

APPROVED
Subject to Conditions Mentioned
In This Office Letter No. **221-B3/5478**
MA/DC / H/BA/1 / DP
Dated - **30/11/2022**
Sanjay
Asst. Chief Engineer / T.P.O.
Maharashtra Airport Development Co. Ltd.

AREA STATEMENT	
1. AREA OF PLOT (Minimum area of a.b.c to be considered)	125453.07 SQ.M
(a) AS PER OWNERSHIP DOCUMENT	125453.07 SQ.M
(b) AS PER MEASUREMENT SHEET	125453.07 SQ.M
(c) AS PER SITE	125453.07 SQ.M
2. DEDUCTION FOR	
(a) PROPOSED D.P. / D.P. ROAD WIDENING AREA / SERVICE ROAD / HIGHWAY / BYPASS	146
(b) ANY D.P. RESERVATION AREA	
TOTAL DEDUCTION	
3. BALANCE AREA OF PLOT	125453.07 SQ.M
4. AMENITY SPACE (If applicable)	
(a) REQUIRED - 5%	6272.653 SQ.M
(b) AVAILABLE OF SITE FANTY	6606.462 SQ.M
(c) PROPOSED - 5.50%	6860.412 SQ.M
5. NET PLOT AREA	125453.07 SQ.M
6. RECREATIONAL OPEN SPACE (If applicable)	
(a) REQUIRED - 10%	12545.307 SQ.M
(b) PROPOSED (AS PER FSI) 11.40%	14300.833 SQ.M
7. INTERNAL ROAD AREA	
8. PLOTTABLE AREA (If applicable)	
9. BUILT UP AREA WITH REFERENCE TO F.S.I. BASIC F.S.I. AS PER FRONT ROAD WIDTH	188179.61 SQ.M
10. ADDITION OF F.S.I. ON PAYMENT OF PREMIUM (0.30)	
(a) MAXIMUM PERMISSIBLE PREMIUM F.S.I. BASED ON WIDTH / ROAD (0.30)	
(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 (EXISTING NO. 200) IF ANY	
(b) IN - SITU AREA AGAINST AMENITY SPACE IF HANDLED OVER (EXISTING NO. 1000 SR. NO. (SR) AND/OR (SR))	
(c) TDR AREA	
(d) TOTAL IN SITU FOR LOAN PROPOSED (11) (SR) (SR)	
12. ADDITIONAL F.S.I. AREA UNDER CHAPTER NO. 7	
TOTAL ENTITLEMENT OF F.S.I. IN THE PROPOSAL	
(a) IN - SITU (11) (SR) OR 11 WHICHEVER IS APPLICABLE	
(b) ADDITIONAL F.S.I. UP TO 40% OR 50% WITH PAYMENT OF CHARGES	
13. MAXIMUM UTILIZATION LIMIT OF F.S.I.	
(a) BUILDING DEVELOPMENT PERMISSIBLE AS PER ROAD WIDTH (as per regulation no. 8.1 or 8.2 as applicable) x or 1.8	
14. TOTAL BUILT UP AREA IN PROPOSAL	
(a) EXISTING BUILT-UP AREA	48000.755 SQ.M
(b) PROPOSED BUILT-UP AREA (as per F.S.I.)	100973.260 SQ.M
(c) TOTAL BUILT-UP AREA	148974.015 SQ.M
15. F.S.I. CONSUMED (15 / 13) SHOULD NOT MORE THAN SERIAL NO. 14 ABOVE	1.347
16. AREA FOR INCLUSIVE HOUSING, IF ANY	
(a) REQUIRED (20% OF SR NO. 5)	
(b) PROPOSED	

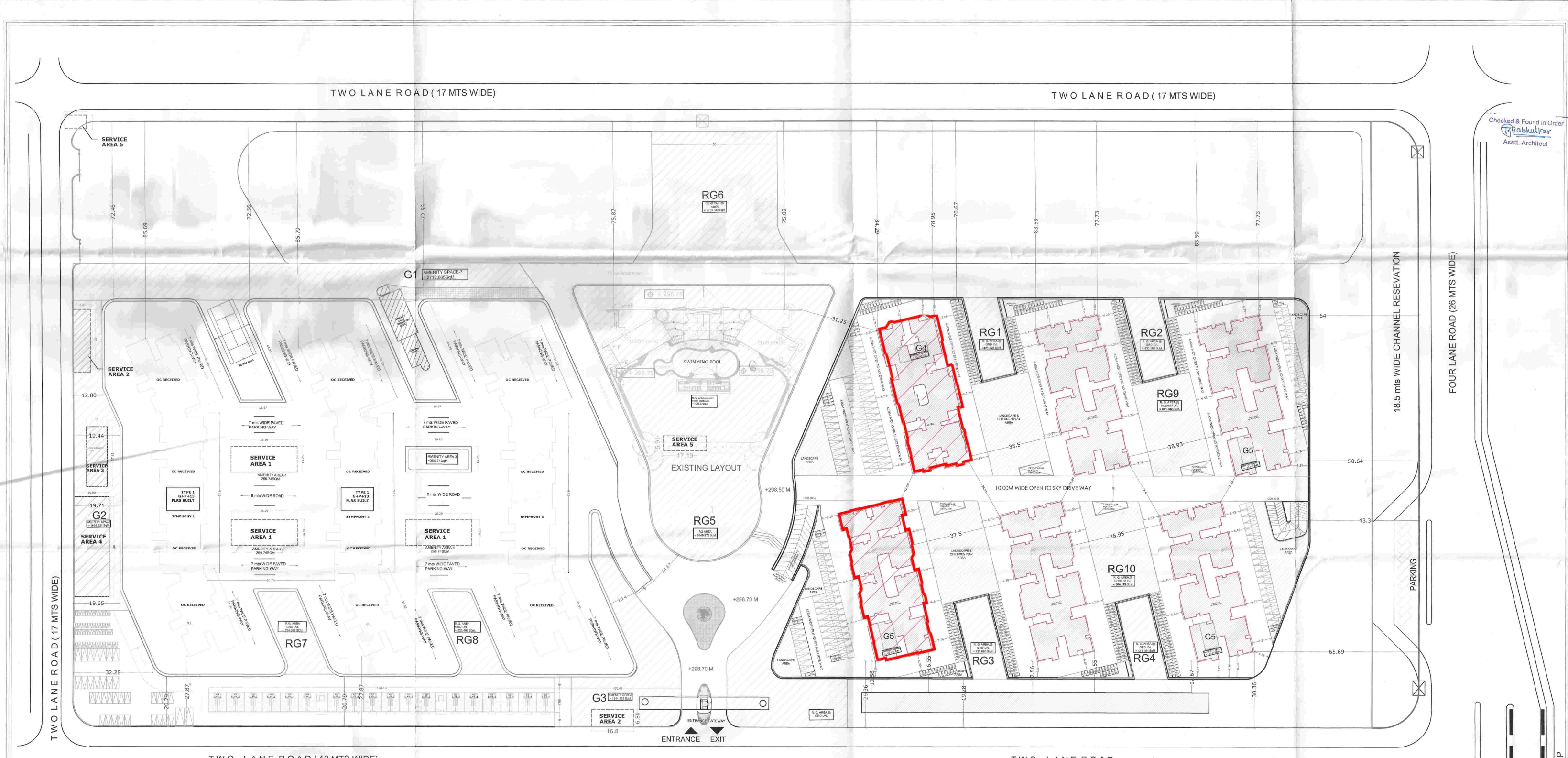
17. AREA FOR INCLUSIVE HOUSING, IF ANY	
(a) REQUIRED (20% OF SR NO. 5)	
(b) PROPOSED	

DESCRIPTION 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.
G4 - A - D - C3
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: 1:600
SIGN (DEVELOPER) **Sanjay**
SIGN (ARCHITECT) **Sanjay**
ARCHITECT

MR. MAHESH KHANOLKAR
ASSOCIATED ARCHITECTS
501, RAUNAQ APARTMENTS, 14TH ROAD,
CHEMBUR, MUMBAI-400 071
TEL: 022-25210255, 25215269, 25211402
E-MAIL: saach501@yahoo.com



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	FSI CONSUMED	0.527	66122.041	121251.630
5	COMMERCIAL APPROVED AREA		1908.714	1908.714
6	EXISTING BUILT UP AREA		68030.755	123160.344
7	PROPOSED NET BUILT UP AREA	0.805	100973.260	155001.863
8	OVERALL PROPOSED NET BUILT UP AREA	1.347	169004.015	278162.207

HARMONY AREA STATEMENT				
BUILDING	HARMONY 1-5	NO.OF FLOOR	NET BUILT	REFUGE AREA
PODIUM FLOOR	205.699	1	205.699	
TYPICAL FLOOR	1107.858	15	16617.870	
TERRACE FLOOR	41.616	1	41.616	
8TH FLOOR				53.648
13TH FLOOR				53.648
TOTAL			16865.185	107.296
BUILDING	HARMONY 6	NO.OF FLOOR	NET BUILT	REFUGE AREA
PODIUM NET AREA	200.537	1	200.537	
TYPICAL FLOOR	1093.566	15	16403.490	
TERRACE FLOOR	43.308	1	43.308	
8TH FLOOR				53.029
13TH FLOOR				53.029
TOTAL			16647.335	106.058
NO.OF BUILDING				
TOTAL			16647.335	106.058
NET BUILT UP			100973.260	
REFUGE AREA				642.538
NET BUILT UP + REFUGE				101615.798
GROUND AREA				26786.332
PODIUM FLOOR AREA				26599.733
TOTAL				155001.863

LAYOUT PLAN - PODIUM LEVEL.

RECREATIONAL OPEN SPACE CALCULATION:

A. REQUIRED (10% OF PLOT) 12545.307 SQ.M

B. TOTAL PROPOSED

1. RG 1	421.978 SQ.M
2. RG 2	433.388 SQ.M
3. RG 3	423.685 SQ.M
4. RG 4	411.464 SQ.M
5. RG 5	5949.975 SQ.M
6. RG 6	2753.342 SQ.M
7. RG 7	524.383 SQ.M
8. RG 8	522.465 SQ.M
9. RG 9	881.802 SQ.M (on podium)
10. RG 10	864.179 SQ.M (on podium)
11. RG 11	1431.964 SQ.M

AMENITY SPACE CALCULATION:

A. REQUIRED (5% OF PLOT) 6272.653 SQ.M

B. TOTAL PROPOSED

1. G1	2712.665 SQ.M
2. G2	1993.521 SQ.M
3. G3	1644.833 SQ.M
4. G4	73.304 SQ.M
5. G5 (x 3)	182.139 SQ.M

S.No.	Description	No' of Tenement	Parking Requirement (As per DCR)	Required Parking	Multiplying factor by 0.7	Parking Provided	Percentile difference of Parking Provided and Multiplying			
			4 Wheeler	2 Wheeler	4 Wheeler	2 Wheeler	4 Wheeler	2 Wheeler	4 Wheeler	2 Wheeler
1	For Every tenement having carpet area Equal to or above 80 Sq.Mt. by less than 150 Sq.Mt.	690	1	3	690	2070	483	1449	690	2017
Total					690	2070	483	1449	690	2017
Visitor's Parking (Additional 5%)					35	104	24.5	72.8	35	104
Total					725	2174	507.5	1521.8	725	2121

FOR RG5:
CENTRAL AREA: X=7038.605 SQ.MT
CLUB HOUSE AREA: Y=1088.63
RG 5 X-Y = 7038.605 - 1088.63
RG5 = 5949.975