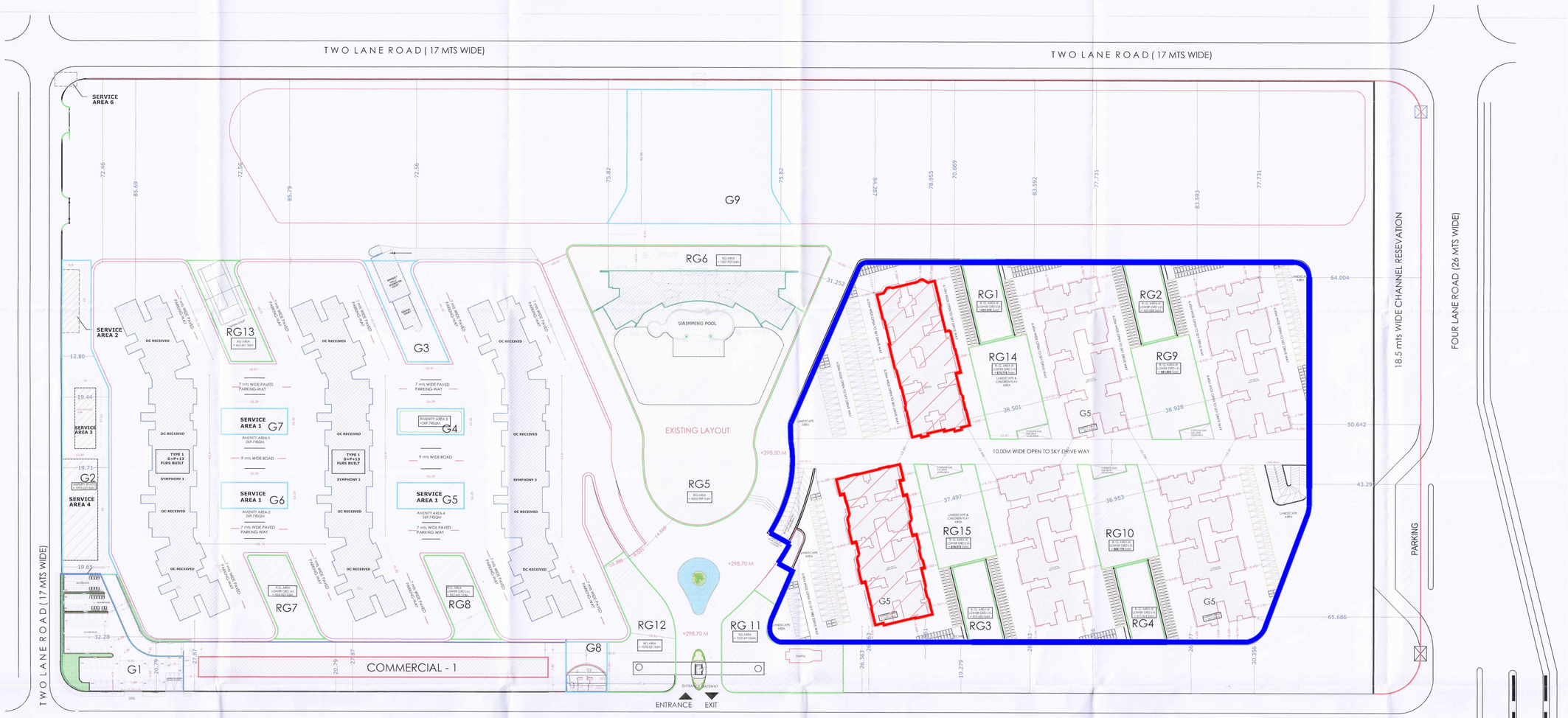

LAYOUT PLAN - PODIUM LEVEL.

NO.	DESCRIPTION	FSI	AREA IN SQ.MT.	GROSS AREA IN SQ.MT.
1	PLOT AREA		125453.073	
2	PERMISSIBLE BASIC FSI	1.500	188179.610	
3	OVERALL PART OCCUPANCY AREA	0.527	66122.041	121251.630
4	APPROVED COMMERCIAL AREA		1908.714	1908.714
5	APPROVED RESIDENTIAL NET BUILT UP AREA		100973.260	155001.863
6	OVERALL APPROVED NET BUILT UP AREA	1.347	169004.015	278162.207
7	AS BUILT UP AREA PROPOSED FOR COMMERCIAL		1927.772	1927.772
8	OVERALL AS BUILT UP AREA	0.542	68049.813	123179.402
9	OVERALL NET BUILT WITH AS BUILT UP AREA	1.347	169023.073	278181.265

RECREATIONAL OPEN SPACES	
RG1	421.978
RG2	433.388
RG3	423.685
RG4	411.464
RG5	4505.989
RG6	1407.953
RG7	524.383
RG8	522.465
RG9	881.802
RG10	864.179
RG11	1227.691
RG12	1078.501
RG13	662.661
RG14	873.778
RG15	874.572
TOTAL AREA	15114.489
PROPOSED	12%

AMENITY SPACES	
G1	1381.206
G2	1993.521
G3	662.492
G4	269.740
G5	269.740
G6	269.740
G7	269.740
G8	323.447
G9	3124.269
TOTAL AREA	8563.895
PROPOSED	6.82%

EXISTING BUILDING
PROPOSED FOR OCCUPANCY
AMENITY SPACE
RECREATIONAL OPEN SPACE

SITE PLAN 03

APPROVAL STAMP

AREA STATEMENT

1.	AREA OF PLOT - (Minimum area of a,b,c to be considered)	125453.070	SQ.M.
	(a) AS PER OWNERSHIP DOCUMENT	125453.070	SQ.M.
	(b) AS PER MEASUREMENT SHEET	125453.070	SQ.M.
	(c) AS PER SITE	125453.070	SQ.M.
2.	DEDUCTION FOR		
	(a) PROPOSED D.P. /D.P. ROAD WIDENING AREA / SERVICE ROAD/HIGHWAY WIDENING	NIL	
	(b) ANY D.P. RESERVATION AREA	-------	
	(c) TOTAL (a+b+c)	-------	
3.	BALANCE AREA OF PLOT	125453.070	SQ.M.
4.	AMENITY SPACE (if applicable)		
	(a) REQUIRED - 5%	6272.653	SQ.M.
	(b) ADJUSTMENT OF 2(b), IF ANY -	-------	
	(c)PROPOSED - 6.82 %	8563.895	SQ.M.
5.	NET PLOT AREA	125453.070	SQ.M.
6.	RECREATIONAL OPEN SPACE (if applicable)		
	(a) REQUIRED - 10%	12545.307	SQ.M.
	(b) PROPOSED (AS PER PL)- 12%	15114.489	SQ.M.
7.	INTERNAL ROAD AREA	-------	
8.	PLOTABLE AREA (if applicable)	-------	
9.	BUILT UP AREA WITH REFERENCE TO 1.5 BASIC F.S.I. AS PER FRONT ROAD WIDTH	188179.61	SQ.M.
10	ADDITION OF F.S.I. ON PAYMENT OF PREMIUM (0.50)		SQ.M.
	(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON WIDTH / POSITION(0.50)		SQ.M.
	(b) PROPOSED F.S.I. ON PAYMENT OF PREMIUM		
11	IN - SITU F.S.I./TDR LOADING	-------	
	(a) IN - SITU AREA AGAINST D.P. ROAD [2.0 X SR. NO. 2(c)] IF ANY	-------	
	(b) IN - SITU AREA AGAINST AMENITY SPACE, IF HANDED OVER [2.00 OR 1.83 X SR. NO.3(c)] AND / OR (c)	-------	
	(c) TDR AREA	-------	
	(d) TOTAL IN SITU/ TDR LOAD(PROPOSED) [10(a)+(b)+(c)]	-------	
12	ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7		
13	TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL		
	(a) (9+10(b)+11(d)) OR 12 WHICHEVER IS APPLICABLE	-------	
	(b) ANCILLARY AREA F.S.I. LIFTED ASTR OR BEYOND WITH PAYMENT OF CHARGES.	-------	
	(c) TOTAL ENTITLEMENT (a+b)	-------	
14	MAXIMUM UTILIZATION LIMIT OF F.S.I. (1+0.60)(applicable)(PERMISSIBLE AS PER ROAD WIDTH (as pergulation no. 6.1 or 6.2 as applicable) x or 1.8)		
15	TOTAL AS BUILT UP (AREA IN PROPOSAL)		
	(a) EXISTING BUILT-UP AREA	66122.041	SQ.M.
	(b) PROPOSAL BUILT-UP AREA (as per P - line)	1927.772	SQ.M.
	(c) TOTAL (a+b)	68049.813	SQ.M.
16	F.S.I CONSUMED (15 / 13)SHOULD NOT MORE THAN SERIAL NO. 14 ABOVE		
17	AREA FOR INCLUSIVE HOUSING, IF ANY		
	(a) REQUIRED (20% OF SR. NO. 3)	-------	
	(b) PROPOSED	-------	

AS BUILT DRAWING
Approved Subject to Conditions Mentioned In This Office Letter No.
NMDC / MIHAN / BP / 227-03 / 5478
Dated 30-11-2021
Asst. Chief Architect / T.P.O.
Maharashtra Airport Development Co. Ltd.

Checked & Found in Order
Asstt. Architect

DESCRIPTIOPN OF PROPOSAL

PROPOSED DEVELOPMENT OF TOWNSHIP

NOTIFIED AREA OF MIHAN AT MOUZA KHAPRI (RLY) , NAGPUR ON PLOT NO. 2, SECTOR - 21.

NAME OF THE OWNER

MAHARASHTRA AIRPORT DEVELOPMENT CO. LTD. (M. A. D. C.)
8 TH FLOOR,WORLD TRADE CENTRE,
CUFFE PARADE , MUMBAI -400 005

NAME OF THE DEVELOPER

Nagpur Integrated Township Pvt Ltd.(NITPL)
Address: H.No 3-71/NR,Plot no 71,
Kavuri Hills- II, Madhapur,Hyderabad-500033.

SCALE: 1:500

SIGN (DEVELOPER)

NORTH

SIGN (ARCHITECT)

ARCHITECT

MR. MAHESH KHANOLKAR
ASSOCIATED ARCHITECTS
501,RAUNAQ APARTMENTS,14TH ROAD,
CHEMBUR,MUMBAI-400 071
TEL:022-25210265,25215269,25211402
E-MAIL:aarch501@yahoo.com