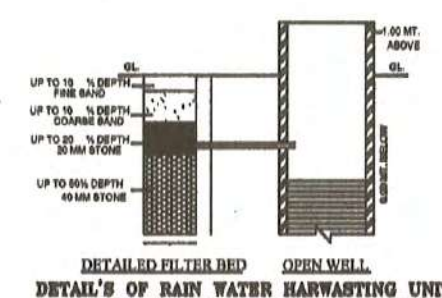
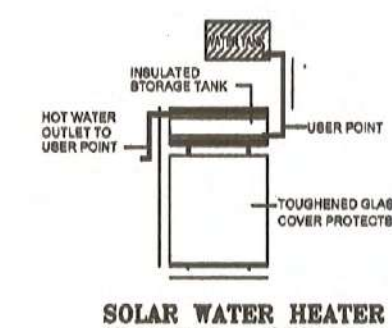




P LINE AREA CALCULATION ON G.F.
6.196 X 12.135 = 75.188 SQ.M.
DEDUCTION :-
1) 1.875 X 0.35 = 0.656 SQ.M.
2) 2.521 X 1.25 = 3.151 SQ.M.
= 3.807 SQ.M.
THEREFORE TOTAL B/UP AREA ON G.F
75.188 - 3.807 = 71.381 SQ.M.



P LINE AREA CALCULATION ON 1ST. F.	
6.196 X 12.985 = 80.455 SQ.M.	
DEDUCTION :-	
3)	1.875 X 0.6 = 1.125 SQ.M.
4)	0.935 X 1.115 = 1.042 SQ.M.
5)	2.85 X 2.74 = 7.809 SQ.M.
6)	4.661 X 0.6 = 2.976 SQ.M.
	= 12.952 SQ.M.
THEREFORE TOTAL B/SUP AREA ON 1ST.F	
80.455 - 12.952 = 67.503 SQ.M.	



Form of Statement 2 (to be printed on plan) [Sr. No. 9 (a)] Proposed Building		
Building No.	Floor No.	Total Built up area of Floor as per out construction line
(1)	(2)	(3)
	GROUND FLOOR	71.381 SQ.M.
	1ST FLOOR	67.503 SQ.M.
	Total	138.884 SQ.M.

BELONGING TO WHITE PANDA REALITIES PVT.LTD.

1) AREA OF PLOT :-	
AS PER SALE DEED :-	= 3799.886 SQ.MT
2) OPEN SPACE AREA	= 381.094 SQ.MT
3) INTERNAL ROAD AREA :-	= 12.0715 SQ. MT
4) SERVICE ROAD & HIGHWAY WIDENING :-	= 34.50 SQ.MT
5) AREA FOR INCLUSIVE HOUSING UNDER ESS :-	= 25.00 SQ.MT
6) NET PLOTTABLE AREA :-	= 3347.221 SQ.MT
4) BASIC F.S.I AS PER FRONT ROAD WIDTH:-	1.1
5) TOTAL ENTITLEMENT OF F.S.I IN TH PROPOSAL :-	
A) PERMISSIBLE BUILT/UP AREA AS PER F.S.I :-	3681.943 SQ.MT
C) TOTAL ENTITLEMENT OF F.S.I IN PROPOSAL :-	3681.943 SQ.MT

FSI CONSUMED = 3585.501/3799.886 = 0.943	
B/UP AREA CALCULATIONS: -	
PROPOSED B/UP AREA ON G.F.	= 71.381 SQ.M.
PROPOSED B/UP AREA ON F.F.	= 67.503 SQ.M.
TOTAL B/UP AREA	= 138.884 SQ.M

TYPE	SIZE	DESCRIPTION
D	1.2x2.1	T.W. DOOR
D1	1.0x2.1	T.W. DOOR
D2	0.75x2.2	T.W. DOOR
W	1.5x1.2	ALUMINUM WINDOW
W1	1.8x1.2	ALUMINUM WINDOW
W2	1.5x0.9	ALUMINUM WINDOW
V	0.60x0.60	M.S. VENTILATOR

PLOT BOUNDARY SHOWN IN	
PROPOSED CONSTRUCTION SHOWN IN	
EXISTING CONST. TO BE DEMOLISHED	
SIGN. OF OWNER	

WHITE PANDA REALITIES PVT.LTD.
(THROUGH MR. ATUL SHRIRAO & OTHERS FOUR)

PROPOSED RESIDENTIAL (GROUP HOUSING) LAYOUT PLAN ON PLOT NO.-24 , KH.NO.29/2 (PART-A),MOUZA-GHOGLI , TAH-NAGPUR (Gramin) & DIST-NAGPUR. BELONGING TO WHITE PANDA REALITIES PVT.LTD. Stamps of Approval of plans: OFFICE OF THE NAGAR PANCHAYAT BESA-I Building Permit No. <u>54814/5314/514 42/117</u> Date- <u>16/03/2023</u> <i>Hunwar</i> SANCTIONED <i>Shruti Choudhary</i> Planning Assistant Administrator Nagar Panchayat Besa-Pipla Nagar Panchayat Besa-Pipla		Drawing Sheet No. 1
AREA STATEMENT		
1. Area of plot (Minimum area of a,b,c to considered)		3799.886 SQ.M
(a) As per ownership document (7/12 , CTs extract)		3799.886 SQ.M
(b) as per measurement sheet		3799.886 SQ.M
(c) as per site		3799.886 SQ.M
2. Deduction for		
(a) Proposed D.P./D.P. Road widening Area / Service Road / Highway widening		Na
(b) Any D.P.Reservation area		"
(TOTAL a+b)		----
3. Balance area of plot (1-2)		3799.886 SQ.M
4. Amenity Space (If applicable)		
(a) Required		Na
(b) Adjustment of 2 (b), If any-		----
(c) Balance Proposed -		----
5. Net Plot Area (3-4 (c))		3799.886 SQ.M
6. Recreational Open space (If applicable)		----
(a) Required -	(10%)	379.989 SQ.M
(b) Proposed -	(10%)	381.094 SQ.M
7. Internal Road area		12.071 SQ.M
8. Service road and Highway widening		34.50 SQ.M
9. Potable area		3347.221 SQ.M
10. Pro-rata factor FSI calculation on layout plots = (5/9)		----
11. Area for inclusive housing under ESS		25.00 SQ.M
Area Statement		

Area Statement	
Certificate of Area :	
Certified that the plot under reference was surveyed by 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 Ownership/ T.P. Scheme Records /Land Records Department /City Survey records.	

Signature _____
(Name of Architect/Licensed Engineer/Supervisor.)

Owner (s) name and Signature

WHITE PANDA REALITIES PVT.LTD.

PLOT BOUNDARY SHOWN IN _____
PROPOSED CONSTRUCTION SHOWN IN _____

Architect/Licensed Engineer/Supervisor name and signature

VIKAS PADOLE & ASSOCIATES
Architecture, Planner, Interiors & Landscape Designer
NAGPUR OFFICE:
159, NIRMAL POOJA APARTMENT
Shivaji Nagar, Nagpur-10

Job No.	Drawing No.	Scale	Drawn by	Checked by	Registration No. of Architect/ Licensed No. of Licensed Engineer/Supervisor
	01	1:500	DHIRAJ		

REGISTRATION N O.: CA/2003-31474, NIT-1788, NMC-R-191

CHECKED BY:	VRP	DELT BY :	km	SCA
DATE:	27/02/2023	REVISED DWG.NO	01	1:100.1

SHEET TITLE		SUBMISSION DRAWING	
ARCHITECT'S SIGN		SHEET	

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