PROPOSED BUILDING PLAN FOR GROUP HOUSING SCHEME AT KH.NO. 24/1, MOUZA - TARODI (KHURD), P.H NO. 33, TAH-KAMPTEE, DIST-NAGPUR BELONGS TO- SHAYONA CO-OPERANT THROUGH ITS PARTNER 1) MR. PRAVIN MAYABHAI PATEL AND 2) MR. JIGNESHKUMAR PUNAMBHAI PATEL

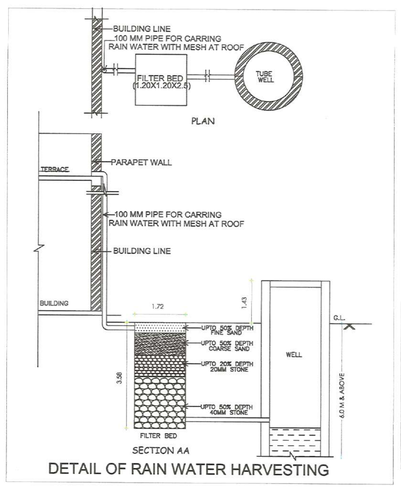


LAYOUT PLAN

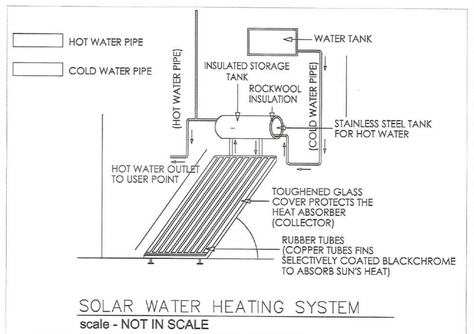
SCALE-1:200

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 10/01/2024 OF STRUCTURAL DESIGNER AND APPLICANT

This Sanction is subject to Condition Mentioned In Development Agreement Dt. 17/08/2023



DETAIL OF RAIN WATER HARVESTING



SOLAR WATER HEATING SYSTEM

scale - NOT IN SCALE

AREA STATEMENT				
BLOCK'S	G ROUND FLOOR	1ST FLOOR	2ND FLOOR	TOTAL
BLOCK-A	97.266	232.3	232.3	561.866
BLOCK-B	79.446	251.865	247.89	579.201
BLOCK-C	79.446	251.865	247.89	579.201
BLOCK-D	79.446	251.865	247.89	579.201
BLOCK-E	226.629	741.12	729.195	1696.944
BLOCK-F	36.002	163.864	163.864	363.730
BLOCK-G	47.354	164.78	161.139	373.273
BLOCK-H	188.334	666.431	651.87	1506.635
BLOCK-I	229.496	675.15	675.15	1579.796
BLOCK-J	229.496	675.15	675.15	1579.796
BLOCK-K	229.496	658.35	658.35	1546.196
BLOCK-L	229.496	645.75	645.75	1520.996
TOTAL	1751.907	5378.49	5336.438	12466.835

NON F.S.I. AREA STATEMENT			
BLOCK'S	1ST FLOOR (-) FIRST FLOOR	GROUND FLOR GROUND FLOOR	TOTAL
BLOCK-A	232.3	97.266	135.034
BLOCK-B	251.865	79.446	172.419
BLOCK-C	251.865	79.446	172.419
BLOCK-D	251.865	79.446	172.419
BLOCK-E	741.12	226.629	514.491
BLOCK-F	163.864	39.319	124.545
BLOCK-G	164.779	47.353	117.426
BLOCK-H	666.431	188.334	478.097
BLOCK-I	675.15	229.496	445.654
BLOCK-J	675.15	229.496	445.654
BLOCK-K	658.35	229.496	428.854
BLOCK-L	645.75	229.496	416.254
TOTAL	5378.489	1755.223	3623.266

AREA STATEMENT	
1. Area of Plot	15300.00 sq.m.
(a) As per ownership document (7/12,CTS extract)	15300.00 sq.m.
(b) as per measurement sheet	15300.00 sq.m.
(c) as per site	--do--
2. Deductions for	Nil
(a) Proposed D.P./ D.P. Road widening	1084.50 sq.m.
(b) Any D.P. Reservation area	N.A.
(Total a+b)	1084.50 sq.m.
3. Balance area of plot (1-2)	14215.50 sq.m.
4. Amenity Space (if applicable)	N.A.
(a) Reqired-	N.A.
(b) Adjustment of 2 (b), any-	N.A.
(c) Balance Proposed-	Nil
5. Net Plot Area(3-4(c))	14215.50 sq.m.
6. Recreationl Open Space (if applicable)	YES
(a) Reqired-	1421.55 sq.m.
(b) Proposed-	1421.85 sq.m.
7. Internal Road area	758.48 sq.m.
8. Plotable area (if applicable)	11921.82 sq.m.
9. Built up area with referance to F.S.I. as per front road width	=13114.002sq.m.
10. Addition of FSI on payment of premium .	=00 sq.m.
(a) Maximum permissible premium FSI- based on road width/TOD Zone.	N.A.
(b) Proposed FSI on payment of premium	=00 sq.m.
11. In- situ FSI/ TDR loading	N.A.
(a) In-Situ area against D.P. road [2.0 x Sr. No. 2 (a) if any [2.00 or 1.85 x Sr. No. 4 (b) And / or (c)],	N.A.
(c) TDR area	N.A.
12. Additional FSI area under Chapter No. 7	N.A.
13. Total entitlement FSI in the proposal	N.A.
(a) [9+10 (b)+11 (d)] or 12 whichever is applicable	=13114.002sq.m.
(b) Ancillary Area FSI upto 60% or 80% with payment (35%) of charges.	= 7868.401sq.m.
(c) Total entitlement (a+b)	=20982.403sq.m.
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}	= sq.m.
15. Total Built-up Area in proposal. (excluding area at Sr. No. 17 b)	=12470.15 sq.m.
(a) Exisiting Built-up Area	sq.m.
(b) Proposed Built-up Area (as per 'p-Line')	=12470.15 sq.m.
(c) Total (a+b)	=12470.15 sq.m.
16. FSI Consumed (15/13) (should not be more than serial No. 14 above)	N.A.
17. Area for Inclusive Housing, if any	N.A.
(a) Required (20% ofSr.No. 5)	N.A.
(b) Proposed	N.A.

REFERENCE :

PLOT BOUNDRY SHOWN IN THUS

PROPOSED CONSTRUCTION SHOWN IN THUS

DRAWING TITLE

SUBMISSION DWG.

C.O.A. REG. NO - CA/2013/61689	N.I.T. REG. NO - 2832	N.M.C. REG. NO - 803
SCALE 1 : 100,1 : 200 & 1:500		DEALT BY PRATIK
DATE 27-01-2024		CHECKED BY @

Note - ALL DIMENSIONS ARE IN MM.

ARCHITECT - RAHUL PATEL 9579 513 508

Re. Form Architecture studio

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- Planning
- Interior Design

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INSTA - Reform Architects and Interior Design

Architect's Sign.

AR. RAHUL T. PATEL

Client's Sign.

SHAYONA CO-OPERANT THROUGH ITS PARTNER

MR. PRAVIN MAYABHAI PATEL

MR. JIGNESHKUMAR PUNAMBHAI PATEL