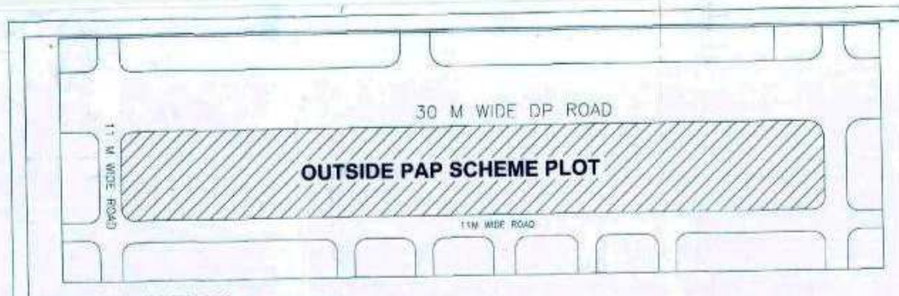
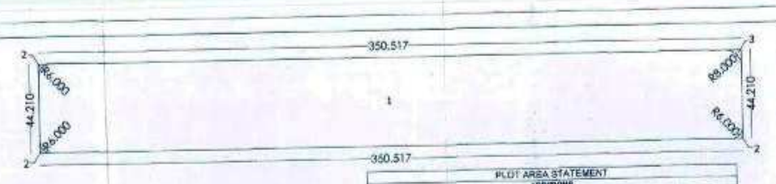




PLOT AREA DIAGRAM
SCALE 1:1000

PLOT AREA STATEMENT

Sr.No.	Type	Number	Dimensions Length	Breadth / Diameter	Angle	Radius	Calculation	Answer IN SQ.M
1	Rectangle	1	350.517	44.210			length X breadth	15496.337
							TOTAL	15496.337

Sr.No.	Type	Number	Dimensions Length	Breadth / Diameter	Angle	Radius	Calculation	Answer IN SQ.M
1	Corners	5	1			6.00		23.142
2	Corners	1	1			6.00		13.714
						TOTAL		36.857

TOTAL PLOT AREA	15459.500

WATER REQUIREMENT

SR. NO.	TYPE	RESIDENTIAL NO. OF PERSONS	RESIDENTIAL 135 Ltrs / Person / Day	COMERCIAL NO. OF PERSONS	COMERCIAL 45 Ltrs / Person / Day	TOTAL	NO. OF BLOCKS	TOTAL
1	BLOCK 1,9	144	19440	49	2205	21645	2	43290
2	BLOCK 2,5,8	192	25920	56	2520	28440	3	85320
3	BLOCK 3,4,6,7	144	19440	40	1800	21240	4	84960
	TOTAL WATER REQUIREMENT PER DAY							213570
	FIRE FIGHTING TANK (25,000 ltrs for each building)							75000
	TOTAL WATER TANK CAPACITY							288570
	UG SUMP REQUIRED (= 50% OF TOTAL REQUIREMENT)							144285
	UG SUMP PROVIDED							150000
	OHT REQUIRED (= TOTAL REQUIREMENT)							288570
	OHT PROVIDED							289000

NET BUILT UP AREA STATEMENT

NET BUILT AREA FOR COMMERCIAL

SR.NO.	FLOOR	SHOPPING 1	SHOPPING 2	SHOPPING 3
1	BASEMENT	331.897	0	331.897
2	GROUND	1286.699	1304.999	1286.699
3	1ST FLOOR	101.881	0	101.881
	TOTAL	1520.477	1304.999	1520.477
	TOTAL BUILT UP AREA FOR 3 COMMERCIAL BLOCKS (A)			4355.773

NET BUILT UP AREA FOR RESIDENTIAL

SR.NO.	FLOOR	BLOCK 1	BLOCK 2	BLOCK 3	BLOCK 4	BLOCK 5	BLOCK 6	BLOCK 7	BLOCK 8	BLOCK 9
1	2ND FLOOR	291.466	366.431	275.131	275.131	366.431	275.131	275.131	366.431	291.466
2	3RD FLOOR	291.466	366.431	275.131	275.131	366.431	275.131	275.131	366.431	291.466
3	4TH FLOOR	291.466	366.431	275.131	275.131	366.431	275.131	275.131	366.431	291.466
4	5TH FLOOR	291.466	366.431	275.131	275.131	366.431	275.131	275.131	366.431	291.466
5	6TH FLOOR	291.466	366.431	275.131	275.131	366.431	275.131	275.131	366.431	291.466
6	7TH FLOOR	291.466	366.431	275.131	275.131	366.431	275.131	275.131	366.431	291.466
	TOTAL	1749.796	2198.586	1650.786	1650.786	2198.586	1650.786	1650.786	2198.586	1749.796
	TOTAL BUILT UP AREA FOR 9 RESIDENTIAL BLOCKS (B)									16696.494
	TOTAL BUILT UP AREA (A+B)									21052.267

BALCONY AREA STATEMENT

SR.NO.	BLOCK NO.	NET BUILT UP AREA PER FLOOR	PERMISSIBLE BALCONY AREA PER FLOOR (15 %) IN SQ.M.	PROPOSED BALCONY AREA / FLOOR IN SQ.M. ENCLOSED	OPEN	TOTAL	NO. OF BLOCKS	OVERALL BALCONY AREA
1	BLOCK 1,9	291.466	43.720	18.414	15.289	33.703	2	67.406
2	BLOCK 2,5,8	366.431	54.956	24.552	20.747	45.299	3	135.897
3	BLOCK 3,4,6,7	275.131	41.270	18.414	15.56	33.974	4	135.896
	TOTAL FOR TYPICAL FLOORS						9	339.199
	GRAND TOTAL FOR 6 FLOORS							2035.194

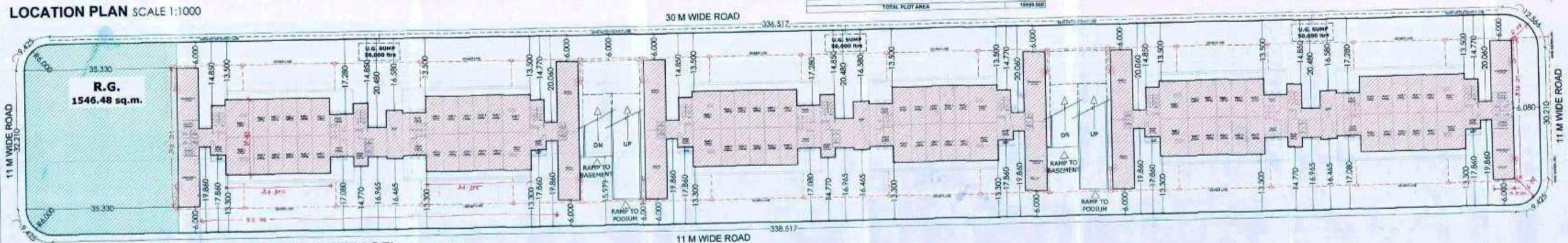
GROSS BUILT UP AREA STATEMENT

BUILDING TYPE	NET BUILT UP AREA IN SQ.M	STAIRCASE AREA In SQ.M	LIFT + LIFT LOBBY AREA In SQ.M	BALCONY AREA In SQ.M	METER ROOM AREA In SQ.M	GROSS BUILT UP AREA In SQ.M
SHOPPING 1	1520.477	110.208	51.840		41.435	1744.458
SHOPPING 2	1304.999	81.968	10.880		41.508	1498.135
SHOPPING 3	1520.477	110.208	51.840		41.478	1744.453
SHOPPING 3	4355.773	272.904	142.560		140.766	4915.021
TOTAL (COMMERCIAL)						
BLOCK 1	1749.796	115.934	86.166	202.038		2153.934
BLOCK 2	2198.586	115.934	61.136	271.704		2647.428
BLOCK 3	1650.786	115.934	96.166	203.844		2056.730
BLOCK 4	1650.786	115.934	96.166	203.844		2056.730
BLOCK 5	2198.586	115.934	61.136	271.704		2647.428
BLOCK 6	1650.786	115.934	86.166	203.844		2056.730
BLOCK 7	1650.786	115.934	86.166	203.844		2056.730
BLOCK 8	2198.586	115.934	61.136	271.704		2647.428
BLOCK 9	1749.796	115.934	86.166	202.228		2153.094
TOTAL (RESIDENTIAL)	16696.494	1043.406	790.398	2035.194		20565.312
PODIUM FLOOR GROSS BUILT UP AREA						6580.576
BASEMENT GROSS BUILT UP AREA						9330.533
TOTAL GROSS BUILT UP AREA						40981.442

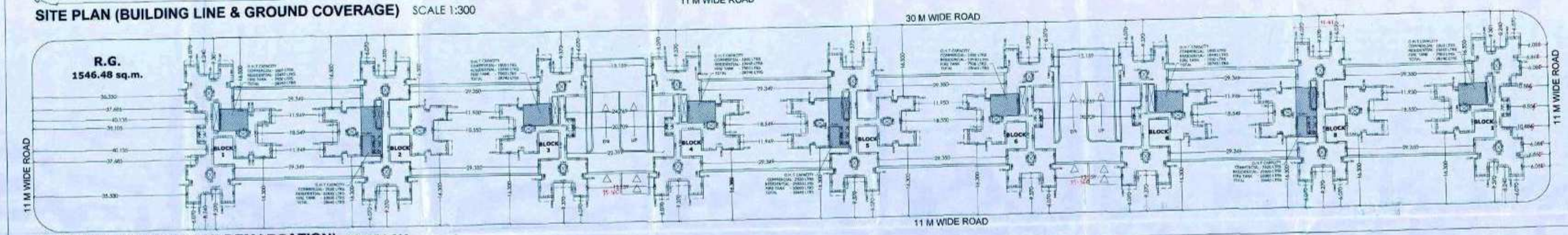
PROFORMA

1	TOTAL PLOT AREA	15459.500
2	PERMISSIBLE F.S.I.	1.500
3	PERMISSIBLE BUILT UP AREA	23189.250
4	PROPOSED COMMERCIAL BUILT UP AREA	4355.773
5	PROPOSED RESIDENTIAL BUILT UP AREA	16696.494
6	PROPOSED TOTAL BUILT UP AREA	21052.267
7	F.S.I. CONSUMED	1.362
8	PERMISSIBLE OPEN SPACE (10% OF PLOT AREA)	1545.950
9	PROPOSED OPEN SPACE	1546.499
10	PERMISSIBLE GROUND COVERAGE (40%OF PLOT AREA)	6056.775
11	PROPOSED GROUND COVERAGE	6479.615

LOCATION PLAN SCALE 1:1000

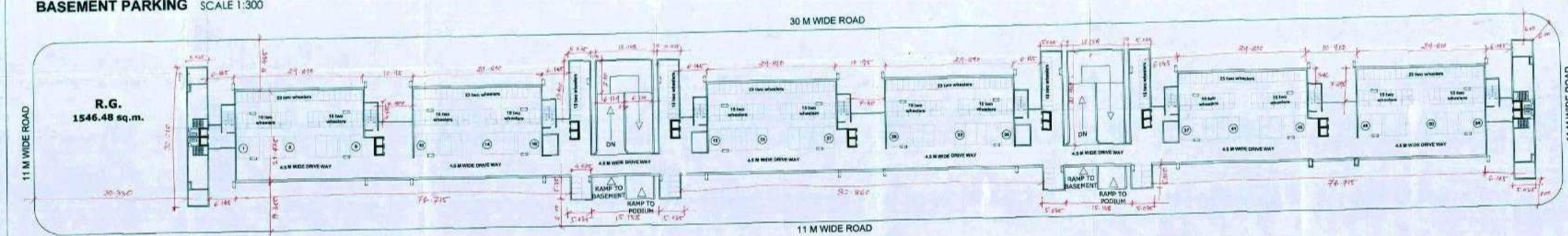


SITE PLAN (BUILDING LINE & GROUND COVERAGE) SCALE 1:300



SITE PLAN (OPEN SPACE DEMARCATION) SCALE 1:300

BASEMENT PARKING SCALE 1:300



PODIUM PARKING SCALE 1:300

PARKING REQUIREMENT

SR. NO		NOS.	AREA IN sq.m AREA	AREA IN sq.m TOTAL	PARKING RATE 4 WHEELERS	PARKING RATE 2 WHEELERS	REQUIRED PARKING 4 WHEELERS	REQUIRED PARKING 2 WHEELERS	PARKING PROVIDED 4 WHEELERS	PARKING PROVIDED 2 WHEELERS
1	SHOP 1	12	50.94	611.28	1 FOR EVERY 50 sq.m AREA	2 FOR EVERY 50 sq.m AREA	71	143		
2	SHOP 2	12	26.94	323.28						
3	SHOP 3	36	28.63	1030.68						
4	SHOP 4	12	33.66	403.92						
5	SHOP 5	4	66.9	267.6						
6	SHOP 6	4	65.99	263.96						
7	SHOWROOM1	2	153.91	307.82						
8	SHOWROOM2	2	152.31	304.62						
	TOTAL	84	-	3533.16						
9	1 BHK	126	34.288	-	-	1 FOR EVERY 50 TO 80 sq.m	-	315		
10	1-1/2 BHK	24	41.609	-	1 FOR AREA BETWEEN 40 TO 80 sq.m	2 FOR AREA BETWEEN 40 TO 80 sq.m	24	48		
	TOTAL						95	515	306	620

PARKING SCHEDULE

SR. NO	PARKING LEVEL	4 WHEELERS	2 WHEELERS
1	PODIUM	54	378
2	BASEMENT	252	242
3	TOTAL	306	620

MAIN LAYOUT AND PARKING

Sheet No. 01

APPROVAL STAMP

APPROVED

Checked & Exam in under

NOTE:

1. ALL DIMENTIONS ARE IN METERS.
2. EXTERNAM WALLS ARE 230 MM THICK.
3. INTERNAL WALLS ARE 150 MM THICK.
4. FOLLOW WRITEN DIMENSIONS.

DESCRIPTIOPN OF PROPOSAL & PROPERTY

DEVELOPMENT FOR RESIDENTIAL TOWNSHIP AND SHOPPING CENTRE AT KHAPARI(RLY) ON PLOT OUTSIDE PAP SCHEME, BEARING SURVERY NOS. 159(PART), 163(PART), 164(PART), & GOVT. ROAD (162-PART), MIHAN NOTIFIED AREA, NAGPUR.

NAME, ADD & SIGNATURE OF THE DEVELOPER:

For Restox Builders & Developers Pvt. Ltd. Chairman & Managing Director

Restox Builders & Developers Pvt. Ltd. 3/341, 1A, Rajiv CHSL, Madhusudan Kalekar Marg, Next to FDA, Bandra Kurla Complex, Bandra (E), Mumbai. - 400 051Maharshtra, INDIA

SHEET NO :-	CONTENT OF SHEET	NORTH
01	- LOCATION PLAN - SITE PLAN, OPEN SPACE DEMARCATION PLAN - AREA CALCULATIONS - PARKING PLAN AND CALCULATIONS	

NAME ,ADD & SIGNATURE OF ARCHITECT

Ref ASSOCIATES ARCHITECTS

MR. MAHESH KHANOLKAR
ASSOCIATED ARCHITECTS
501, RAJNAG APARTMENT, 14TH ROAD, CHEMBUR, MUMBAI - 400071
TEL: 022-25210265, 25215269, 25211402
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