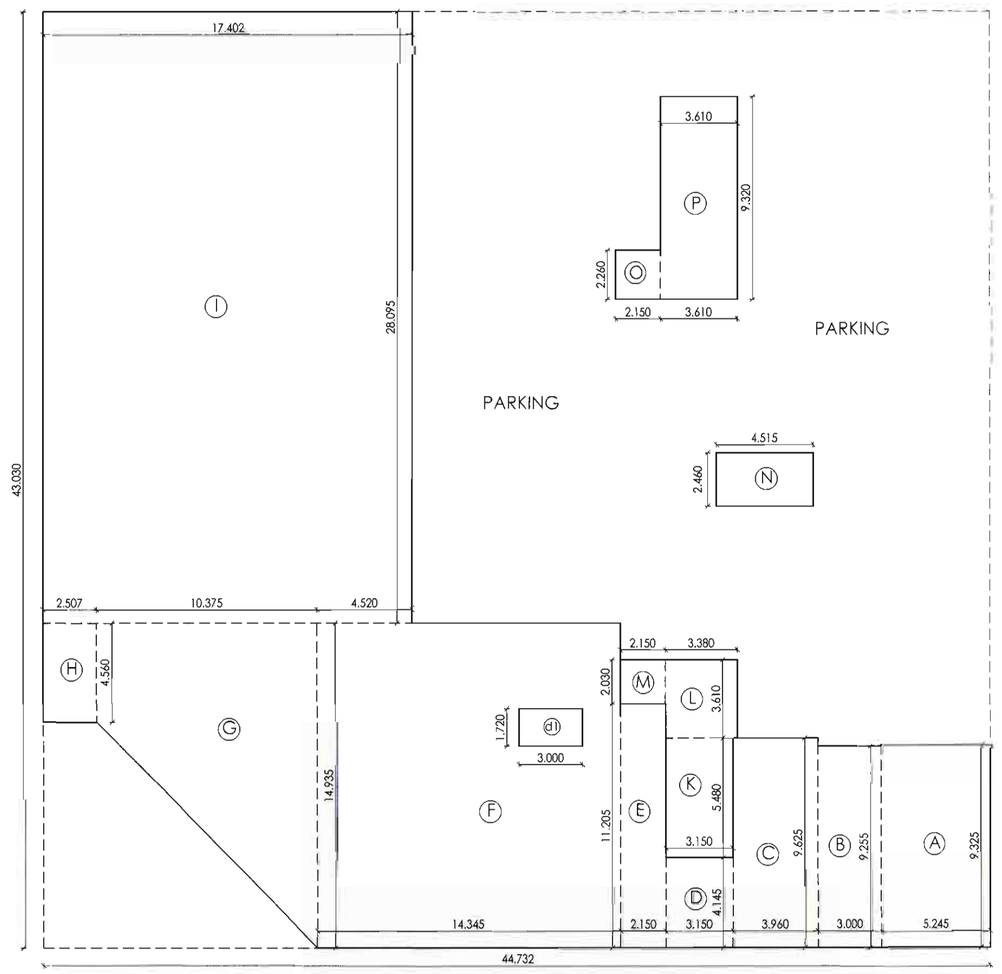
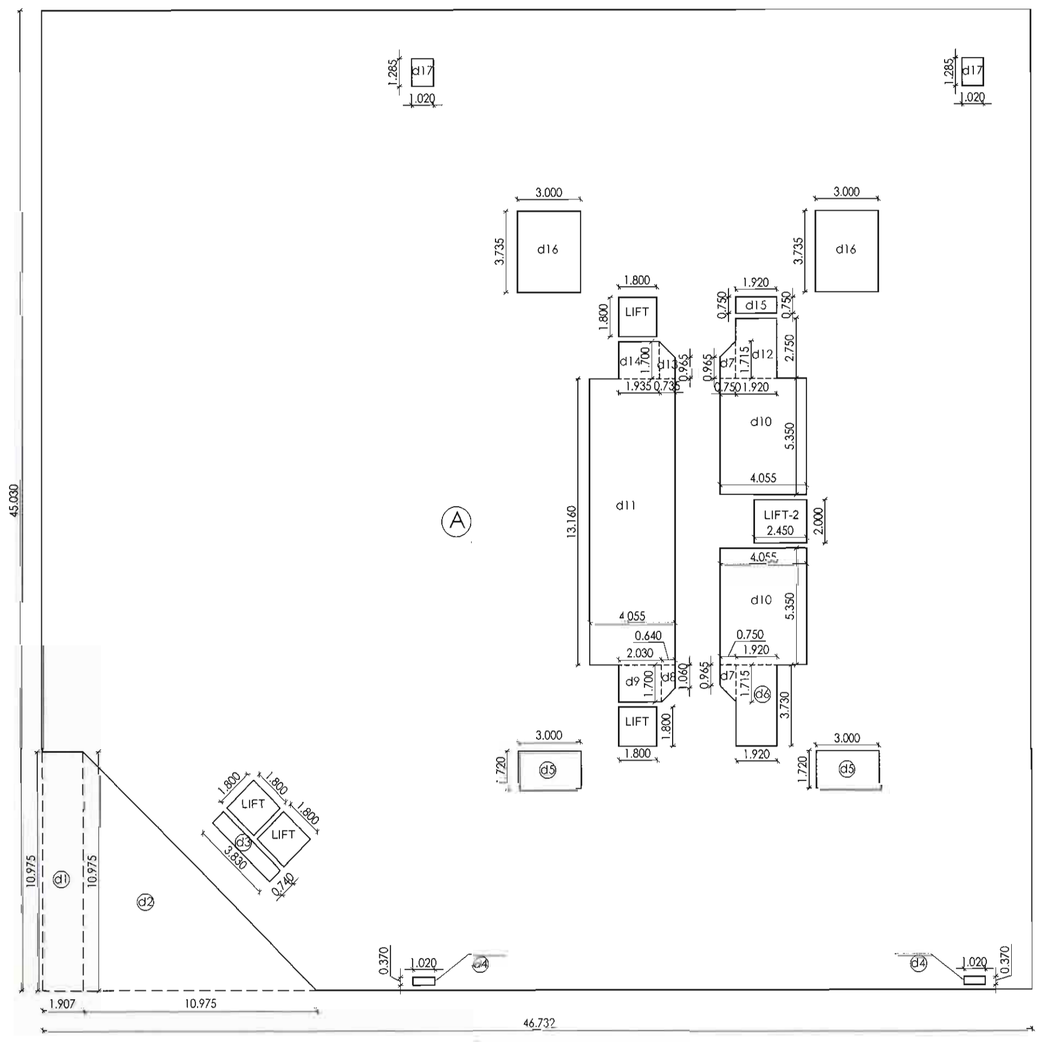
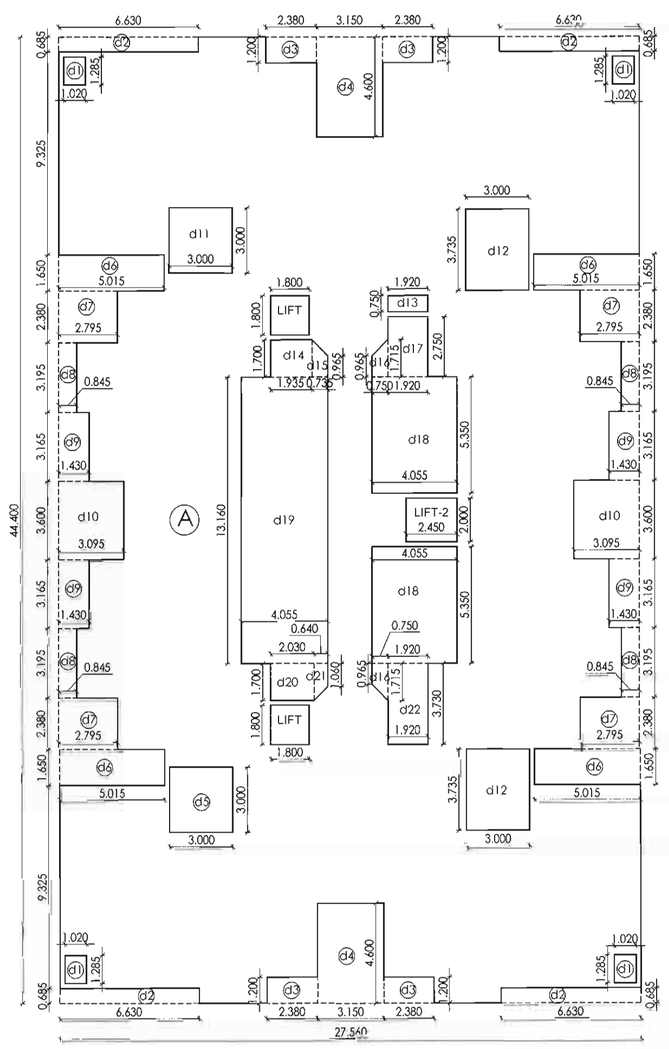


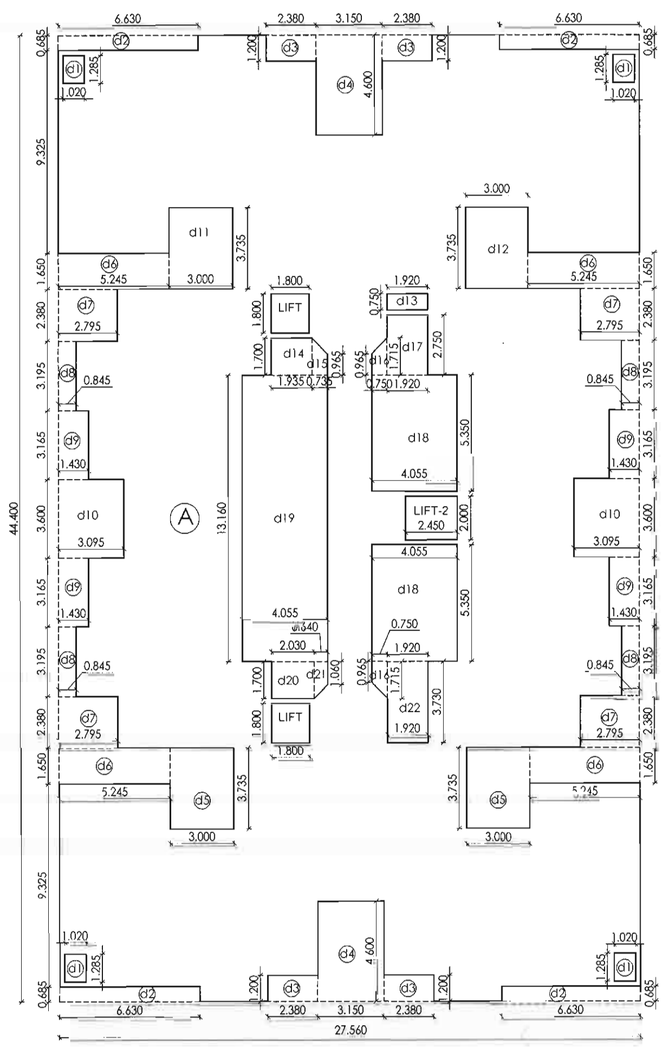
P-LINE KEY PLAN FOR
GROUND FLOOR SCALE:- 1 : 200



P-LINE KEY PLAN FOR
FIRST FLOOR SCALE:- 1 : 200



P-LINE KEY PLAN FOR
2ND FLOOR SCALE:- 1 : 200



P-LINE KEY PLAN FOR
TYPICAL 3RD TO 10TH FLOOR
SCALE:- 1 : 200

COMMERCIAL PROPOSED GROUND FLOOR P-LINE AREA :					
BLOCK	I	II	III	I x II x III	(SQM.)
A	1	5.245	9.325	48.910	
B	1	3.000	9.255	27.765	
C	1	3.960	9.625	38.115	
D	1	3.150	4.145	13.057	
E	1	2.150	11.205	24.091	
F	1	14.345	14.935	214.243	
G	1	(4.560+14.935)/2	10.375	101.130	
H	1	2.507	4.560	11.432	
I	1	17.402	28.095	488.909	
a) GROUND FLOOR P-LINE AREA :					967.651
DEDUCTION					
d1	1	3.000	1.720	5.160	
b) TOTAL DEDUCTION AREA :					5.160
TOTAL GROUND FLOOR P-LINE B/UPAREA: (a -b)					962.491

RESIDENCE PROPOSED GROUND FLOOR P-LINE AREA :					
BLOCK	I	II	III	I x II x III	(SQM.)
K	1	3.150	5.480	17.262	
L	1	3.380	3.610	12.202	
M	1	2.150	2.030	4.365	
N	1	4.515	2.460	11.107	
O	1	2.150	2.260	4.859	
P	1	3.610	9.320	33.645	
TOTAL GROUND FLOOR P-LINE AREA :					83.439

FLOOR	COMMERCIAL	RESIDENTIAL	PARKING	GROSS AREA
GROUND FL	962.491	83.439	Parking area 793.897	
1ST FLOOR	1845.14			
2nd FLOOR		875.92		
3rd FLOOR		869.992		
4th FLOOR		869.992		
5th FLOOR		869.992		
6th FLOOR		869.992		
7th FLOOR		869.992	refuge area 21.000	
8th FLOOR		869.992	refuge area 21.000	
9th FLOOR		869.992		
10th FLOOR		869.992		
TERRACE		41.226		
TOTAL	2807.631	7960.521	835.897	11604.049
NET BUILT UP	10768.152			

PLOT AREA	PERMISSIBLE AREA CALCULATION							
3740.132	NET BUILT UP	%AGE	PLOT COMPONENT	1.5	30%	TOTAL	60%	80%	TOTAL
RESIDENTIAL	7960.521	0.739	2764.950	4147.425	829.485	4976.910	2986.15		7963.055
COMMERCIAL	2807.631	0.261	975.182	1462.773	292.555	1755.328		1404.26	3159.590
	10768.152	1.000	3740.132	5610.198	1122.040	6732.238			11122.646

COMMERCIAL PROPOSED FIRST FLOOR P-LINE B/UP AREA :					
BLOCK	I	II	III	I x II x III	(SQM.)
A	1	46.732	45.030	2104.342	
c) FIRST FLOOR P-LINE AREA :					2104.342
DEDUCTION					
LIFT	4	1.800	1.800	12.960	
LIFT-2	1	2.450	2.000	4.900	
d1	1	1.907	10.975	20.929	
d2	0.5	10.975	10.975	60.225	
d3	1	0.740	3.830	2.834	
d4	2	1.020	0.370	0.755	
d5	2	3.000	1.720	10.320	
d6	1	1.920	3.730	7.162	
d7	2	(B.384+2.9 04)/2	0.750	2.010	
d8	1	(1.70+1.06 0)/2	0.640	0.883	
d9	1	2.030	1.700	3.451	
d10	2	4.055	5.350	43.389	
d11	1	4.055	13.160	53.364	
d12	1	1.920	2.750	5.280	
d13	1	(1.70+0.96 5)/2	0.735	0.979	
d14	1	1.935	1.700	3.290	
d15	1	1.920	0.750	1.440	
d16	2	3.000	3.735	22.410	
d17	2	1.920	1.285	2.621	
d) TOTAL DEDUCTION AREA					259.202
TOTAL FIRST FLOOR P-LINE B/UP AREA : (c - d)					1845.140

RESIDENCE PROPOSED SECond FLOOR P-LINE B/UP AREA :					
BLOCK	I	II	III	I x II x III	(SQM.)
A	1	27.560	44.400	1223.664	
e) FIRST FLOOR P-LINE AREA :					1223.664
DEDUCTION					
LIFT	2	1.800	1.800	6.480	
LIFT-2	1	2.450	2.000	4.900	
d1	4	1.020	1.285	5.243	
d2	4	6.630	0.685	18.166	
d3	4	2.380	1.200	11.424	
d4	2	3.150	4.600	28.980	
d5	1	3.000	3.000	9.000	
d6	4	5.015	1.650	33.099	
d7	4	2.795	2.380	26.604	
d8	4	0.845	3.195	10.799	
d9	4	1.430	3.165	18.106	
d10	2	3.095	3.600	22.284	
d11	1	3.000	3.000	9.000	
d12	2	3.000	3.735	22.410	
d13	1	1.920	2.750	5.280	
d14	1	1.935	1.700	3.290	
d15	1	(1.70+0.96 5)/2	0.735	0.979	
d16	2	(1.715+0.9 66)/2	0.750	2.010	
d17	1	1.920	2.750	5.280	
d18	2	4.055	5.350	43.389	
d19	1	4.055	13.160	53.364	
d20	1	2.030	1.700	3.451	
d21	1	(1.70+1.06 0)/2	0.640	0.883	
d22	1	1.920	3.730	7.162	
f) TOTAL DEDUCTION AREA					347.744
TOTAL SECOND FLOOR P-LINE B/UP AREA: (e - f)					875.920

RESIDENCE PROPOSED TYP(CAL 3RD TO 10TH FLOOR P-LINE B/UP AREA :				
BLOCK	I	II	III	I x II x III (SQM.)
A	1	27.560	44.400	1223.664
e) FIRST FLOOR P-LINE AREA :				1223.664
DEDUCTION				
LIFT	2	1.800	1.800	6.480
LIFT-2	1	2.450	2.000	4.900
d1	4	1.020	1.285	5.243
d2	4	6.630	0.685	18.166
d3	4	2.380	1.200	11.424
d4	2	3.150	4.600	28.980
d5	2	3.000	3.735	22.410
d6	4	5.245	1.650	34.617
d7	4	2.795	2.380	26.608
d8	4	0.845	3.195	10.799
d9	4	1.430	3.165	18.106
d10	2	3.095	3.600	22.284
d11	1	3.000	3.735	11.205
d12	1	3.000	3.735	11.205
d13	1	1.920	0.750	1.440
d14	1	1.935	1.700	3.290
d15	1	(1.70+0.96 5)/2	0.735	0.979
d16	2	(1.715+0.9 65)/2	0.750	2.010
d17	1	1.920	2.750	5.280
d18	2	4.055	5.350	43.389
d19	1	4.055	13.160	53.364
d20	1	2.030	1.700	3.451
d21	1	(1.70+1.06 0)/2	0.640	0.883
d22	1	1.920	3.730	7.162
f) TOTAL DEDUCTION AREA				353.672
TOTAL TYPICAL 3RD TO 10TH FLOOR P-LINE B/UP AREA: (e - f)				869.992

Form of Statement -3 [sr. no. 9 (g)] (Area details of Apartment) all area in sq.mt				
Proposed Building	FLOOR NO.	Apartment no.	Carpet area of Apartment	Area of Balcony attached to Apartment
1	2	3	4	5
	Ground Fl.		396.383	
	1st Floor		804.676	179.523
	2nd Floor	201/ 208	88.522	15.166
		202/ 203/207	62.566	10.676
		204/ 205	87.284	15.166
		206	63.556	10.676
	3rd Floor	301/ 304/305/308	85.569	15.166
		302/303/306/307	61.311	10.676
	4th Floor	401/ 404/405/408	85.569	15.166
		402/403/406/407	61.311	10.676
	5th Floor	501/ 504/505/508	85.569	15.166
		502/503/506/507	61.311	10.676
	6th Floor	601/ 604/605/608	85.569	15.166
		602/603/606/607	61.311	10.676
	7th Floor	701/ 704/705/708	85.569	15.166
		702/703/706/707	61.311	10.676
	8th Floor	801/ 804/805/808	85.569	15.166
		802/803/806/807	61.311	10.676
	9th Floor	901/ 904/905/908	85.569	15.166
		902/903/906/907	61.311	10.676
	10th Floor	1001/ 1004/1005/1008	85.569	15.166
		1002/1003/1006/1007	61.311	10.676
	TOTAL AREA :		2878.058	437.943

Form of Statement 2 [SR. NO. 9 (a)] All area in sq.mt.		
Proposed Building	FLOOR NO.	Total Built up Area of Floors, as per outer Construction Line.
1	2	3
	GROUND FLOOR	1045.930
	FIRST FLOOR	1845.140
	SECOND FLOOR	875.920
	THIRD FLOOR	869.992
	FOURTH FLOOR	869.992
	FIFTH FLOOR	869.992
	SIXTH FLOOR	869.992
	SEVENTH FLOOR	869.992
	EIGHTH FLOOR	869.992
	NINTH FLOOR	869.992
	TENTH FLOOR	869.992
	TERRACE FLOOR	41.226
	TOTAL AREA :	10768.152

AREA CALCULATION OF B/UP, ANCILLARY CHART = ALL AREA IN SQ.MT.							
FLOOR NAME	P-LINE AREA	COMMERCIAL B/UP AREA	USE ANCILLARY AREA 80%	TOTAL COMMERCIAL PLINE AREA	RESIDENCE B/UP AREA	USE ANCILLARY AREA 60%	TOTAL RESIDENCIAL PLINE AREA
A	B = (E+H)	C	D	E = C+D	F	G	H = (F+G)
GROUND FLOOR	1045.930	534.717	427.774	962.491	52.149	31.290	83.439
FIRST FLOOR	1845.140	1025.078	820.062	1845.140	0.000	0.000	0.000
SECOND FLOOR	875.920	0.000	0.000	0.000	547.450	328.470	875.920
THIRD FLOOR	869.992	0.000	0.000	0.000	543.745	326.247	869.992
FOURTH FLOOR	869.992	0.000	0.000	0.000	543.745	326.247	869.992
FIFTH FLOOR	869.992	0.000	0.000	0.000	543.745	326.247	869.992
SIXTH FLOOR	869.992	0.000	0.000	0.000	543.745	326.247	869.992
SEVENTH FLOOR	869.992	0.000	0.000	0.000	543.745	326.247	869.992
EIGHTH FLOOR	869.992	0.000	0.000	0.000	543.745	326.247	869.992
NINTH FLOOR	869.992	0.000	0.000	0.000	543.745	326.247	869.992
TENTH FLOOR	869.992	0.000	0.000	0.000	543.745	326.247	869.992
TERRACE FLOOR	41.226	0.000	0.000	0.000			41.226
TOTAL	10768.152	1559.795	1247.836	2807.631	4949.559	2969.736	7960.521

PARKING AREA STATEMENT

* for Commercial carpet area of 100 sq.m.
car : 2 scooter : 6

* for 2 tenement having carpet area of 40 to 80 sq.m.
car : 1 scooter : 2
+ 5 % visitor's parking

Proposed 1401.061 sq.m. Commercial carpet area
car : 28 scooter : 84

Proposed 72 tenement having carpet area of 40 to 80 sq.m.
car : 36 scooter : 72

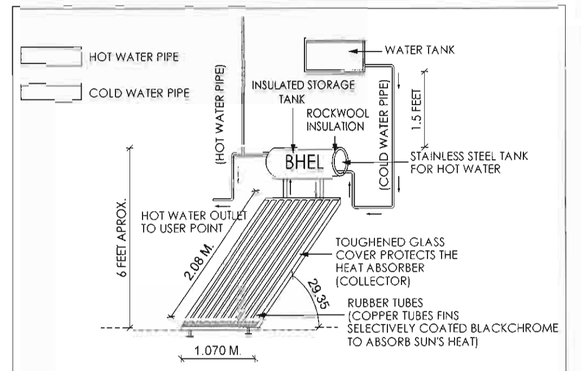
5 % visitor's parking car : 3 scooter : 8

Required Total Parking car : 67 scooter : 164
Multiplying factor = 0.70 car : 47 scooter : 164

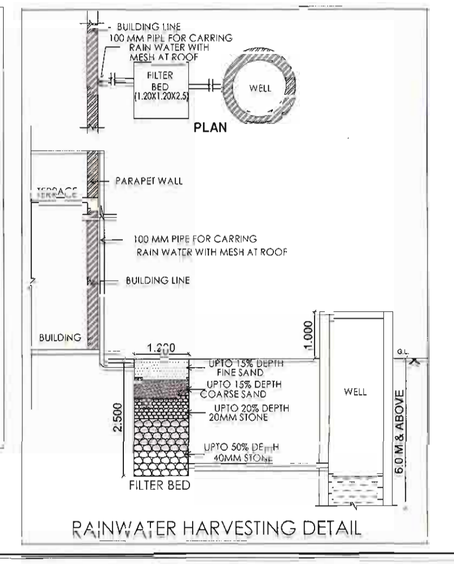
PARKING PROVIDED car : 53 scooter : 128

TOTAL RESIDENTIAL TENEMENT = 72 NOS

SIX SCOOTERS' PARKING MAY BE CONVERTED IN ONE CAR PARKING NOS OF 6 CAR TO BE CONVERT TO 36 SCOOTER (composite parking)



SOLAR WATER HEATING SYSTEM



RAINWATER HARVESTING DETAIL

APPROVED
Subject to Conditions Mentioned In This Office Letter No.
MADC / HIHAN / BP / 467-81/568
Dated. 31/01/2024
Town Planning Officer
Maharashtra Airport Development Co Ltd.

Checked & Found in Order
Associate Planner

Checked & Found in Order
Asstt. Architect

SHEET NO. 1/6

DWG TITLE:-
KEY PLANS, AREA STATEMENT

SCALE:	DRN. BY:	CHKD BY:	APR. BY:	NORTH	DATE:
1 : 100	SURENDRA				01-03-24

PROPOSED COMMERCIAL CUM RESIDENTIAL BUILDING PLAN FOR MULTY FAMILY DWELLING UNIT ON POCKET 'E', KH. NO. 175 (part), MIHAN Notified Area, Located at Village KHAPARI (RLY), IN HINGNA PS, Post Office KHAPARI, TAH - NAGPUR (RURAL), DIST. - NAGPUR.
BELONGING TO :- SHRI. PRAFULLA P. GADGE

AREA STATEMENT		SQ.M.
	AREA OF PLOT	
1	(Minimum area of a,b,c, to be considered)	
	(a) as per ownership document (7/12, CTS extract)	3740.132
	(b) as per measurment sheet	
	(c) as per site	3740.132
2	Deductions for	
	(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	
	(b) Any D.P. Reservation area	
	(Total a+b)	
3	Balance area of plot (1-2)	3740.132
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))	3740.132
6	Recreational Open space (if applicable)	
	(a) Required-	
	(b) Proposed-	NA
7	Internal Road area	NA
8	Plotable area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5 x basic FSI 1.50)	5610.198
10	Addition of FSI on payment of premium (30%)	1122.040
	(a) Maximum permissible premium FSI- based ib road width/TOD Zone	NA
	(b) Proposed FSI on Payment of Premium.	NA
11	In-situ FSI/TDR loading	NA
	(a) In-situ area against D.P. road (2 ow w sr.no.2 (a)) if any	NA
	(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	NA
	(d) Total in situ/TDR loading proposed (11 (a)+(b)+(c))	
12	Additional FSI area under Chapter No. 7	NA
13	Total Entitlement of FSI in the proposal	
	(a) (9 + 10(b) + 11(d)) of 12 whichever is applicable.	6732.238
	(b) Ancillary Area FSI upto 60% or 80% with payment of charges.	4390.410
	(c) Total Entitlement (a+b)	11122.648
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 6.3 or 6.4 as applicable) X 1.6 or 1.8)	11122.648
15	Total Built-up Area in proposal (excluding area at Sr.No. 17(b))	
	(a) Existing Built-up Area	
	(b) Proposed Built-up Area (as per 'P-Line')	10768.152
	(c) Total (a+b)	10768.152
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.9681
17	Area for inclusive housing, if any	
	(a) Required (20% of Sr.no.5)	NA
	(b) Proposed	

REFERENCES:-		
I	PROPOSED BUILDING CONSTRUCTION	Comm+Resi.
II	LOCATION OF PLOT	dp sheet
III	PLOT BOUNDARY SHOWN IN	BLACK
IV	PROPOSED CONSTRUCTION SHOWN IN	RED
V	EXISTING CONSTRUCTION SHOWN IN	
VI	TEMPARARY CONSTRUCTION TO BE DEMOLISHED SHOWN IN	

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.

NAME OF OWNER:-
SHRI. PRAFULLA P. GADGE
OWNER'S SIGN :

Certificate of Area:

Certified that the plot under reference was surveyed by me 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 Record/Land Records Department/City Survey records.

PRASHANT GAIPUTE
B.ARCH(NAG.UNIV.),M.CA
Signature
(Name of architect/licensed Engineer/Supervisor.)

Design Cell
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