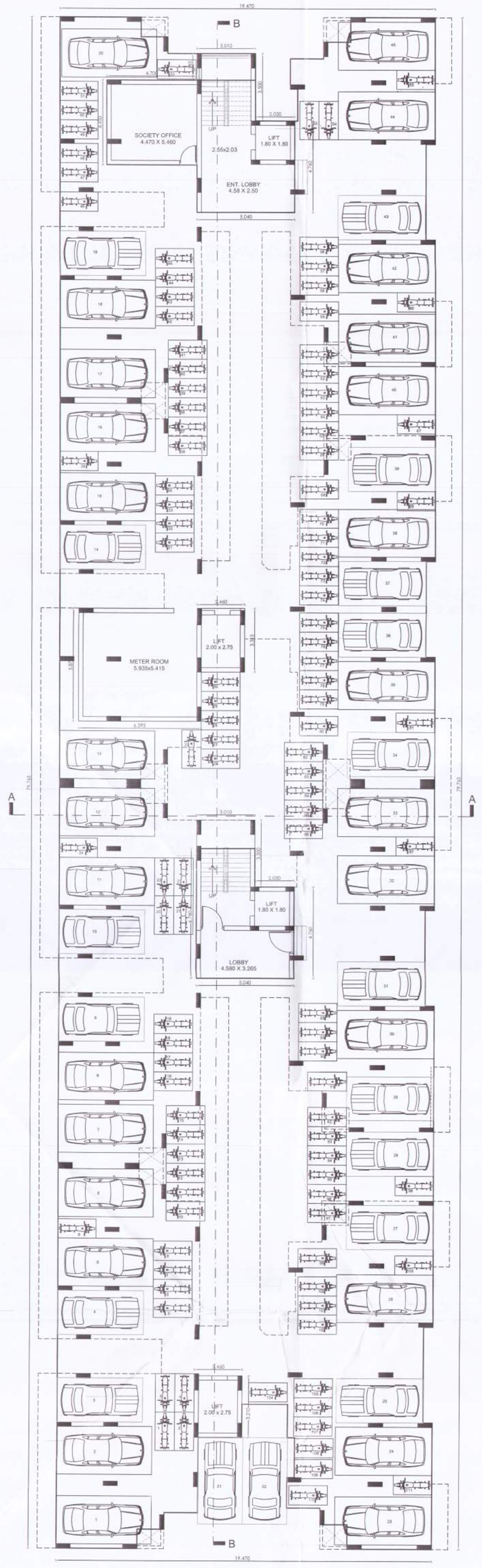
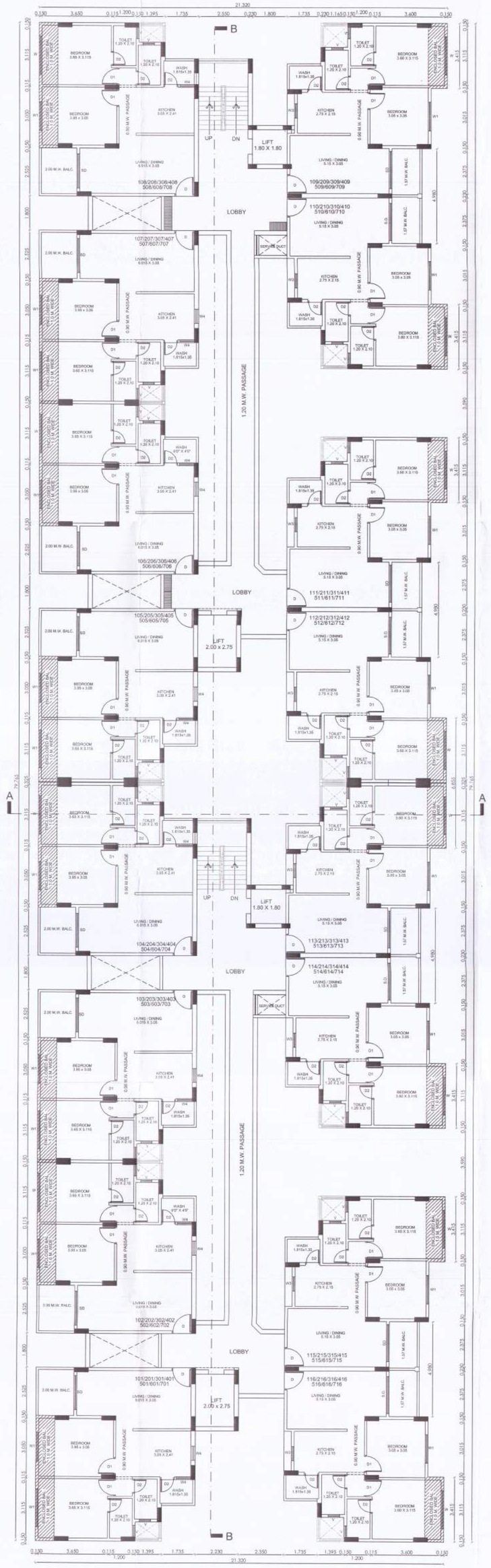
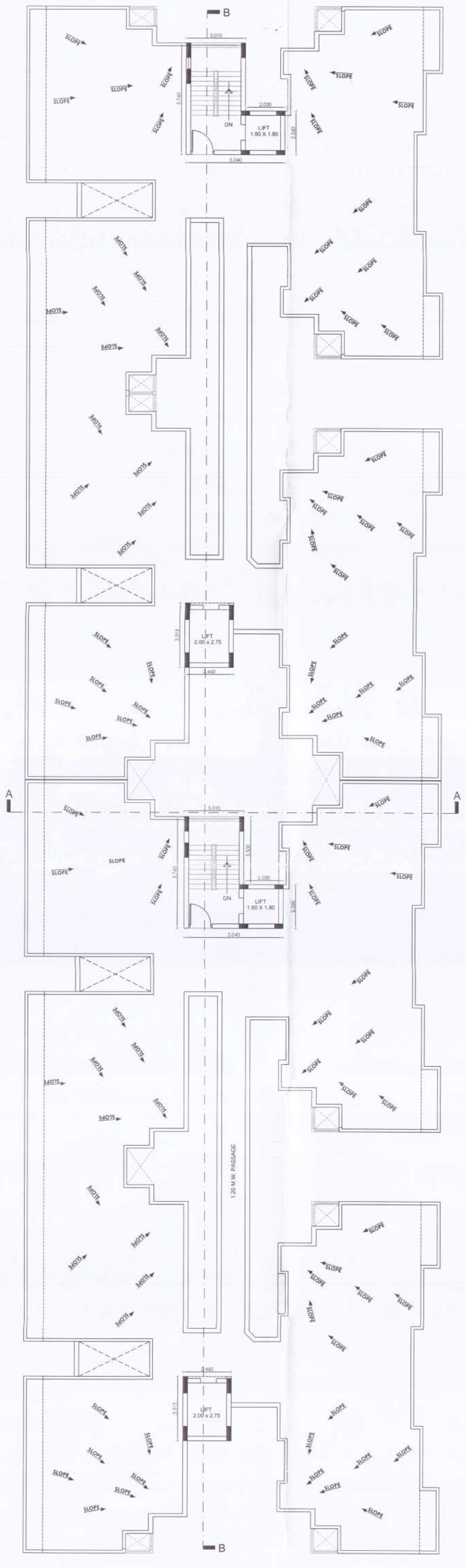


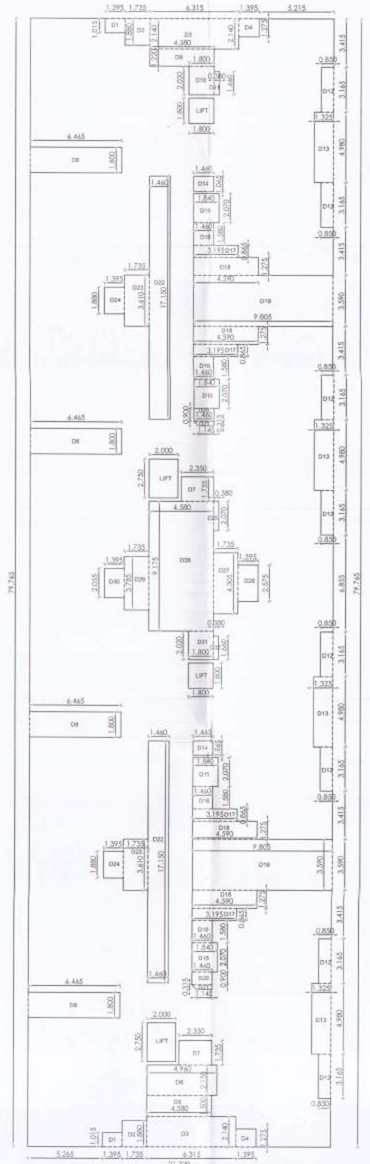
GROUND FLOOR PLAN
SCALE 1:100



TYPICAL 1ST TO 7TH FLOOR PLAN
SCALE 1:100



TERRACE FLOOR PLAN
SCALE 1:100



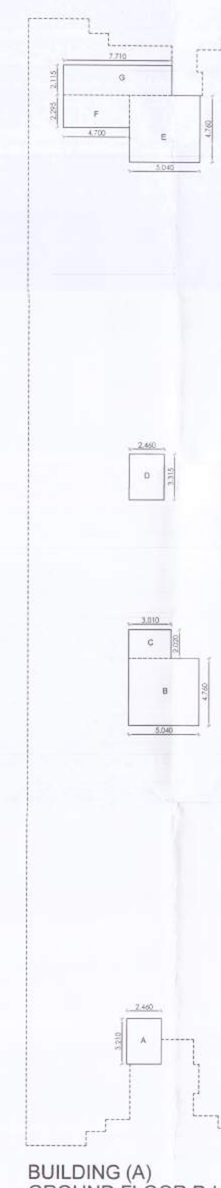
BUILDING (A)
1ST TO 7TH FLOOR P-LINE AREA
SCALE:-1:100

PROPOSED 1ST,2ND,3RD,4TH,5TH,6TH,7TH-FLOOR P-LINE AREA : BUILDING (A)

BLOCK	I	II	III	IxIIxIII (SQM.)
1ST FLOOR	1	21.320	79.700	1700.590
TOTAL				1700.590
DEDUCTION				
D1	2	1.395	1.015	2.832
D2	2	1.735	1.880	6.524
D3	2	6.315	2.140	27.026
D4	2	1.395	1.275	3.561
D5	1	4.580	1.500	6.870
D6	1	4.960	2.150	10.664
D7	2	2.350	1.735	8.155
D8	4	6.465	1.800	46.548
D9	1	4.580	1.220	5.588
D10	1	1.800	2.020	3.636
D11	1	0.380	1.960	0.631
D12	8	0.850	3.165	21.522
D13	4	1.325	4.980	26.394
D14	2	1.460	1.065	3.110
D15	4	1.840	2.070	15.235
D16	4	1.460	1.580	9.227
D17	4	3.195	0.865	11.045
D18	4	4.590	1.275	23.409
D19	2	9.805	3.590	70.409
D20	2	1.460	0.900	2.628
D21	2	1.46+1.145/2x0.315		0.821
D22	2	1.460	17.150	50.078
D23	2	1.735	3.810	12.527
D24	2	1.395	1.880	5.245
D25	1	0.380	2.070	0.787
D26	1	1.395	2.575	3.592
D27	1	1.735	4.305	7.469
D28	1	4.580	9.175	42.022
D29	1	1.735	3.785	6.567
D30	1	1.395	2.055	2.867
D31	1	1.800	2.020	3.636
D32	1	0.380	1.960	0.631
LIFT	2	2.000	2.750	11.000
LIFT	2	1.800	1.800	6.480
TOTAL				458.732
TOTAL 1ST FLOOR P-LINE AREA :				1241.857

PROPOSED GROUND FLOOR P-LINE AREA : BUILDING (A)

BLOCK	I	II	III	IxIIxIII (SQM.)
A	1	2.460	3.210	7.897
B	1	5.040	4.760	23.990
C	1	3.010	2.020	6.080
D	1	2.460	3.010	8.155
E	1	5.040	4.760	23.990
F	1	4.700	2.295	10.787
G	1	7.710	2.115	16.307
TOTAL GROUND FLOOR P-LINE AREA :				97.206



BUILDING (A)
GROUND FLOOR P-LINE AREA
SCALE:-1:100

FORM OF STATEMENT 2 [SR.NO. 9 (a)] (BUILDING-A)

BUILDING NO	FLOOR NO	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION
A	B	C
1	GROUND FLOOR	97.206 SQ.M.
2	FIRST FLOOR	1241.857 SQ.M.
3	SECOND FLOOR	1241.857 SQ.M.
4	THIRD FLOOR	1241.857 SQ.M.
5	FOURTH FLOOR	1241.857 SQ.M.
6	FIFTH FLOOR	1241.857 SQ.M.
7	SIXTH FLOOR	1241.857 SQ.M.
8	SEVENTH FLOOR	1241.857 SQ.M.
12	TERRACE FLOOR	0.000 SQ.M.
	TOTAL	8790.205 SQ.M.

AREA DETAILS OF APARTMENT (WING-A)

BUILDING NO.	FLOOR NO.	Apartment no.	Carpet area of Apartment	Area of Balcony attached to Apartment	Area of Double Height Terraces attached to Flat
	1ST TO 7TH FLOOR	101/201/301/401*501/601/701	54.286	14.108	—
		102/202/302/402/502/602/702	54.286	14.005	
		103/203/303/403/503/603/703	54.286	14.005	
		104/204/304/404/504/604/704	54.286	13.794	
		105/205/305/405/505/605/705	54.286	14.080	
		106/206/306/406/506/606/706	54.286	14.005	
		107/207/307/407/507/607/707	54.286	14.005	—
		108/208/308/408/508/608/708	54.286	13.769	
		109/209/309/409/509/609/709	50.498	9.962	
		110/210/310/410/510/610/710	50.498	9.962	
		111/211/311/411/511/611/711	50.498	9.962	
		112/212/312/412/512/612/712	50.498	9.962	
		113/213/313/413/513/613/713	50.498	9.962	—
		114/214/314/414/514/614/714	50.498	9.962	
		115/215/315/415/515/615/715	50.498	9.962	
		116/216/316/416/516/616/716	50.498	9.962	

UDCPR - DCR

NG CALCULATION :- BUILDING-A

TYPE	CARPET AREA (sq.m.)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	REQD.	PROP.	REQD.	PROP.
RESIDENTIAL	150 & ABOVE	1		2		3	
	80 TO 150	1		1		3	
	40 TO 80	2	112	1	56	5	280
	30 TO 40	2		1		2	
	BELOW 30	2		0		4	
TOTAL					56		280
	ADD 5% VISITORS				2.8		14
	TOTAL				59		294
	MULTIPLYING FACTOR 0.60				35		176
	NET REQUIRED PARKING				35		176
	PROVIDED PARKING						

SHEET NO: 1/5 (BUILDING A)

DWG TITLE:- ELEVATION, SECTIONS, SITE PLAN

Permission granted u/s Rev Building (N.P.) Bye-laws, M.R.T.P. Act 1966 Vide letter No. 1389 V&2 Date: 18/05/2022 Valid upto 17/05/2022 Subject to Condition Attached

Executive Engineer
Town Planning Unit

Chief Officer
Municipal Council Hinganghat

PROPOSED AFFORDABLE MULTIFAMILY HOUSING SCHEME ON Plot No.:- 02, KH.NO:- 310/1, P.H. No:- 46, MOUZA :- WANADONGRI, TAH. HINGNA, DIST.:- NAGPUR

BELONGING TO:- M/S L.G. DEVELOPERS

THROUGH ITS PARTNER

SHRI DHANRAJ BABADE

	AREA STATEMENT	SQ.M.
	AREA OF PLOT	
1	(Minimum area of a,b,c, to be considered)	
	(a) as per ownership document (7/12, CTS extract)	5407.334
	(b) as per measurment sheet	
	(c) PLOT AREA AS PER PRONETA FOR F.S.I. CALCULATION	6429.320
2	Deductions for	
	(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	
	(b) Any D.P. Reservation area	
	(Total a+b)	
3	Balance area of plot (1-2)	6429.320
4	Amenity Space (if applicable)	
	(a) Required-	
	(b) Adjustment of 2(b), if any	
	(c) Balance Proposed	
5	Net Plot Area (3-4 9 (c))	6429.320
6	Recreational Open space (if applicable)	
	(a) Required-	
	(b) Proposed-	
7	Internal Road area	
8	Potable area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5 x basic FSI 1.250)	7072.252
10	Addition of FSI on payment of premium	1927.700
	(a) Maximum permissible premium FSI- based rd road width/TOD Zone. (4.00) [11537.16 SQ.M.]	
	(b) Proposed FSI ON PAYMENT PREMIUM.	
11	In-situ FSI/TDR loading	
	(a) In-situ area against D.P. road (2.00 X Sr.No.2 (a)) if any	
	(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 X Sr. No.4 (b) and/or (c))	
	(c) TDR area	
	(d) Total in-situ/TDR loading proposed (11 (a)+(b)+(c))	
12	Additional FSI area under Chapter No. 7	
13	Total inttlement of FSI in the proposal	
	(a) [9 + 10(b) + 11(d)] of 12 whichever is applicable.	8999.952
	(b) Ancillary Area FSI upto 60% with payment of charges.	5399.971
	(c) Total entitlement (a+b)	14399.923
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 as applicable) X 1.6 or 1.8)	
15	Total Built-up Area in proposal (excluding area at Sr.No. 17(b)	
	(a) Existing Built-up Area.	
	(b) Proposed Built-up Area (as per 'P-Line')	14399.915
	(c) Total (a+b)	14399.915
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	1.0000
17	Area for inclusive housing, if any	
	(a) Required (20% of Sr.No.5)	NA
	(b) Proposed	
	REFERENCES:-	
I	PLOT BOUNDAARY SHOWN IN	
II	PROPOSED CONSTRUCTION SHOWN IN	
III	EXISTING CONSTRUCTION SHOWN IN	
IV	TEMPARARY CONSTRUCTION TO BE DEMOLISHED SHOWN IN	

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 plans. 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.

M/S L.G. DEVELOPERS

THOUGH ITS PARTNER

SHRI DHANRAJ BABDE

OWNERS signature

Certificate of Area:

Certified that the plot under reference was surveyed by me on _____and the 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 Owners's/p.T.P. Scheme Record/Land Records Department/City Survey records.

PRASHANT SATPUTE
B. ARCH (HONS) BTMY, M.C.A
REG. No. CA/1991/13818
NIT LS: No. 491
N.M.C. L.S.No. R-222
LS No. NMRDA/CA/1991/13818

Architect/Licensed Engineer/ Supervisor name and Signature

Design Cell
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Website: www.designcellindia.net

design cell
ARCHITECTS PLANNERS & INTERIOR DESIGNERS