LAYOUT / SITE PLAN

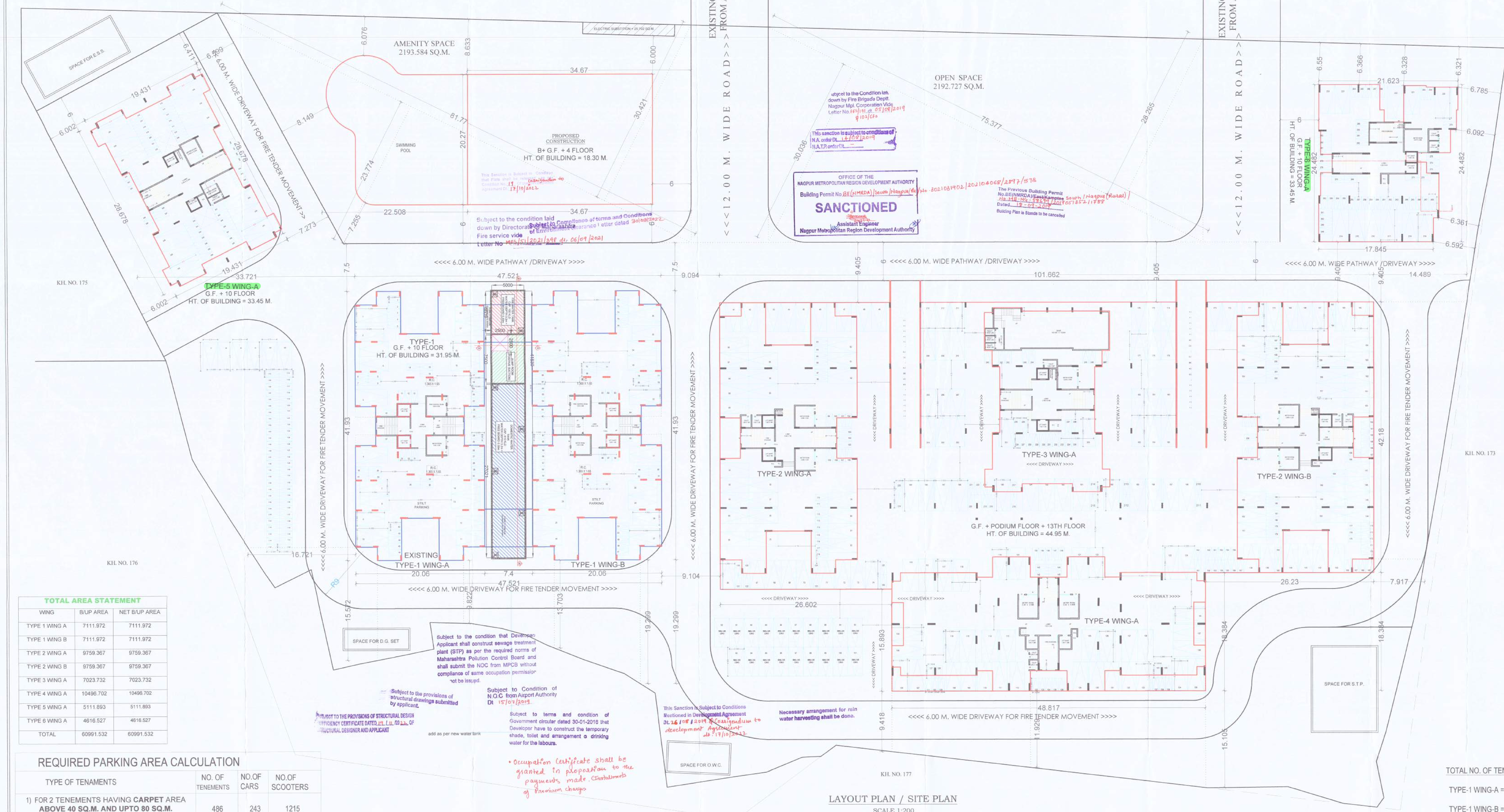
01/17

PROJECT :
PROPOSED MULTIFAMILY RESIDENTIAL BUILDING PLAN FOR GROUP HOUSING SCHEME ON KH. NO. :- 174/2, P.H. NO. 12A MOUZA BHOKARA , TAH. NAGPUR (R) DIST. :- NAGPUR.

BELONGING TO :-
M/S SUPREME URBAN REALITIES PVT.LTD.
THROUGH ITS AUTHORIZED
DIRECTOR MR. MURTAZA HAMZA KOTHAWALA

FINAL AREA STATEMENT

			PERMISSIBLE	PROPOSED
A)	NET PLOT AREA AREA FOR F.S.I. CALCULATION (Clause no.3.9 of UDCPR-2020) or as per layout plan	=	19733.315 SQ.MT	
B)	NET P-Line Built up Area (Clause no.6.6 of UDCPR-2020)	=	60991.532 SQ.MT	
C)	Dividing Factor 1.6 / 1.8 to arrive Basic FSI + Premium FSI + TDR :- P-line Area / 1.6 or 1.8	=	38119.707 SQ.MT	
D)	Permissible Ancillary FSI:- (Clause no.6.3, Table No.6G , Note-(i) of UDCPR-2020) (B-C)	=	22871.825 SQ.MT	22871.825 SQ.M.
E)	Permissible Basic FSI/B/up Area :- (1.1 x A) (1.10 X 19733.315) (Clause no.6.3, Table No.6G of UDCPR-2020)	=	21706.646 SQ.MT	1.1/21706.646 SQ.M.
F)	Permissible Additional FSI on premium :- (0.30 x A)(0.30 X 19733.315) (Clause no.6.3, Table No.6G of UDCPR-2020)	=	5919.994 SQ.MT	0.23/4573.072 SQ.M.
G)	Permissible TDR :- (A X Permissible TDR) (Clause no.6.3, Table No.6G of UDCPR-2020) 0.60 X 19733.315	=	11839.989 SQ.MT	0.60/11839.989 SQ.M.
H)	Permissible TDR for Road Widening with compliance of Clause no.7.2 & proforma - I of UDCPR-2020)	=	0.000 SQ.MT	NIL
I)	Total entitlement of FSI (D+E+F+G)	=	62338.454 SQ.MT	60991.532 SQ.M.
J)	maximum Building Potential on Plot/Land	=	63146.608 SQ.MT	60991.532 SQ.M.



TOTAL AREA STATEMENT

WING	B/UP AREA	NET B/UP AREA
TYPE 1 WING A	7111.972	7111.972
TYPE 1 WING B	7111.972	7111.972
TYPE 2 WING A	9759.367	9759.367
TYPE 2 WING B	9759.367	9759.367
TYPE 3 WING A	7023.732	7023.732
TYPE 4 WING A	10496.702	10496.702
TYPE 5 WING A	5111.893	5111.893
TYPE 6 WING A	4616.527	4616.527
TOTAL	60991.532	60991.532

REQUIRED PARKING AREA CALCULATION

TYPE OF TENAMENTS	NO. OF TENEMENTS	NO.OF CARS	NO.OF SCOOTERS
1) FOR 2 TENEMENTS HAVING **CARPET** AREA **ABOVE 40 SQ.M. AND UPTO 80 SQ.M.** (1, 5)	486	243	1215
2) FOR EVERY TENEMENTS HAVING **CARPET** AREA **ABOVE 80 SQ.M. AND UPTO 150 SQ.M.**	118	118	354
TYPE4 WING A & TYPE3 WING A & TYPE-6A (1, 3) 26 NOS. 52 NOS. 40 NOS. TOTAL	604	361	1569
3) FOR EVERY 100 SQ.MT. **CARPET** AREA FOR SHOP AREA (2, 6)	218.366	4	13
ADD 5% FOR VISITOR PARKING		18	79
TOTAL REQUIRED PARKING		383	1661
AS PER 8C TOTAL PARKING REQUIRED(0.7) FACTOR		268.1	1163
TOTAL PROVIDED PARKING		269	1170

TOTAL CONSTRUCTION AREA STATEMENT

WINGS	PROPOSED B/UP AREA	COVERED PARKING AREA SLAB	DEDUCTION B/UP+METER ROOM+TOILET+DUCT	NET COVERED PARKING SLAB	STAIRCASE TOWER & LIFT ROOM	WATER TANK O.H.W.T. & U.W.T.	PARKING SLAB AT PODIUM FLOOR	REFUGE AREA	STP AREA + WATCHMAN CABIN+E.S.S.+ O.W.C.+ D.G. SET	B/UP AREA FREE FROM FSI	TOTAL
EXISTING TYPE-1 WING - A & B	14223.944	1482.908	116.598	1366.310	118.368	405.197	0.000	39.356	485.3160	192.210	16345.3853
PROPOSED TYPE-2 WING - A & B	19518.734	4994.059	499.598	4494.462	274.918	332.951	3439.280	272.942		320.000	46482.371
PROPOSED TYPE-3 WING - A	7023.732									147.659	
PROPOSED TYPE-4 WING - A	10496.702									160.991	
PROPOSED TYPE-5 WING - A	5111.893	453.296	105.404	347.892	67.306	48.513	0.000	14.588		115.030	5705.222
PROPOSED TYPE-6 WING - A	4616.527	415.043	116.598	298.446	71.921	46.731	0.000	18.885		111.373	5163.883
TOTAL	60991.532	7345.307	838.197	6507.110	532.512	833.393	3439.280	345.771	485.316	1047.263	74182.178

Subject to the 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 the provisions of structural drawings submitted by applicant.

Subject to Condition of N.O.C from Airport Authority Dt. 15/07/2019

Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement a drinking water for the labours.

• Occupation Certificate shall be granted in proportion to the payments made. (Installments of Premium charges)

LAYOUT PLAN / SITE PLAN

SCALE 1:200

TOTAL COVERED AREA :-

PROPOSED CONSTRUCTION AREA ON AMENITY SPACE = 4194.832 M²
PROPOSED CONSTRUCTION OF RESIDENTIAL = 74182.178 M²

TOTAL PROPOSED CONSTRUCTION AREA = 78377.010 M²

TOTAL NO. OF TENEMENTS

TYPE-1 WING-A = 80 NOS.
TYPE-1 WING-B = 80 NOS.
TYPE-2 WING-A = 104 NOS.
TYPE-2 WING-B = 104 NOS.
TYPE-3 WING-A = 52 NOS.
TYPE-4 WING-A = 104 NOS.
TYPE-5 WING-A = 40 NOS.
TYPE-6 WING-A = 40 NOS.

TOTAL NO OF FLATS = 604 NOS.

LEGEND :
PLOT BOUNDRY SHOWN AS
PROPOSED CONSTRUCTION SHOWN AS
EXISTING CONSTRUCTION SHOWN AS

NOTE :
ALL DIMENTIONS ARE IN METERUNLESS MENTIONED.

OWNER :
For Supreme Urban Realities Pvt. Ltd.
Director/Authorised Signatory
M/S SUPREME URBAN REALITIES PVT.LTD.
THROUGH ITS AUTHORIZED
DIRECTOR MR. MURTAZA HAMZA KOTHAWALA

ARCHITECT / ENGINEER :
Pawan Raviprasad Gupta
B.E. (CIVIL)

EMAIL ID - pawan_r_gupta@yahoo.co.in MOBILE NO.9923432949

DRG. NO.	SCALE	DATE	DRAWN BY
SUB-01	1 : 200	19/11/2022	P.GUPTA