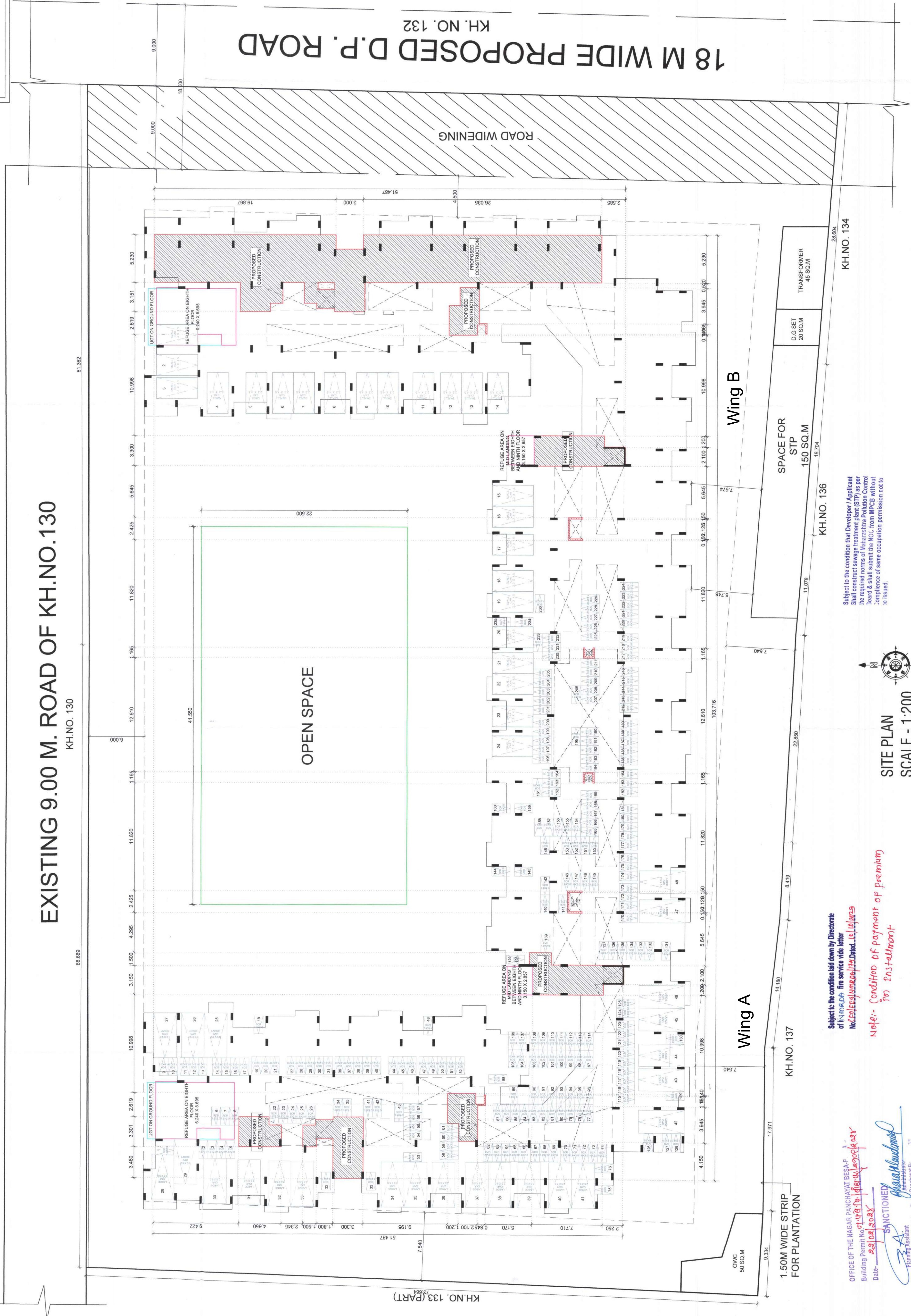


01/15	
(TYPE-1 WING A & B)	
PROPOSED MULTIFAMILY RESIDENTIAL GROUP HOUSING SCHEME ON KH. NO. :- 33(PART), P. H. NO. 38, MOUZA :- BELTARODI, TAH.-NAGPUR(GRAMIN) DIST. :- NAGPUR.	
BELONGING TO :- SUPREME URBAN REALITIES PVT LTD THROUGH ITS DIRECTOR SRI. MURTAZA HAMEZ KOTHAWALA	

	NET PLOT AREA AREA FOR F.S.I. CALCULATION as per sanctioned layout plan	PERMISSIBLE (Ratio/Area in sq.mt) =9339.173 SQ.MT	PROPOSED (Ratio/Area in sq.mt) 9339.173 SQ.MT
A)	NET P-Line Built up Area		16441.089 SQ.MT
B)	Dividing Factor 1.6 to arrive Basic FSI + Premium FSI + TDR :- P-line Area / 1.6	COMM=240.067/1.8=133.371 RESI =16201.026/1.6=10125.64	
C)	Permissible Ancillary FSI:- COMM = 240.067-133.371 =106.696 SQ.MT RESI =16201.026-10125.640=6075.386 SQ.MT Permissible Basic FSI/B/up Area :- (1.1 x A)	= 6182.082 SQ.MT	4697.359 SQ.MT
D)	Permissible Additional FSI on premium :- (0.30 x A)	= 1.10 X9339.173 =10273.090	10273.090SQ.MT
E)	Permissible IN- SITU FSI/ TDR	= 0.30 X 10074.493 SQ.MT (3022.348 SQ.MT) = 0.70X10074.493= 7052.145	NIL
F)	IN SITU FSI PERMISSIBLE AGAINST 18.00 M D.P ROAD = 735.32X2.00=1470.64		1470.640 SQ.MT
G)	Total entitlement of FSI (D+E+F+G)	= 26529.665 SQ.MT	16441.093 SQ.MT
H)	maximum Building Potential on Plot/Land Excluding Ancillary FSI	= 20347.583 SQ.MT	11743.730 SQ. MT

A	AREA DETAILS CONCESSIONAL LETTER AS PER ENVIRONMENTAL CIRCULAR NO. SEHA - 2014/CR. 02/TC-3/DT-300/2014	UNIT
	1. Area of the Project (Minimum area of A, B, C to be considered)	
	a) As Per Ownership Document (7/12, CTS Extract)	10100.000
	b) As Per Measurement Sheet	10074.493
	c) As Per Site	10074.493
	2. Deductions For	
	(a) Proposed D/P Road Widening Area (Service Road/Highway Widening)	735.320
	(b) Any D/P Reservation Area (Total $a+b$)	0.000
	3. Balance area of plot (1-2)	7356.320
	4. Amenity Space (if applicable)	9339.173
	(c) Balance Proposed-	0.000
	5. Net plot area (3-4(c))	0.000
	6. Recreational Open space (if applicable)	9339.173
	(a) Required -	0.000
	(b) Proposed -	933.917
	AREA UNDER ESB & STP $50 \times 25 = 25 \times 25$	934.975
	50.000	50.000
	7. Internal Road Area	
	8. Built-up area (if applicable)	11.571
	9. Built-up area with reference to Basic F.S.I. as per front road width (ie. no. 5 X Basic F.S.I. 110)	8342.727
	10. Addition of F.S.I. on payment of premium	10273.090
	(c) Maximum permissible premium FSI - based on road width/TOD Zone	3022.348
	(b) Proposed FSI on payment of premium.	3022.348
	11. In-situ FSI/TDR loading	NA
	(a) in-situ area against D.P. road [2.0x Sr.No. 2 (a)] if any	NA
	(b) in-situ area against Amenity Space if handed over [2.00 erl.85 x Sr. No. 4 (b)and ter(c)].	----
	(c) TDR area	7052.145
	(d) Total in-situ / TDR loading proposed (11 (a)+(b)+(c))	7052.145
	12. Additional FSI area under Chapter No. 7	----
	13. Total entitlement of FSI in the proposal	----
	(a) $(9 + 10(b)+11(d))$ or 12 whichever is applicable.	20347.583
	(c) Ancillary Area FSI upto 60% or 80%with payment of charges.	12308.549
	(c) Total entitlement (a+b)	32556.132
	14. Maximum utilization limit of F.S.I. (Building potential) Permissible area under the Master Regulation No. 6, 1 or 6.2 or 6.3 or 6.4 as applicable x 1.6 or 1.8	25354.666
	15. Total Built-up Area in proposal	16441.093
	(a) Existing Built-up Area.	----
	(b) Proposed Built-up Area (as per P-line)	16441.093
	(c) Total (a+b)	16441.093
	16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	0.505
	17. NON FSI AREA	
	(A) Proposed parking Area (as per P-line) AND Meter room area	2293.241
	(B) Proposed Security cabin area	15.000
	(C) Staircase tower & lift room Area	122.184
	(D) Proposed refuge Area	69.415
	(E) Proposed water tank Area	234.024
	(F) Proposed STP Area	159.000
	(G) Proposed OMC Area	50.000
	(H) Proposed transformer Area	45.000
	(J) Proposed dg set Area	20.000
	(I) CLUB HOUSE IN OPEN SPACE	140.159
	TOTAL NON FSI AREA	2969.864
	18. TOTAL FSI and NON F.S.I AREA	19571.116



SR NO	DISCRPTION	PERMISSIBLE AREA STATEMENT AS PER UDCPA									
		NET PLOT AREA	BASIC FSI AREA	TOTAL PLOT AREA	PAID FSI	TUR ON 12.00 MT ROAD	BUUP AREA	ANCILLARY AREA	TOTAL BUUP AREA	STILT AREA	FSI & NON FSI AREA
		(SQ.M)	1.1	SQ.M	0.30	0.70	2.10	0.60	2.70 (A)	(SQ.M) (B)	(SQ.M) (A+B)
1	NET PLOT AREA	9339.173	10273.090	10974.435	3022.340	7055.145	20347.453	12088.549	33556.132	3345.618	39801.750
2	OPEN SPACE	894.876	1041.532	10974.435	0.000	0.000	0.000	0.000	0.000	0.000	894.876
		10274.046	10274.046	3022.340	7055.145	20407.511	12200.549	33698.300	3345.618	36043.918	

APPLICABILITY OF PROVISION OF D.C. RULES			
SR NO	PARTICULARS	PROPOSED	
1	NO. OF POOL/UM	0	
2	NO. OF BUILDING	2	
3	CONFIGURATION OF THE BUILDING (R/KNO. 133 PART) TYPE-1	BUILD. NO. 1	
4	WING A	1	
	WING B	1	
	CLUB HOUSE	1	
4	MAXIMUM HEIGHT OF BUILDING	37.50 M	
5	CLEARANCE (SIDE & FRONT)	FRONT - 4.5 MT SIDE - 7.35 MT	

REQUIRED PARKING AREA CALCULATION			
TYPE OF TENEMENTS	NO. OF TENEMENTS	NO. OF CARS	NO. OF BOOTERS
2) ALL OTHER TENEMENTS WITH PLAZA TREES AND BUILT LESS THAN 80 SQ. M (1.7)	200	100	200
PARKING SPACES FOR THE TOTAL PARKING		5	10
TOTAL REQUIRED PARKING		115	200
3) CLUBHOUSE	92.75 SQ.M	0	0
FOR 2000 SQ. M. CLUBHOUSE AREA (1.5)			
For every 1000 sq. m. of total built area (2.5)	214.66 SQ.M	4	13
TOTAL REQUIRED PARKING		119	203
MAX. PERCENTAGE OF A.D		48	203
TOTAL PROVIDED PARKING		48	206
PARKING SPACES REQUIRED CAR : 200 X 100 SQ.M = 22,000 SQ.M BOOTER : 200 X 100 SQ.M = 22,000 SQ.M SCOOTER : 1,000 X 100 SQ.M = 47,000 SQ.M TOTAL PARKING AREA = 92,000 SQ.M			

[illegible]

PARKING AREA STATEMENT		AREA
	FLOOR	
	TYPE 1 WING A	1242.021
	TYPE 1 WING B	1009.452
	TOTAL	2252.273

EXISTING 9.00 M. ROAD OF KH.NO.130

Subject to the condition laid down by Directorate
of H/MRDA fire service vide letter
No. CO/PS/ NMRDA/175 Dated 10/10/2025

Note:- Condition of payment of premium

SITE PLAN
SCALE - 1:200

SUBJECT TO THE PROVISION OF STRUCTURAL
DESIGN SUFFICIENCY CERTIFICATE
DATED 16/1/2023
OF STRUCTURAL DESIGNER AND ARCHITECT

Subject to Condition of NOC of Airport
Authority Dt 20/01/2022

EMAIL ID - pawen_z_dupta@yahoo.co.in		MOBILE NO.982342949	
REG START	1-1-2000	DATE	4SEP2004
REG END	1-1-2000		04SEP2004