PROFORM - I: AREA STATEMENT

TITLE :

PLAN SHOWING PROPOSED MULTIFAMILY RESIDENTIAL AND COMMERCIAL BUILDING ON PLOT NO. 2 , KH. NO. 11 / 2 , & 14 , PH. NO. 76 , MOUZA - RENGAPAR , TALUKA & DIST - NAGPUR (GRAMIN)

BELONGING TO - SMT. SALMA AKEEL SAYYAD

Plot Area	=	830.25		
Basic Fsi ..1.10	=	83.025		
Premium fsi ..30%	=	249.075		
TOTAL	=	1162.35		
Ancillary Fsi 70%	=	813.645		
totla fsi	=	1975.9950		
PROPOSED B/UP AREA ON GROUND FLOOR		=	90.23	
PROPOSED B/UP AREA ON FIRST FLOOR		=	467.17	
PROPOSED B/UP AREA ON SECOND FLOOR		=	467.17	
PROPOSED B/UP AREA ON THIRD FLOOR		=	467.17	
PROPOSED B/UP AREA ON FOURTH FLOOR		=	467.17	
		Total =	1958.91	SQM

Stamps of Approval of Plans:

Area Statement

	Area of Plot (Minimum area of a, b, c to be considered)		
		830.250	Sqm
	a) As per ownership document (7/12, CTS extract)	830.250	Sqm
	b) as per regulization Letter		
	(c) as per site	830.250	Sqm
2	Deductions for		
	(a) Proposed D.P./ D.P. Road widening Area/Service Road / Highway widening	0.000	
	(b) Any D.P. Reservation area	0.000	
	(Total a+b)	830.250	Sqm
3	Balance area of plot (1-2)		
4	Amenity Space (if applicable)	0.000	
	(a) Required -	0.000	
	(b) Adjustment of 2(b), if any -	0.000	
	(c) Balance Proposed -	0.000	
5	Net Plot Area (3-4 (c))	830.250	Sqm
6	Recreational Open space (if applicable)		
	(a) Required -		
	(b) Proposed -		
7	Internal Road area		
8	Plotable Area (if applicable)		
9	Built area with reference to basic iF.S.I./ as per front road width (sr. no. 5xbasic f.s.i.) = 830.25 X 1.10	913.275	Sqm
10	Addition of F.S.I. on payment of premium.		
	(a) Maximum permissible premium F.S.I. - based on road with / tod zone	249.075	
	(b) Proposed F.S.I. on payment of premium	249.075	
11	in - situ FSI / TDR loading		
	(a) In situ area against D.P. road / 2.0 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))	0.000	
12	Additional FSI area under Chapter no 7	0.000	
13	Total entitlement of FSI in the proposed		
	(a) (9 + 10 (b) + 11 (d) or 12 whichever in applicable	1162.350	Sqm
	(b) Ancillary Area FSI up to 80% with payment of charges	813.645	Sqm
	(c) Total entitlement (a + b)	1975.995	Sqm
14	Maximum utilization limit of fsi (building potential) permissible as per road width (as per regulation no. 6.1 or 6.2 or 6.3 or 6.4 as applicable) x 1.6 or 1.8)	2822.850	Sqm
15	Total Built up Area in proposal (excluding area at sr. no 17 b)		Sqm
	(a) EXISTING BUILT UP AREA	0.000	
	(b) PROPOSED BUILT UP AREA (AS PER 'P- LINE')	1958.910	Sqm
	(c) Total (a + b)	1958.910	Sqm
16	FSI Consumed (15 / 13) shuld not be more than serial no - 14 above	0.940	%

INDEX

- PLOT BOUNDARY SHOWN BY ....
- PROPOSED CONSTRUCTION SHOWN BY ....

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER REFERANCE WAS SURVEYED BY ME ON .... AND THE DIMENSIONS OF SIDE ETC . OF PLOT STATE ON PLAN ARE AS MEASURED ON SIDE 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.

Gautam N. Sontakke
Architectural Planning Consultant & Engineer
Butibori Municipal Council
LS No. APL/00013
Ishan Appartment, Pratap Nagar, Nagpur.
Cell: 9822467525

SIGNATURE
NAME OF ARCHITECTS/LICENSED ENGINEER/ SUPERVISOR :

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 SAFELY AT THE WORK SITE.

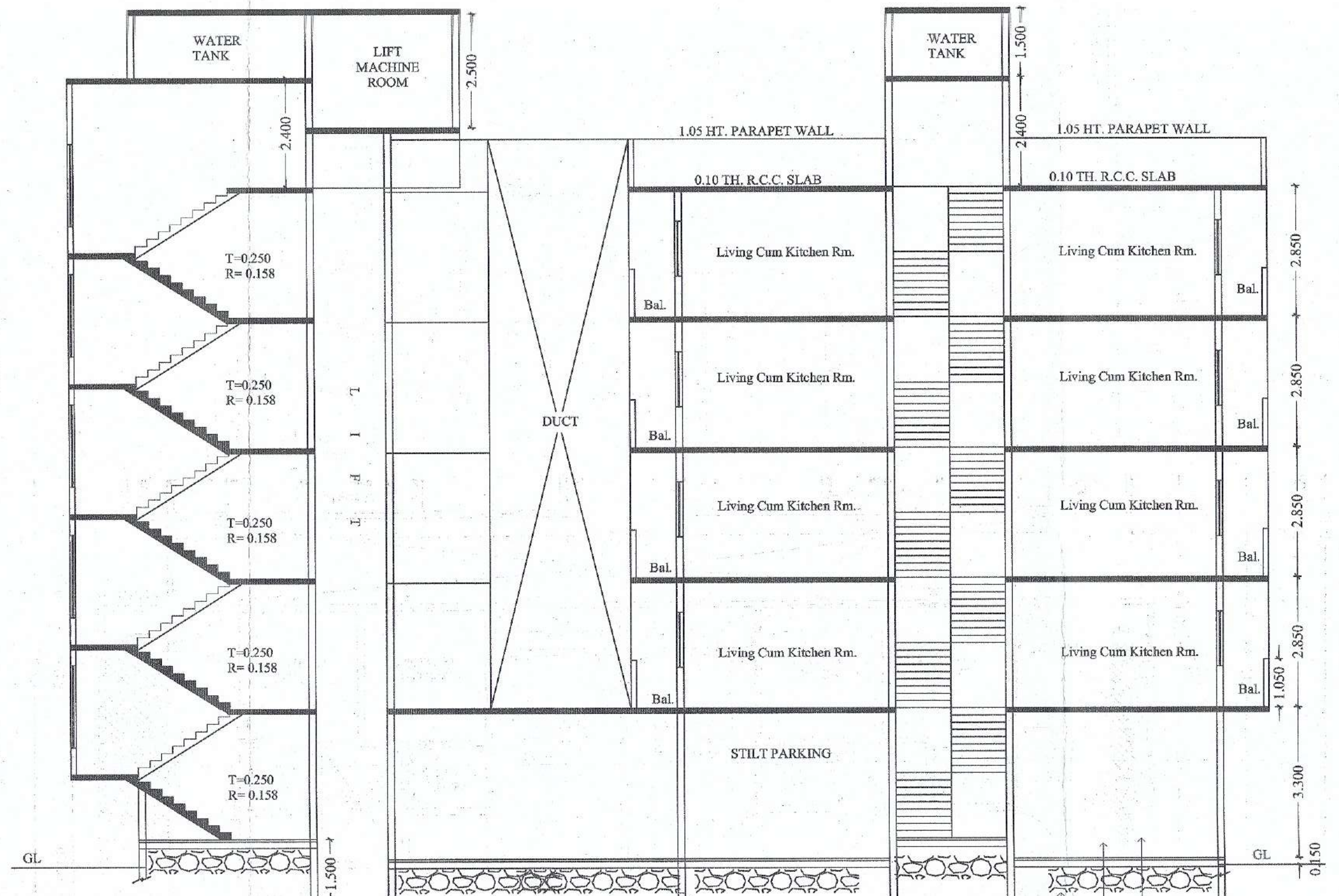
SALAMA AKIL SAYYAD

Owner's Name And Signature-

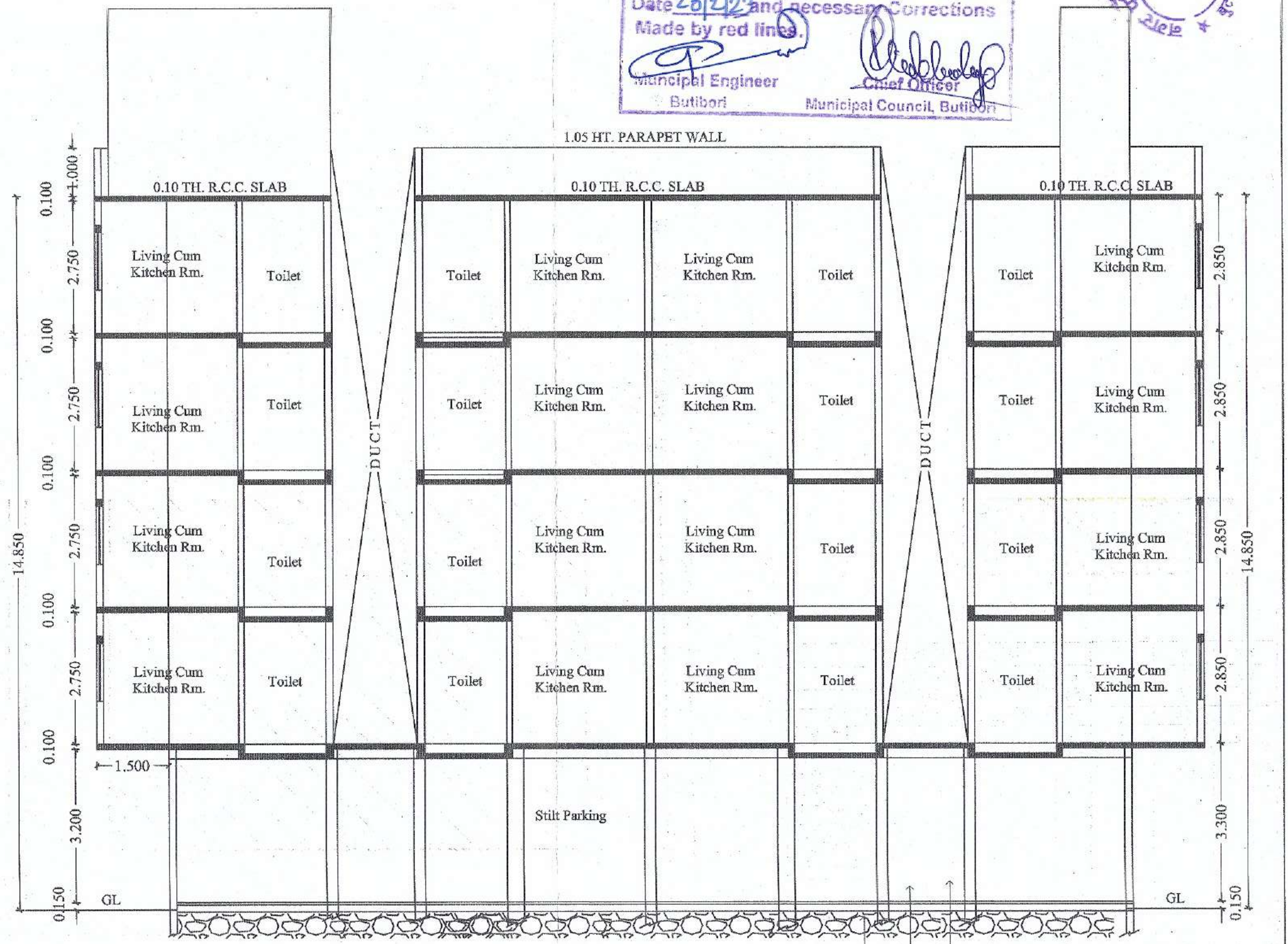
JOB. No.	Dwg. No.	Scale	DRAWN by
	1	1:100 1:200	

Permission granted as per building UDCPR bye-laws & M.R.T.P. Act-1966, vide letter No. 252 / 2023 Date 28/2/23 and necessary Corrections Made by red lines
Municipal Engineer Butibori
Chief Officer Municipal Council, Butibori

FRONT ELEVATION
SCALE - 1:100



SECTION AT- AA
SCALE - 1:100



SECTION AT- BB
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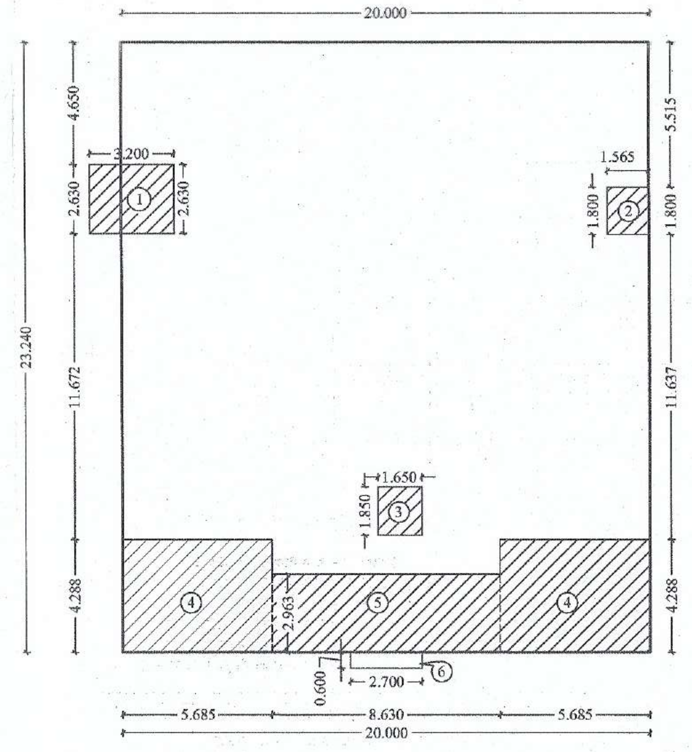
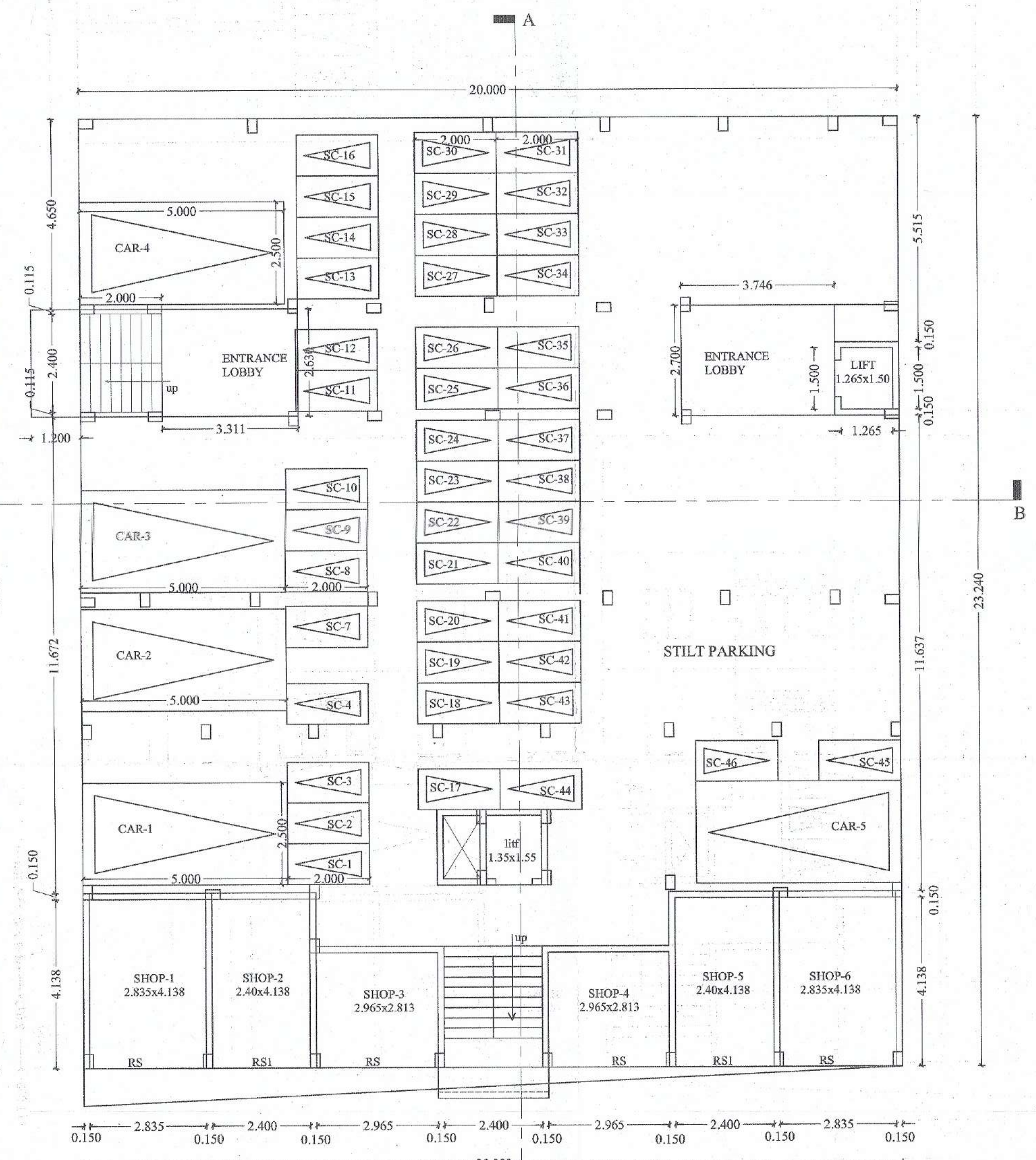


Proposed B/up area on ground Floor

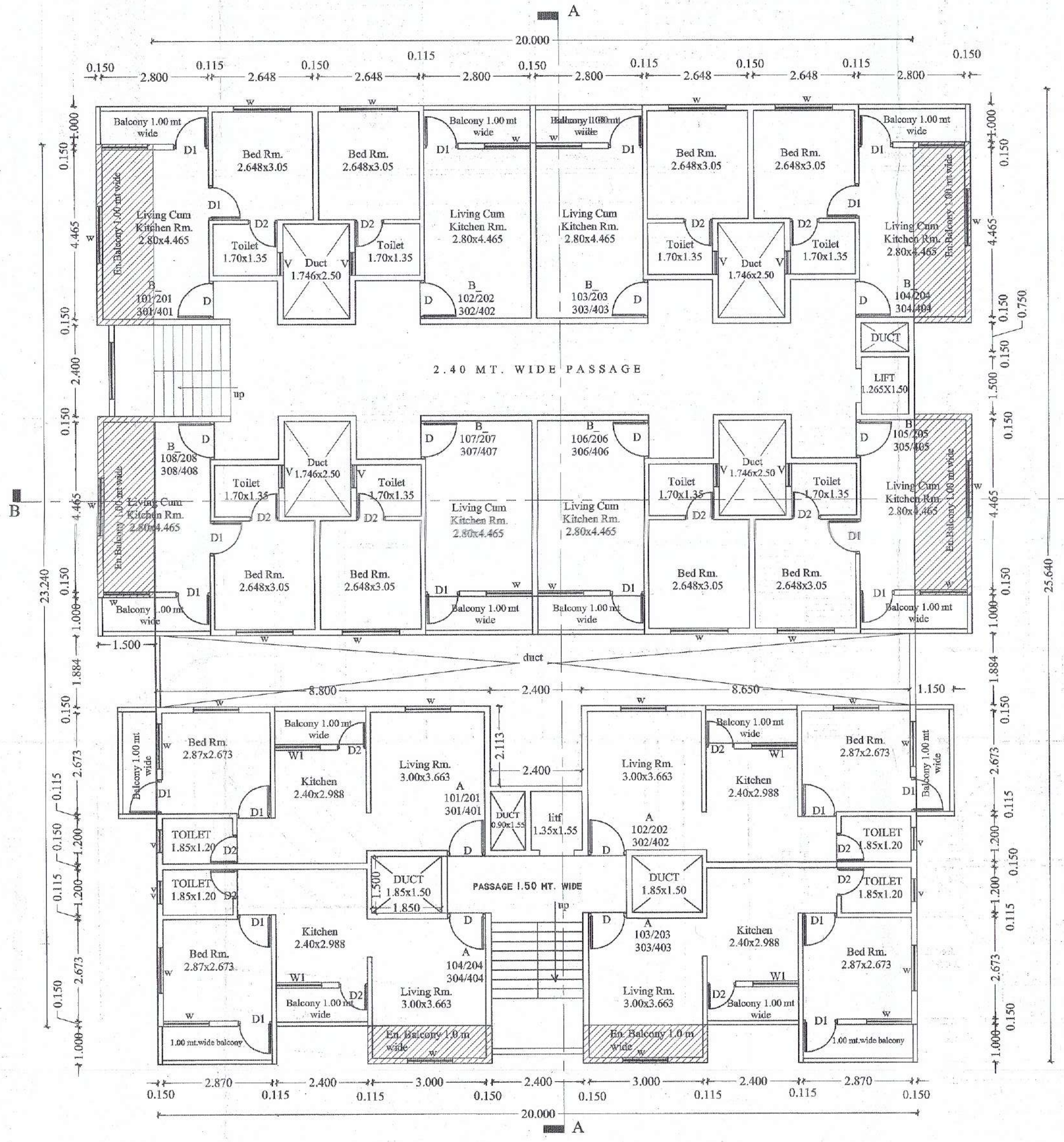
1	3.200 x 2.630 x 1 =	8.42
2	1.565 x 1.800 x 1 =	2.82
3	1.650 x 1.850 x 1 =	3.05
4	5.685 x 4.288 x 2 =	48.75
5	8.630 x 2.963 x 1 =	25.57
6	2.700 x 0.600 x 1 =	1.62
	Total =	90.23

NETB/UP AREA ON FIRST FLOOR = 90.23 Sqm

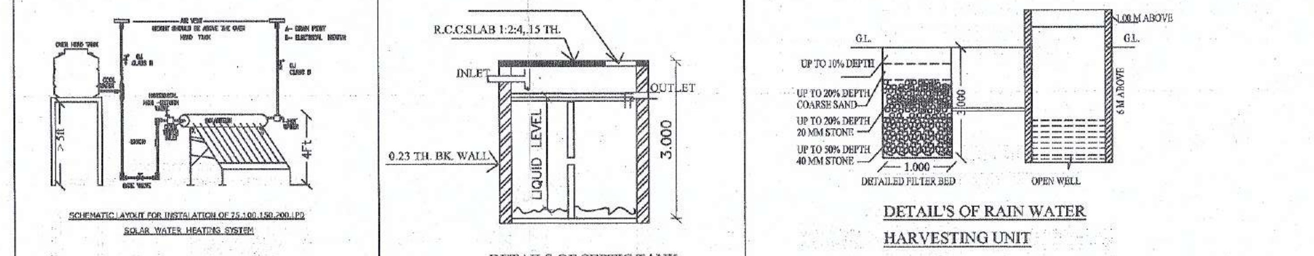
GROUND FLOOR
P-LINE BUILT UP AREA KEY PLAN



PROPOSED GROUND FLOOR PLAN
SCALE - 1:100

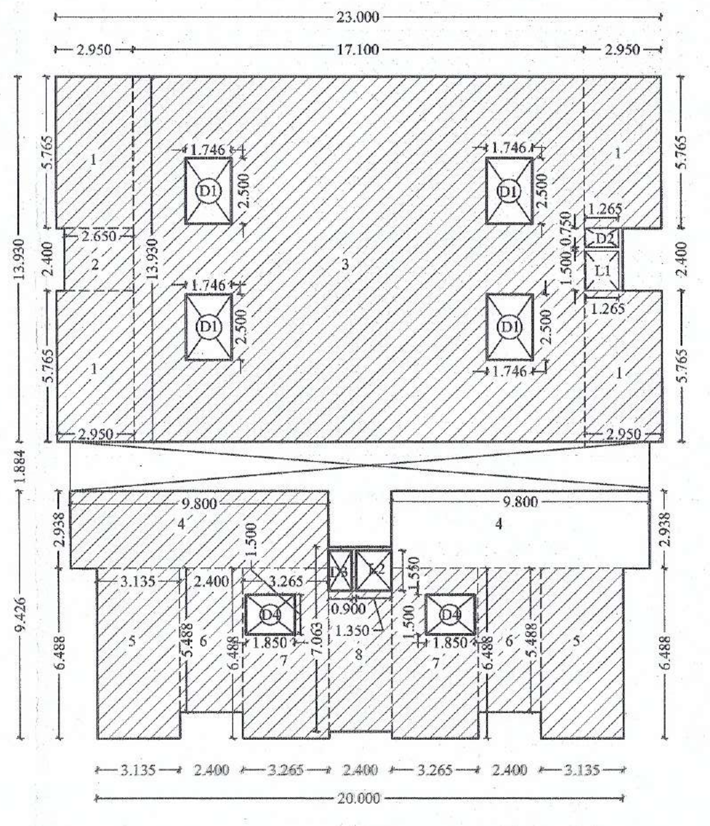


PROPOSED TYPICAL FLOOR PLAN
FIRST , SECOND , THIRD & FOURTH FLOOR
scale : 1:100



DETAILS OF SEPTIC TANK

DETAIL'S OF RAIN WATER HARVESTING UNIT



TYPICAL FLOOR (1+2+3+4)
P-LINE BUILT UP AREA KEY PLAN

Proposed B/up area on First Floor

1	2.950 x 5.765 x 4 =	68.03
2	2.650 x 2.400 x 1 =	6.36
3	17.100 x 13.930 x 1 =	238.20
4	9.800 x 2.938 x 2 =	57.58
5	3.135 x 6.488 x 2 =	40.68
6	2.400 x 5.488 x 2 =	26.34
7	3.265 x 6.488 x 2 =	42.37
8	2.400 x 7.063 x 1 =	16.95
	Total =	496.51
Deduct		
D1	1.746 X 2.500 X 4 =	17.46
D2	1.265 X 0.750 X 1 =	0.95
L1	1.265 X 1.500 X 1 =	1.90
D3	0.900 X 1.550 X 1 =	1.40
L2	1.350 X 1.550 X 1 =	2.09
D4	1.850 X 1.500 X 2 =	5.55
	Total =	29.34

NETB/UP AREA ON FIRST FLOOR = 467.17 Sqm

PARKING AREA STATEMENT

	For every two tenements with each tenement having carpet area less than 30 Sq.m	REQUIRED PARKING FOR 2 TENAMENT		FOR 24 TENAMENT RENAMENT REQ.PARKING	
		CAR	SCOOTER	CAR	SCOOTER
1HK	TOTAL = 32 TENAMENT	0	4	0	64
1BHK	16 TENAMENT				
For every two tenements with each tenement having carpet area less than 40 Sq.m. but more than 30 sq.m.		1	2	8	16
SHOP		2	6	2	6
	TOTAL REQUIRED PARKING			10	86
	Multiplying Factor	0.5		5	43
	TOTAL REQUIRED PARKING			5	43
	PROPOSED PARKING			5	46

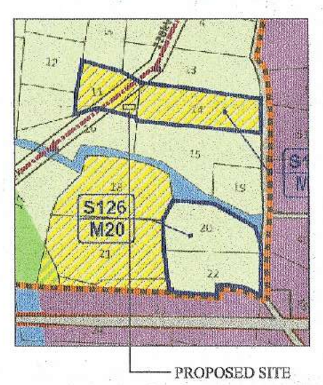
PLOT NO.3,4,5

PROPOSED CONSTRUCTION ON PLOT NO.2

PLOT NO.1

.........15.00 MT. WIDE ROAD.........

SITE PLAN
scale : 1:200



PROPOSED SITE

D.P.SHEET NO.126
N.T.S

OPENING SCHEDULE

RS	ROLLING SHUTTER	2.75	X	2.40
RS1	ROLLING SHUTTER	2.40	X	2.40
D	DOOR	1.00	X	2.10
D1	DOOR	0.90	X	2.10
D2	DOOR	0.75	X	2.10
W	WINDOW	1.50	x	1.20
W1	WINDOW	1.20	x	1.20
V	VENTILATOR	0.60	x	0.60