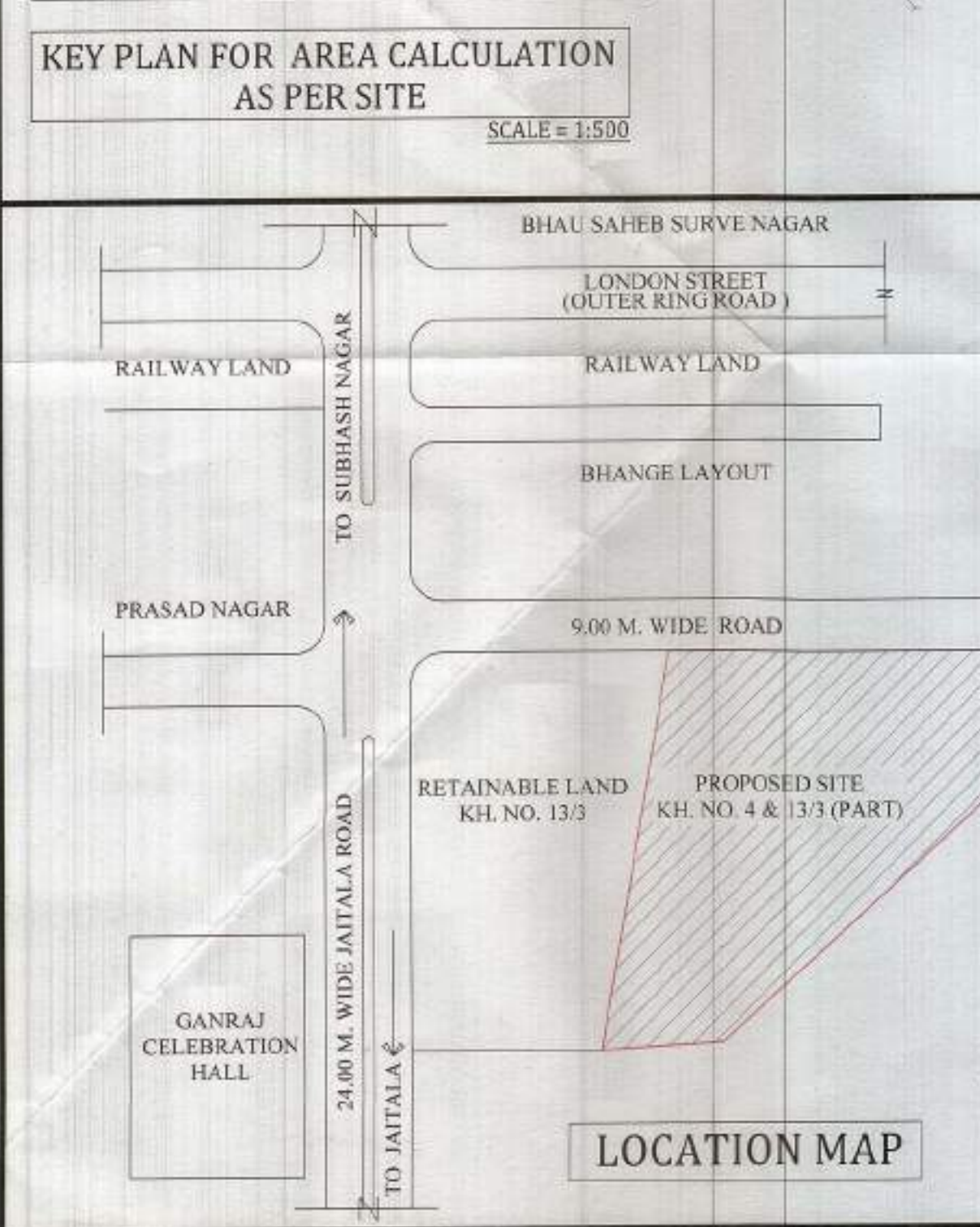
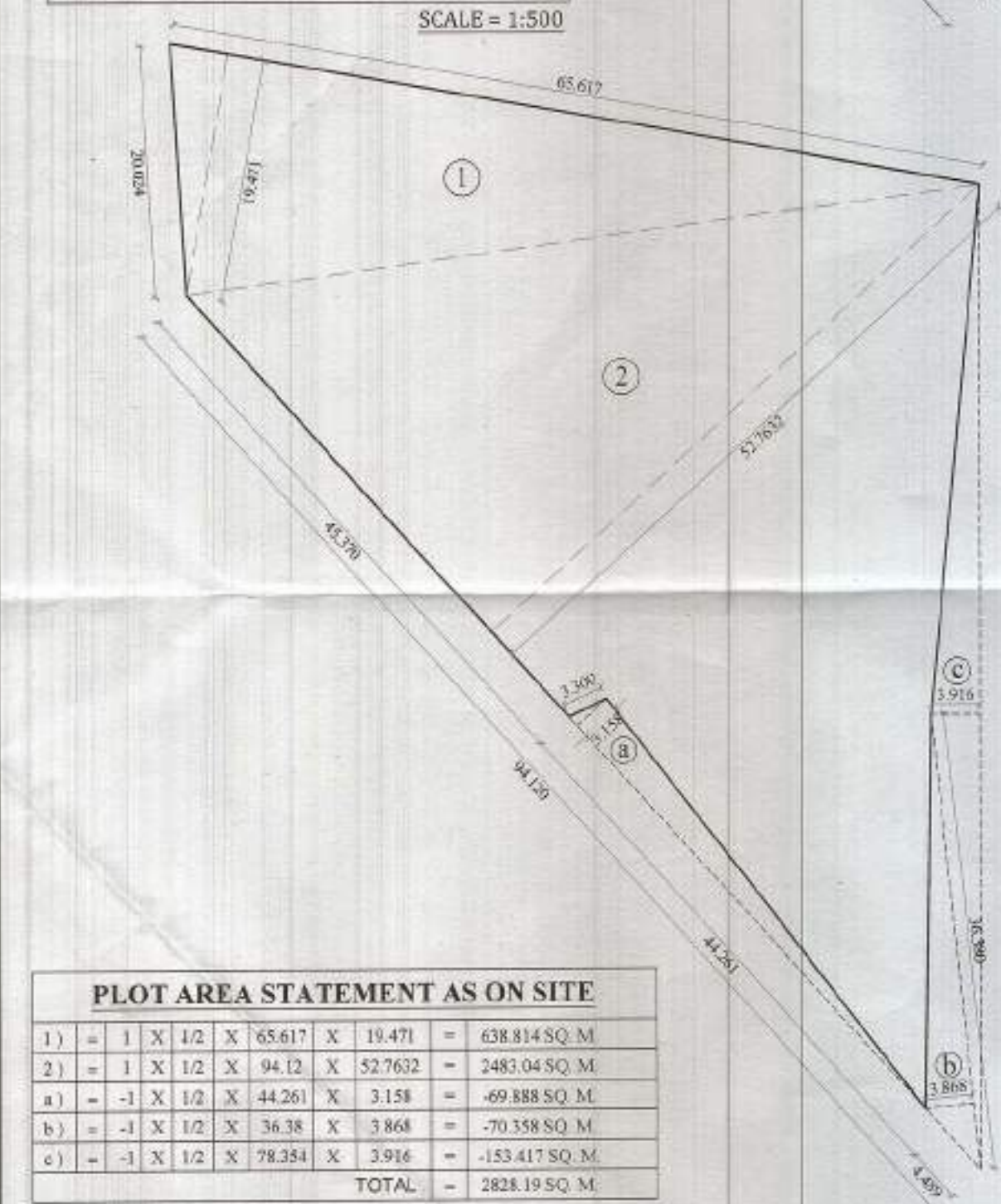
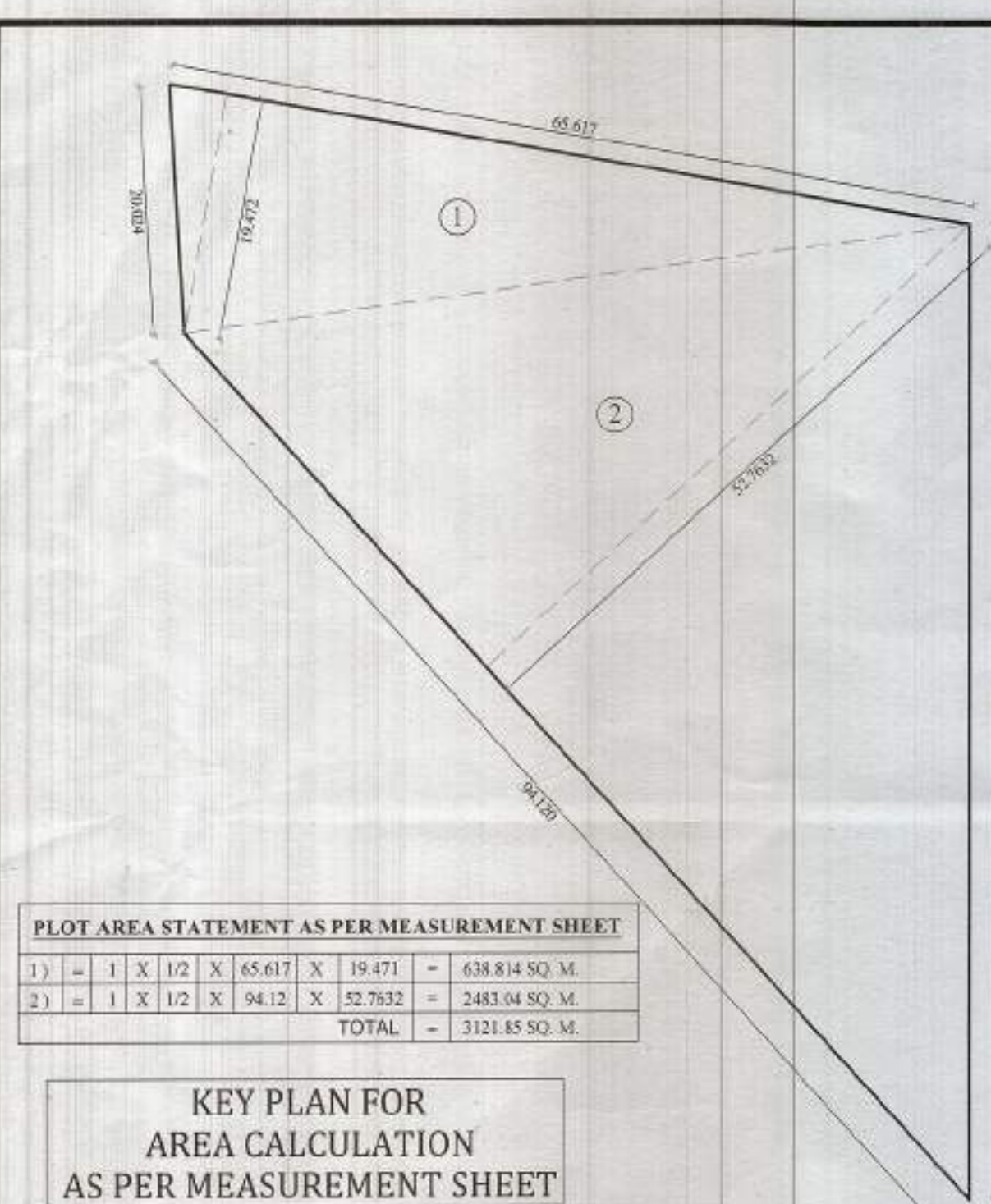




TOTAL PROPOSED B.U. AREA OF BLOCK - A, B & C (DETAILS GIVEN IN DRG. NO. 1 & 3)	
BLOCK - A	
PROPOSED B.U. AREA ON GROUND FLOOR	= 309.78 SQ.M.
PROPOSED B.U. AREA ON FIRST FLOOR	= 364.46 SQ.M.
TOTAL B.U. AREA = 674.24 SQ.M.	
BLOCK - B	
PROPOSED B.U. AREA ON GROUND FLOOR	= 232.56 SQ.M.
PROPOSED B.U. AREA ON FIRST FLOOR	= 273.57 SQ.M.
TOTAL B.U. AREA = 506.13 SQ.M.	
BLOCK - C	
PROPOSED B.U. AREA ON GROUND FLOOR	= 232.56 SQ.M.
PROPOSED B.U. AREA ON FIRST FLOOR	= 273.57 SQ.M.
TOTAL B.U. AREA = 506.13 SQ.M.	
TOTAL PROPOSED B.U. AREA BLOCK 'A', 'B' & 'C' = 674.24 + 506.13 + 506.13 = 1686.50 SQ.M.	
PARKING AREA STATEMENT	
FOR EVERY 2 TENEMENT WITH EACH TENEMENT HAVING CARPET AREA LESS THAN 30.00 SQ.M.	
PARKING AREA REQUIRED = 0 CAR + 4 SCOOTER	
REQUIRED PARKING AREA FOR 40 FLATS FOR BLOCK - A, B & C	
= 0 CAR + 80 SCOOTER	
REQUIRED 5% VISITOR'S PARKING AREA	
= 0 CAR + 4 SCOOTER	
TOTAL REQUIRED PARKING AREA	
= 0 CAR + 84 SCOOTER	
TOTAL PROVIDED PARKING AREA	
= 0 CAR + 84 SCOOTER	
SIZE OF SCOOTER = 1.00m. X 2.00m.	
SCALE = 1:200, 1:500	
INDEX	
PLOT BOUNDARY AS PER 'K' PRAT SHOWN IN (MEASUREMENT SHEET)	
PLOT BOUNDARY AS ON SITE SHOWN IN PROPOSED CONSTRUCTION SHOWN IN	

DRG. NO. Proforma - I - Area Statement

PROPOSED E.W.S. HOUSING SCHEME ON GOVT. SHARE PLOT ON LAND OF KH. NO.- 4 & 13/3 (PART), CITY SURVEY NO. 165 (PART), MOUZA-BHAMTI, NAGPUR, TAH & DIST. NAGPUR FOR NAGPUR HOUSING & AREA DEVELOPMENT BOARD, NAGPUR

Stamp of Approval of Plan :-

Sl. No.	Description	Area (sq. m.)
1	Area of Plot = (Minimum area of a, b, c to be considered)	2828.19 SQ.M.
(a)	As per ownership document (7/12, CTS extract)	9.37 HECTAR (3700.00 SQ.M.)
(b)	As per measurement sheet	3121.85 SQ.M.
(c)	As per Site	2828.19 SQ.M.
2	Deductions for	
(a)	Proposed D.P. / D.P. Road widening Area / Service Road / Highway widening / Tangent	
(b)	Any D.P. Reservation area	
(c)	Total = a + b	
3	Balance area of plot (1-2)	2828.19 SQ.M.
4	Amenity Space (if applicable)	
(a)	Required	
(b)	Adjustment of 2(b), if any	
(c)	Balance Proposed	
5	Net Plot Area (3-4(c))	2828.19 SQ.M.
6	Recreational Open Space (if applicable)	N.A.
(a)	Required	
(b)	Proposed	
7	Internal Road Area	
8	Plantable Area (if applicable)	2828.19 SQ.M.
9	Built up area with reference to Basic F.S.I. as per front road width (Sr. No. 5: basic F.S.I. 1/2828.19 X 1.0) = 2828.19 SQ.M.	2828.19 SQ.M.
10	Addition of FSI on payment of premium	
(a)	Maximum permissible premium FSI - based on road width / TOD Zone	
(b)	Proposed FSI on payment of premium	
11	In-situ FSI / TDR loading	
(a)	In-situ area against D.P. road [2.0x Sr. No. 2 (a)] if any	
(b)	In-situ area against Amenity Space if handed over [2.0x 1.85 x Sr. No. 4 (b) and / or (c)]	
(c)	TDR area	
(d)	Total in-situ / TDR loading proposed (11(a)+(b)+(c))	
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in the proposal	2828.19 SQ.M.
(a)	[9 + 10(b) + 11(d) + 12] which is applicable	2828.19 SQ.M.
(b)	Ancillary Area FSI upto 60% or 80% with payment of charges	
(c)	Total entitlement (a + b)	2828.19 SQ.M.
14	Maximum utilization limit of F.S.I. (building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.4 as applicable) x 1.6 or 1.8	1.00
15	Total Built-up Area in proposal (excluding area at Sr. No. 17b)	
(a)	Existing Built-up Area	
(b)	Proposed Built-up Area (as per P-line)	1686.50 SQ.M.
(c)	Total (a + b)	1686.50 SQ.M.
16	F.S.I. Consumed (15/13) (should not be more than serial No. 14 above)	0.596
17	Area for Inclusive Housing, if any	
(a)	Required (20% of Sr. No. 5)	
(b)	Proposed	

Certificate of Area :
Certified that the plot under reference was surveyed by me on 08/12/2022 and the documents of sides etc. of plot stated on plan area as measured on site and the area so worked out tallies with the area stated in document of Owner ship / T.P. Scheme Records / Land Records Department / City Survey records / As on Site.

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 safety at the work site.

Owner (s) name and signature

(Sign of Owner - Chief Officer
Nagpur Housing & Area Development Board, Nagpur - MHADA - Nagpur)

M/s DHAWAD & ASSOCIATES

Architect / Licensed Engineer / Supervisor name and signature
SANJAY A. DHAWAD
180, VISHNUKAMAL APT.,
SHIVAJI NAGAR, NAGPUR - 10

Job No. 09/12/22
Drawing No. 01
Scale 1:100 & 1:500
HMS
Checked by A.V.K.
Registration No. of Architect / License No. of Licensed Engineer / Supervisor Council of Architect - CA/92/14750
N.L.T. LIC. NO. 562, CORP. LIC. NO. R-283