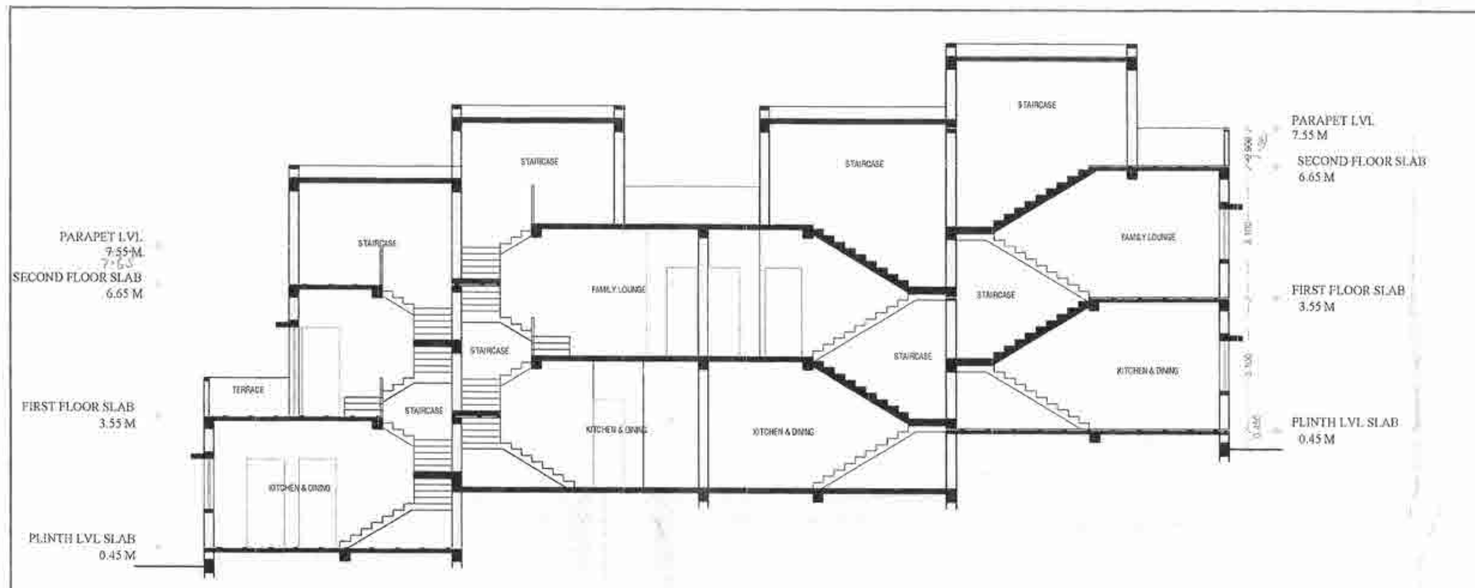
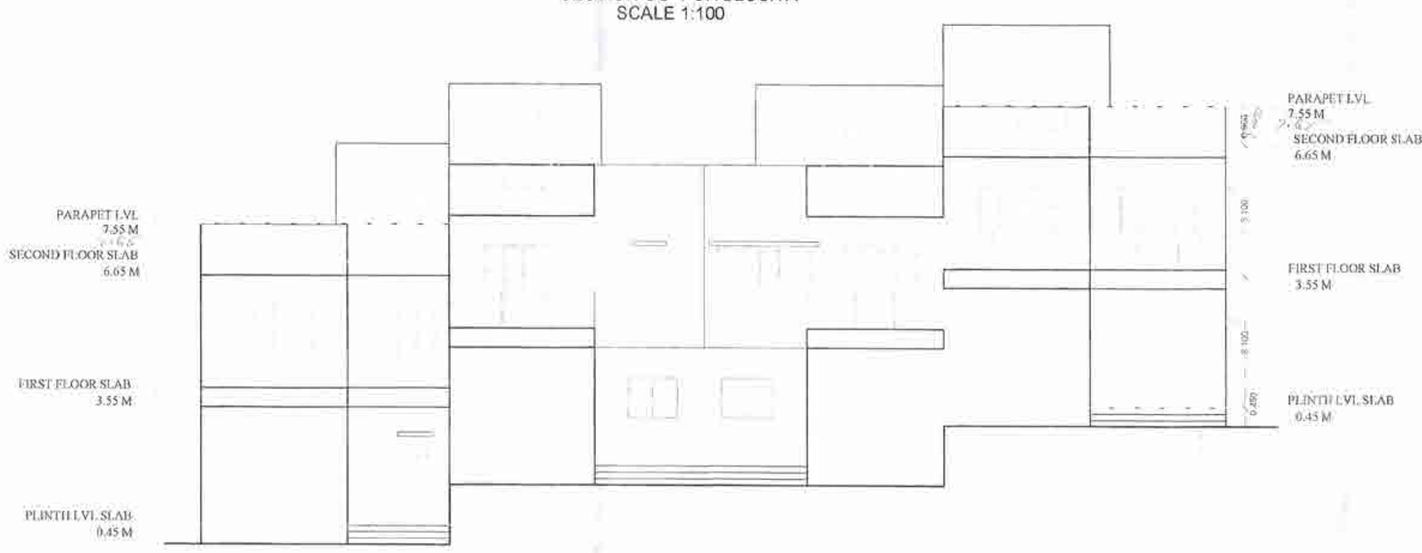
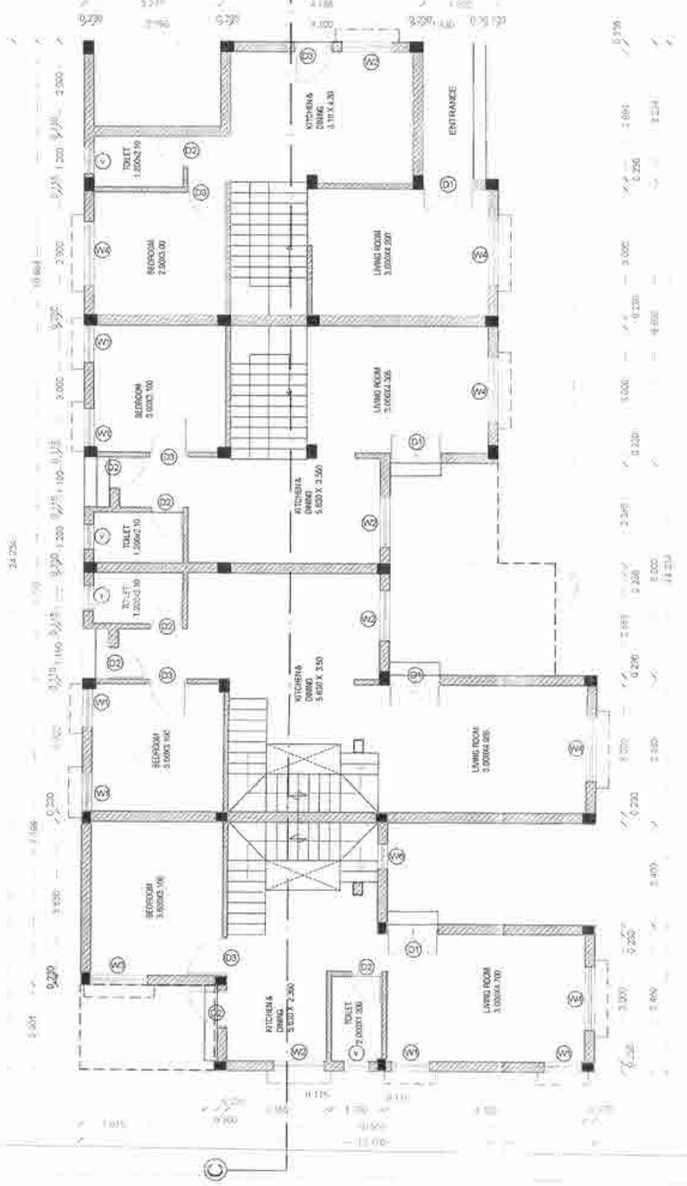


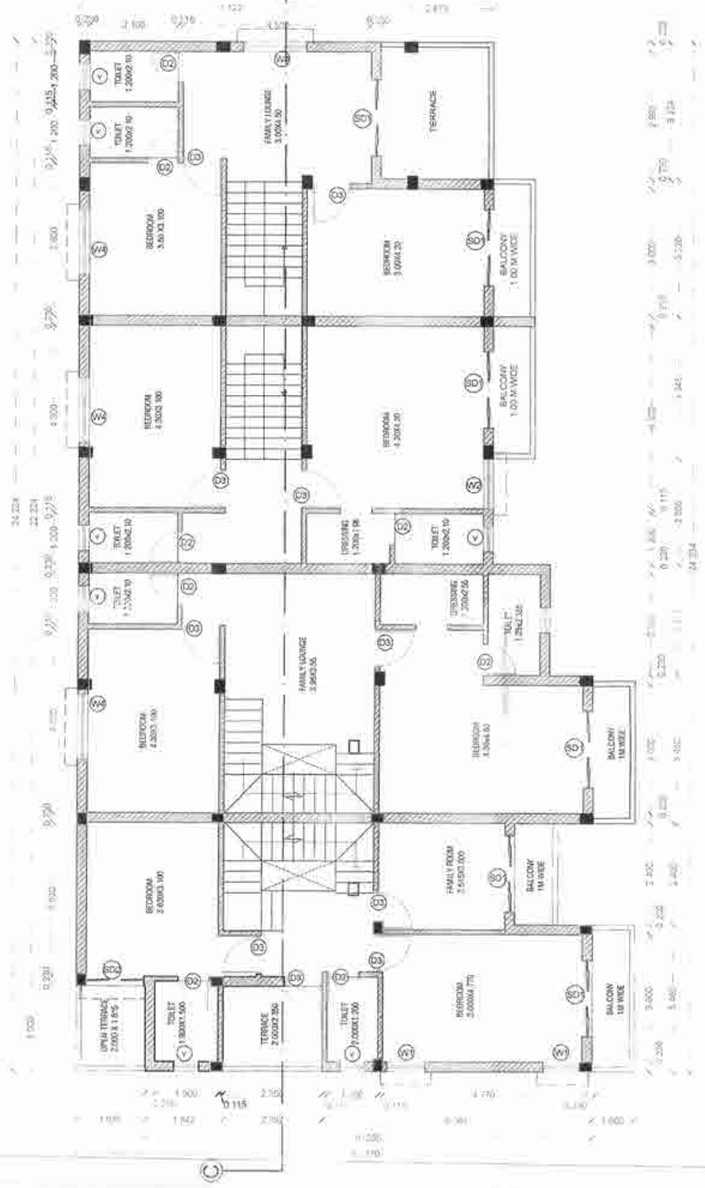
SECTION CC FOR BLOCK A
SCALE 1:100



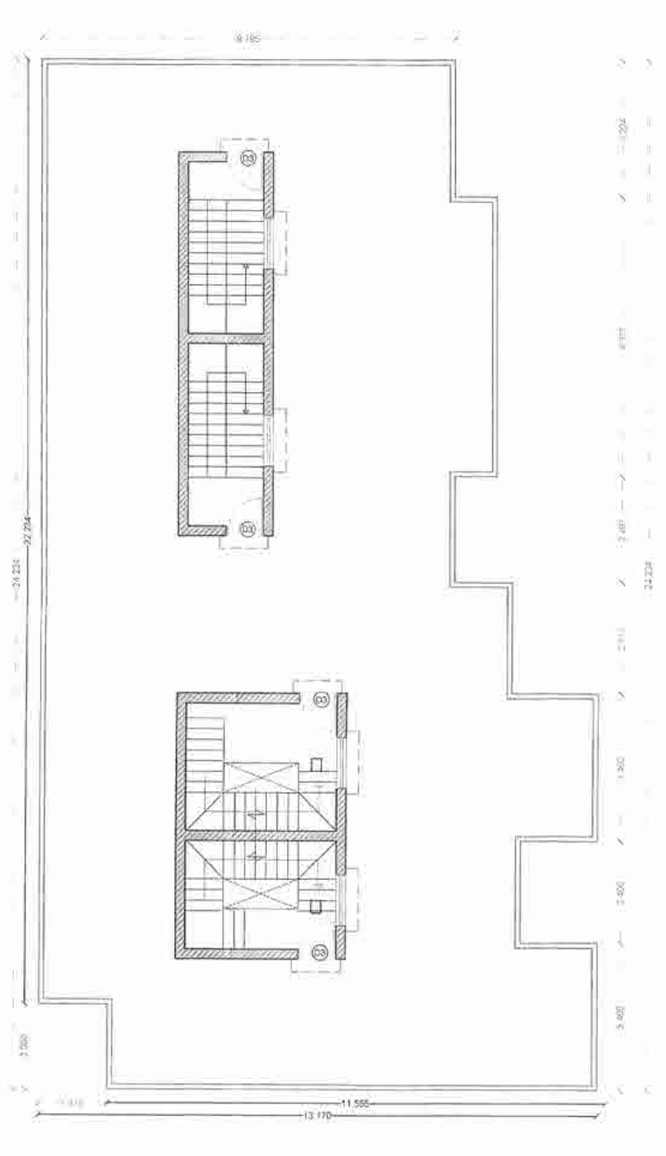
NORTH EAST ELEVATION
SCALE 1:100



GROUND FLOOR PLAN FOR BLOCK B
SCALE 1:100



FIRST FLOOR PLAN FOR BLOCK B
SCALE 1:100



TERRACE FLOOR PLAN FOR BLOCK B
SCALE 1:100

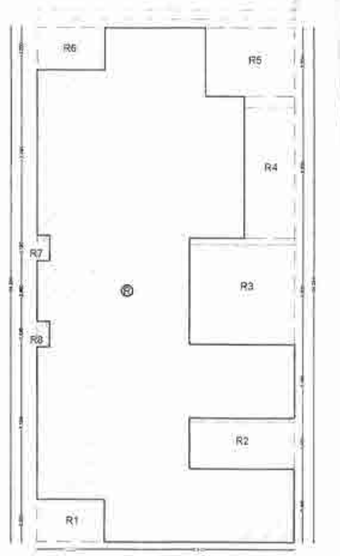
CARPET AREA CALCULATIONS

FLOOR NAME	CARPET NAME	ROOM NAME	CARPET AREA OF ROOMS		TOTAL AREA CARPET AREA OF ROOM	TOTAL CARPET AREA OF FLOORS	TOTAL CARPET AREA EXCLUDING WALLS	TOTAL CARPET AREA OF FLOORS INCLUDING WALLS	TOTAL CARPET AREA INCLUDING INTERNAL WALLS
G.FLOOR	BLOCK-A	LIVING ROOM	3.000	4.764	14.292	45.6009	89.508	46.6613	99.5973
		TOILET	2.000	1.200	2.400				
		LOBBY	1.430	0.863	1.234				
		KITCHEN	2.977	2.352	7.002				
		LOBBY	2.652	3.552	9.420				
		BEDROOM	3.630	3.100	11.253				
F.FLOOR		FAMILY ROOM	2.515	3.000	7.545	43.9074		52.936	
		LOBBY	1.050	2.150	2.258				
		TOILET	2.000	1.200	2.400				
		LOBBY	2.882	0.812	2.340				
		TOILET	1.900	1.497	2.844				
		BEDROOM	3.630	3.100	11.253				
		LOBBY	1.015	0.961	0.975				
		BEDROOM	3.000	4.764	14.292				
G.FLOOR	BLOCK-B1	LIVING ROOM	3.00	4.700	14.100	45.4572	86.556	46.502	99.4610
		LOBBY	0.90	0.230	0.207				
		TOILET	2.00	1.200	2.400				
		LOBBY	1.200	0.862	1.034				
		KITCHEN	3.000	2.350	7.050				
		STAIRCASE	3.552	2.650	9.413				
		BEDROOM	3.630	3.100	11.253				
F.FLOOR		FAMILY ROOM	2.515	3.000	7.545	41.0991		52.959	
		LOBBY	2.265	0.860	1.948				
		BEDROOM 2	3.000	4.770	14.310				
		LOBBY	2.880	0.885	2.549				
		BEDROOM 3	3.630	3.100	11.253				
		LOBBY	1.015	0.960	0.974				
		TOILET	2.100	1.200	2.520				
G.F	BLOCK-B2	LIVING ROOM	3.00	4.700	14.100	49.9282	103.7641	52.0024	114.7987
		KITCHEN	2.505	4.563	11.430				
		STAIRCASE	3.552	3.000	10.656				
		BEDROOM	3.000	3.100	9.300				
		TOILET	1.200	2.100	2.520				
		LOBBY	1.190	1.615	1.922				
F.F		FAMILY LOUNGE	2.962	3.550	10.515	53.8859		62.7963	
		LOBBY	0.999	2.652	2.649				
		BEDROOM	3.00	4.820	14.460				
		LOBBY	1.300	2.440	3.172				
		TOILET	1.250	2.385	2.981				
		DRESSING	1.200	2.550	3.060				
		BEDROOM	4.300	3.100	13.330				
		LOBBY	1.315	0.896	1.178				
		TOILET	1.200	2.100	2.520				

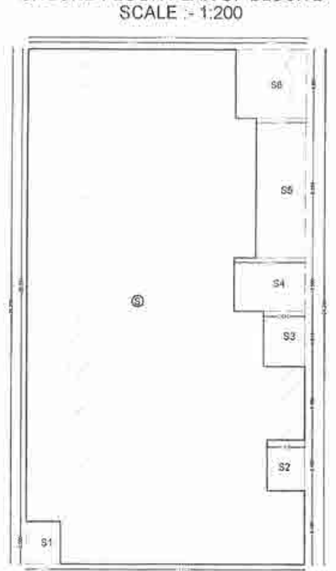
G.F	BLOCK-B3	LIVING ROOM	3.000	5.200	15.600	54.0308	98.0388	45.0129	97.4253
		KITCHEN	5.360	3.560	19.082				
		STAIRCASE	1.803	3.110	5.607				
		BEDROOM	3.000	3.100	9.300				
		LOBBY	1.190	1.615	1.922				
		TOILET	1.200	2.100	2.520				
F.F		BEDROOM	4.300	4.200	18.060	44.0080		52.4124	
		LOBBY	0.900	2.028	1.826				
		BEDROOM	4.300	3.100	13.330				
		TOILET	1.200	2.100	2.520				
		LOBBY	1.200	2.814	3.377				
		DRESSING	1.200	1.880	2.376				
		TOILET	1.200	2.100	2.520				
G.F	BLOCK-B4	LIVING ROOM	3.000	5.200	15.600	46.9356	91.4814	45.8354	95.2992
		KITCHEN	3.100	4.300	13.330				
		BEDROOM	2.900	3.000	8.700				
		LOBBY	1.315	0.896	1.178				
		TOILET	1.200	2.100	2.520				
		STAIRCASE	1.803	3.110	5.607				
F.F		BEDROOM	3.000	4.200	12.600	44.5458		49.4638	
		BEDROOM	3.600	3.100	11.160				
		TOILET	1.200	2.100	2.520				
		TOILET	1.200	2.100	2.520				
		FAMILY LOUNGE	3.000	4.500	13.500				
		LOBBY	0.654	3.434	2.246				

TOTAL BUILT UP AREA FOR ALL BLOCKS

BLOCK A		
GROUND FLOOR	214.400	SQ.M
FIRST FLOOR	291.412	SQ.M
TOTAL B/UP AREA FOR BLOCK A	505.812	SQ.M
TOTAL B/UP AREA FOR (4 UNITS)	2023.248	SQ.M
BLOCK B		
GROUND FLOOR	214.731	SQ.M
FIRST FLOOR	271.372	SQ.M
TOTAL B/UP AREA FOR BLOCK B (1 UNIT)	486.103	SQ.M
TOTAL B/UP PLINE FOR ALL BLOCKS	2509.351	SQ.M



PLINE / AREA KEY PLAN FOR GROUND FLOOR PLAN OF BLOCK B
SCALE :- 1:200



PLINE / AREA KEY PLAN FOR FIRST FLOOR PLAN OF BLOCK B
SCALE :- 1:200

BUILT UP AREA STATEMENT AT GROUND FLOOR OF BLOCK A

SR.NO	NAME	DIMENSION		AREA	
ADDITION					
	R	12.170	24.234	294.928	SQ.M
DEDUCTIONS					
1	R1	3.225	2.001	6.453	SQ.M
2	R2	4.932	2.400	11.837	SQ.M
3	R3	4.932	5.000	24.660	SQ.M
4	R4	2.380	6.690	15.922	SQ.M
5	R5	4.177	3.224	13.467	SQ.M
6	R6	3.225	2.000	6.450	SQ.M
7	R7	0.600	1.190	0.714	SQ.M
8	R8	0.600	1.190	0.714	SQ.M
TOTAL ADDITION				80.217	SQ.M
TOTAL B/U AREA AT GROUND FLOOR OF BLOCK A				214.711	SQ.M

BUILT UP AREA STATEMENT AT GROUND FLOOR OF BLOCK A

SR.NO	NAME	DIMENSION		AREA	
ADDITION					
	S	13.170	24.2340	319.162	SQ.M
DEDUCTIONS					
1	S1	1.815	2.000	3.230	SQ.M
2	S2	1.815	2.400	4.356	SQ.M
3	S3	2.015	2.615	5.269	SQ.M
4	S4	3.375	2.500	8.438	SQ.M
5	S5	2.375	6.575	15.616	SQ.M
6	S6	3.375	3.224	10.881	SQ.M
TOTAL ADDITION				47.789	SQ.M
TOTAL B/U AREA AT GROUND FLOOR OF BLOCK A				271.372	SQ.M

PROJECT TITLE

2/2

PROPOSED CONSTRUCTION OF WING II
CONSISTING OF TWIN DUPLEX,
ON PLOT NO:- 33,39-48,64-66
SURVEY NO. :- 59/1, MOUZA :- PIPRI (MEGHE),
TAH. &DIST.:-WARDHA

PROFORMA -1 : AREA STATMENT

PLOT AREA = 2335 SQ.M
NET PLOT AREA = 2335 SQ.M

SR		PERMISSIBLE	PROPOSED
A	NET PLOT AREA FOR F.S.I. CALCULATION (CLAUSE NO: 3.9 OF UPDCR-2020) OR AS PER LAYOUT AS PER OWNERSHIP DOCUMENT(7/12,CTS,EXTART)	2335 SQ.M.	2335 SQ.M.
B	BASIC F.S.I. / B.UP AREA = 2335 X 1.10 (CLAUSE NO: 6.3 OF TABLE NO.8-G OF UPDCR-2020)	2568.5 SQ.M.	2568.5 SQ.M. 2509.351
C	ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM : - 30%	—	—
D	ADDITIONAL F.S.I. AREA TDR :- 65 %	—	—
	TOTAL	—	—
E	ADDITIONAL F.S.I. ON TOD	—	—
F	TOTAL ANCILLARY FSI (CLAUSE NO.6.3 TABLE NO.6G, NOTE - (I) OF UPDCR)		
	i) FOR RESIDENTIAL (60%) -(B-B /1.60) OR	1541.10 SQ.M.	—
	ii) FOR COMMERCIAL (80%) -(B-B /1.80)		
G	NET ' P - LINE ' BUILT UP AREA (CLAUSE NO: 6.6 OF UPDCR-2020)	—	2509.351 SQ.M.
H	TOTAL BUILT UP AREA	4109.6 SQ.M.	2509.351 SQ.M.
I	TOTAL FSI	1.7	1.038
J	PROPOSED ANCILLARY FSI (B - G)	—	

PARKING CALCULATIONS

FOR EVERY TENEMENT HAVING CARPET AREA 60 -150 SQ.M
No.of Car - 1
No.of Scooter - 3

	No.of Tenements	No.of Car	No.of Scooter
REQUIRED	20	20	60
5 % VISITORS PARKING		1	3
TOTAL REQUIRED		21	63
40 % OF TOTAL REQUIRED		8	25
PROPOSED	20	8	32

TOTAL PROPOSED PARKING = 8 CAR, 32 SCOOTER

33.39 ची 48, 64 ची 66
2335 एवढी जमीन
2509-351 sqm
MAP 34 | 36 | 68-89
P.R 1515/39
P.R 517/6021

या कार्यालयाचे पत्र द्र. बांधकाम मंजूरी/नीजा ... ता. ... /स.नं. 59/1 प्लॉट क्र 33,39,48,64,66 वसंतनगर 1654 चि.प्र.क्र/01/2021 मधले नमूद केलेनुसार ... प्रयोजनाचे बांधकाम मंजूरीची शिफारस करण्यात येत आहे.

सहायक संचालक
नगर रचना वर्धा

PROJECT:
PROPOSED CONSTRUCTION OF TWIN DUPLEX AT WARDHA

SUBMISSION DRAWING

DATE - 12/06/2021

DRG.NO:-

CLIENT'S SIGNATURE

MRS. RAJKUMARI DESHMUKH MRS. SANGEETA PRADEEP RITHE

ARCHITECT'S SIGNATURE

Dr. Priya Choudhary
PRIYA CHOUDHARY
B.Arch. M. Plan. Ph.D
CA/98/20545

C.O.A. REG.NO.: CA/96/20545
TP. LICENCE .NO.: TPW/130/2018

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