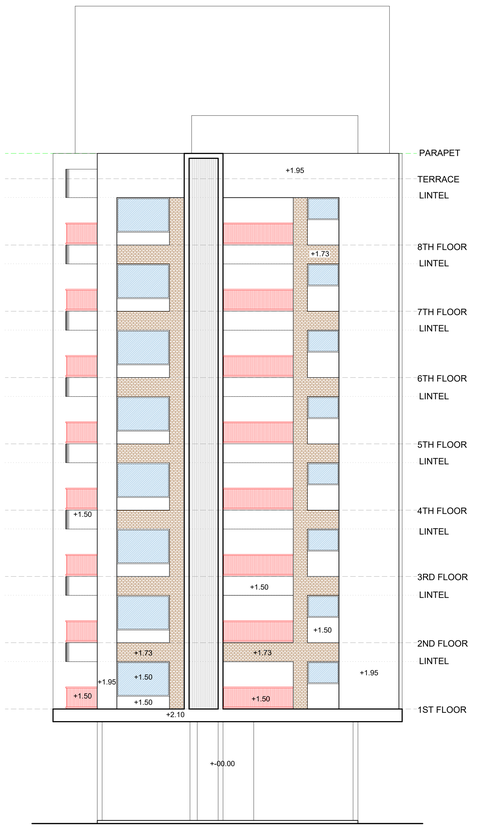
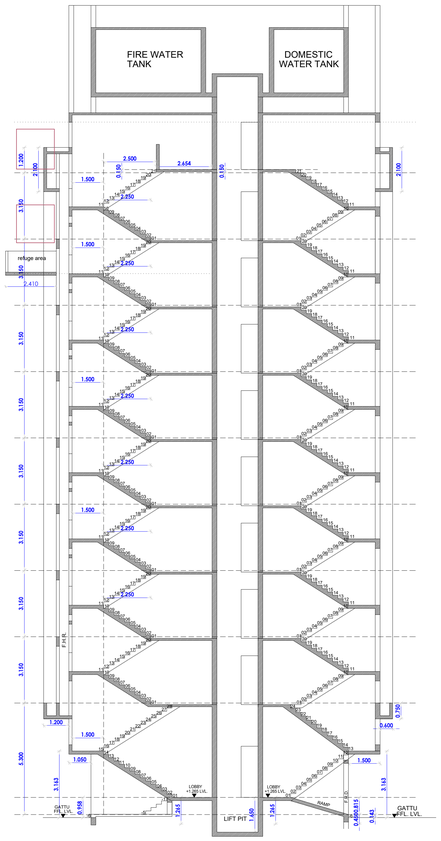
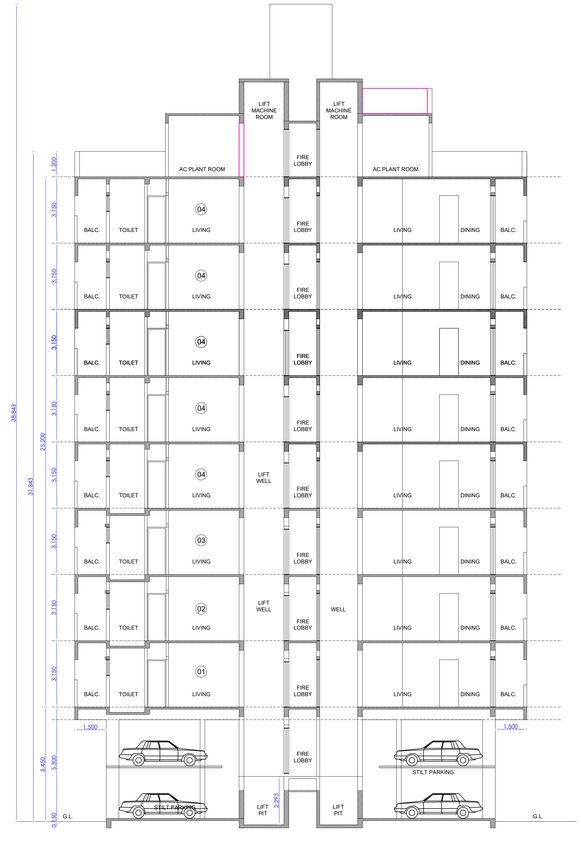


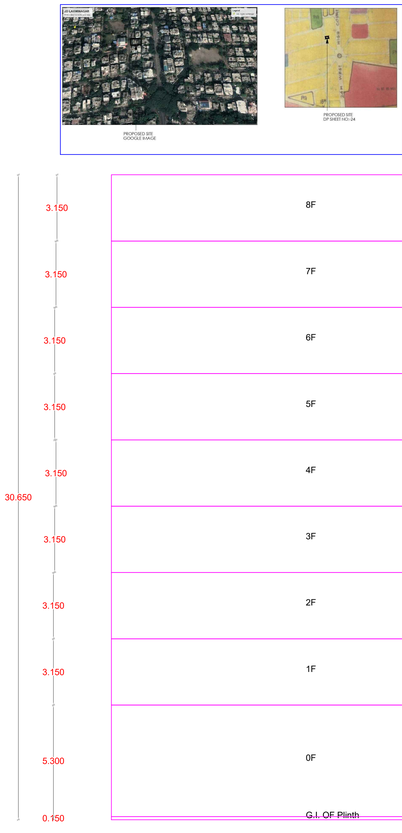
FRONT ELEVATION



SECTION A-A
SCALE:- 1:100



SECTION B-B
SCALE:- 1:100



SECTION VIEW - KANCHAN CO OP HSG SOCIETY

Project Details	
Building Type - Redevelopment For Dangerous Building	
Zone Type - Residential Zone	
Location - Non-Congested	
Ward No - 05	
Plot No. - T-4	
Cts No./Servey No. -	34/151
Sheet No - -1	
Zone Number	Mauza Ajani
Ward Name :	19.313/34-नागपूरसंपर्क क्षेत्र क्र.34
Prorata Value :	0.00

Signature Not Verified

Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2023.11.04 14:41:26 IST
Reason: Approved Drawing Generation
Location: Maharashtra Project Location
Project Code : NMO-23-ENTRY-83553
Application Number : RNMC/SR/301459
Proposal Number : 216142
Certificate Number : NMO/RB2/2023/APL/00155

Deputy Director Of Town Planning
Date: 07/10/2023

Town Planner
Date: 05/10/2023

Junior Engineer
Date: 05/10/2023

KANCHANCOOPHSGSOCIETY

BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT. SHAFT	Other Deduction	TOTAL FSIAREA
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.						
KANCHAN CO OP HSG SOCIETY	SEVENTH FLR	0.00	335.86	0.00	0.00	0.00	87.61	0.00	0.00	0.00	0.67	0.00	17.63	317.56
KANCHAN CO OP HSG SOCIETY	TYPICAL 1ST TO 6TH AND 8TH FLR	0.00	2271.08	0.00	0.00	0.00	613.27	0.00	0.00	46.62	4.69	0.00	0.00	2219.77
KANCHAN CO OP HSG SOCIETY	GF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
KANCHAN CO OP HSG SOCIETY	Total	0.00	2606.94	0.00	0.00	0.00	700.88	0.00	0.00	46.62	5.36	0.00	17.63	2537.33

FSI DETAILS

9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.50	0.65	0.00	0.00	0.00	2.25	0.00	0.00
9.2 Existing Consumed Index	1.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.27	0.50	0.65	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area)	943.88	371.61	483.09	0.00	951.53	0.00	2750.11	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	943.88	371.61	270.40	0.00	951.44	0.00	2537.33	0.00	2537.33
9.6 Index Consumed	1.26	0.50	0.36	0.00	0.00	0.00	2.13	0.00	0.00

Parking Check As Per Multiplying Factor : 0.90

Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	15	17	16	17	OK

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
KANCHAN CO OP HSG SOCIETY	v	0.60	0.60	8

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
KANCHAN CO OP HSG SOCIETY	TYPICAL 1ST TO 6TH AND 8TH FLR	101,201,301,401,501,601,801	7	91.39	0.00	25.89	91.39
KANCHAN CO OP HSG SOCIETY	TYPICAL 1ST TO 6TH AND 8TH FLR	102,202,302,402,502,602,802	7	89.41	18.59	24.56	108.00
KANCHAN CO OP HSG SOCIETY	SEVENTH FLR	701	1	91.39	18.57	25.89	109.96
KANCHAN CO OP HSG SOCIETY	SEVENTH FLR	702	1	89.41	18.59	24.56	108.00

Parking Check (Table 6B)

Building Name	USE	REQ. RATIO		NO.OF Tena/Area	PRP. RATIO	
		car	Scooter		car	Scooter
KANCHAN CO OP HSG SOCIETY	Residential	1	1	16	16.00	16.00
Total	-	-	-	-	16.00	16.00
Visitors parking(5%)	-	-	-	-	0.80	0.80
Total	-	-	-	-	16.80	16.80

REVDEVTABLE

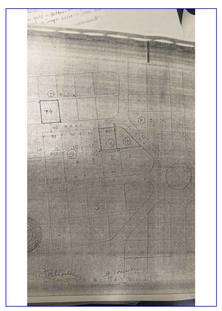
SR.No	Building/Tenement No.	Carpet Area Per Tenement	BUA Per Tenement	STAUS OF OCCUPANT	Number Of Tenements	Residenntial/ Non Residential	carpet below 27. 87 SqM.	Total	Incentive 10% per tenement for owner	Total incenitve	10sq m BUA addition If tenement is less than 45 SqM upto 27 SqM built up	Total of 10 SqM addition	Addition to 10% 0r 50% Incentive
0	6	74.32	74.32		6	Residential	0	445.92	0	0.00	-	-	133.776

SCHEDULE OF OPENINGS

SD	2.400 x 2.250	GLAZED SLIDING DOOR
D	1.000 x 2.250	PANELLED DOOR
D1	0.900 x 2.250	PANELLED DOOR
D2	0.750 x 2.250	PANELLED DOOR
W	1.500 x 1.650	GLAZED WINDOW
W1	1.200 x 1.200	GLAZED WINDOW
V	0.600 x 0.750	VENTILATOR

PROJECT TITLE
PROPOSED RESIDENTIAL MULTIFAMILY UNIT BUILDING PLAN ON PLOT NO. T-4, C.T.S. NO:- 151, SHEET NO:- 84/34, MOUZA- AJNI, N.M.C. HOUSE NO:- , SCIENTIFIC CO-OP HOUSING SOCIETY LTD., WARD NO. 5, THA-NAGPUR, DIST:- NAGPUR. BELONGING TO :- KANCHAN CO.OP. HSG. SOCIETY, BELONGING TO SMT. MUKTA CHANDRAKANT BARVE & 6 OTHERS THROUGH P.O.A. JD BUILDCON PVT. LTD. SHRI SANJAY S. JOSHI SHRI MAHESH S. DANDE

SECTION VIEW - KANCHAN CO OP HSG SOCIETY



Owner details		
Owner Name	Postal Address	Contact Number
M/s. Kanchan Co- Op housing Society	Plot No. T-4,,Behind Suyog Mangal Karyalay,,Ranapratap Nagar S.O,Nagpur-440022,Maharashtra	9422492995
Kunjbihari Harikishandas Parikh and others	G-001 yash enclave k-1 buty layout shivajinagar nagpur-10	
Through POA M S JD BUILDCON PVT LTD Shri Sanjay S Joshi And Shri Mahesh S Dande	NAGPUR	

Proforma I : Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	743.22
(a) As per ownership document (7/12, CTS extract)	743.22
(b) as per TILR or City Survey measurement sheet	743.22
(c) as per Demarcated drawing area	743.22
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	743.22
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	743.22
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	743.22
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc. As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc.then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed _____	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-10-03 and the dimensions of sides etc. of plot stated onplan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

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.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Shri Sanjay S Joshi And Shri Mahesh S Dande
Postal Address : Plot No. T-4,,Behind Suyog Mangal Karyalay,,Ranapratap Nagar

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 34/151

SITE ADDRESS :-
PLOT NO. T-4, C.T.S. NO.-151, SHEET NO:- 84/34, MOUZA- AJNI, N.M.C.SCIENTIFIC CO-OP HOUSING SOCIETY LTD.,. WARD NO. 5,THA-NAGPUR, DIST:- NAGPUR

Name Of Architect : Prashant Baliram Salpate

LOGO

ADDRESS OF OFFICE
OFFICE :-
Design Cell, The Edge 12 Shankar Nagar
W.H.C. Road Nagpur

OWNERS SIGN -
Verified by applicant

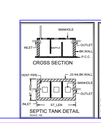
TECHNICAL PERSON SIGN
Signature Not Verified
Digitally signed by PRAMOD BHAURAO GAWANDE
Date: 2023.11.04 14:41:26 IST
Reason: Approved Drawing Generation
Location: Maharashtra Project Location
Project Code : NMO-23-ENTRY-83553
Application Number : RNMC/SR/301459
Proposal Number : 216142
Certificate Number : NMO/RB2/2023/APL/00155

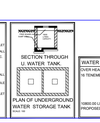
SCALE - 1:100 | Date: 03/10/23

JOB NO - NMO-23-ENTRY-83553 CHECK BY - -

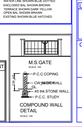
SUBMISSION DRAWING

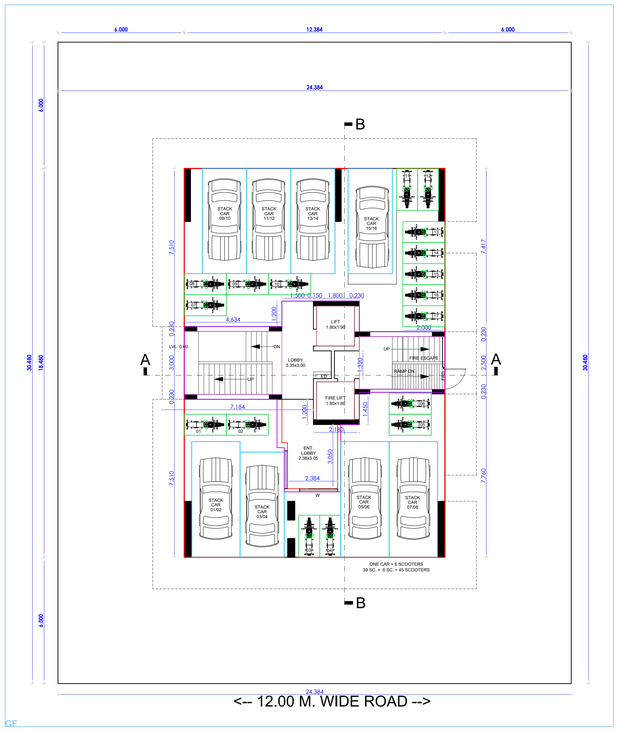
LEGENDS:
PROPOSED WORK : RED
EXISTING WORK : BLACK
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER SUPPLY LINE SHOWN BLUE
EXCLUSIVE SEL SHOWN BROWN
OPEN SEL SHOWN BROWN
ROOTING SHOWN BLUE HATCHED





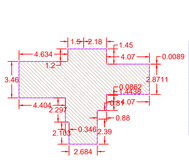
WATER STORAGE REQUIREMENT
DAILY AVERAGE WATER DEMAND
AT TREATMENT = 80 PERSON X 135.00 LR
10800.00Ltr
PROPOSED O.H.W.T = 5.00 LR
UGR Prop 20000.00





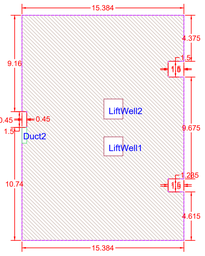
GF

GROUND FLOOR PLAN
SCALE:- 1:100



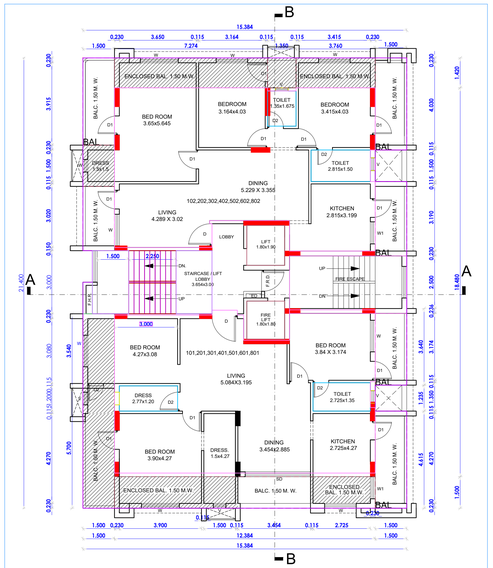
BUILT UP AREA CALCULATION FOR GF KANCHAN CO OP HSG SOCIETY			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	12.38	9.06	58.56
BLOCK AREA TOTAL =58.56Sq.M			
TOTAL Deduction =0.00Sq.M			
Net BuiltUp Area =58.56 Sq.M			

BUILT-UP AREA CALCULATION GF KANCHAN CO OP HSG SOCIETY

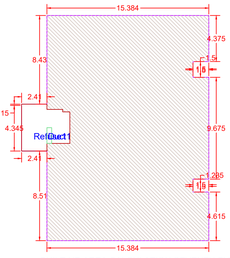


BUILT-UP AREA CALCULATION TYPICAL 1ST TO 6TH AND 8TH FLR KANCHAN CO OP HSG SOCIETY

TYPICAL 1ST, 2ND, 3RD, 4TH,5TH, 6TH, 8TH FLOOR PLAN
SCALE:- 1:100



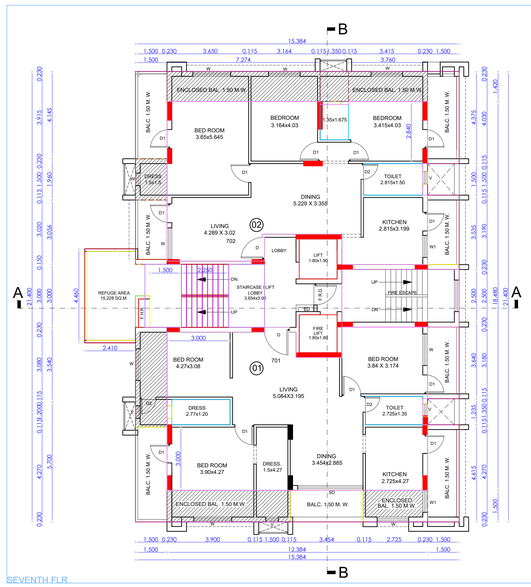
BUILT UP AREA CALCULATION FOR TYPICAL 1ST TO 6TH AND 8TH FLR KANCHAN CO OP HSG SOCIETY			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	21.40	15.38	324.44
BLOCK AREA TOTAL =324.44Sq.M			
LiftWell2	-	-	3.42
LiftWell1	-	-	3.24
Duct2	-	-	0.67
TOTAL Deduction =7.33Sq.M			
Net BuiltUp Area =317.11 Sq.M			



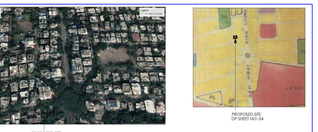
BUILT-UP AREA CALCULATION SEVENTH FLR KANCHAN CO OP HSG SOCIETY

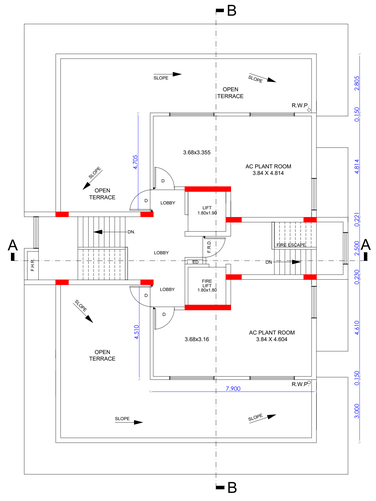
BUILT UP AREA CALCULATION FOR SEVENTH FLR KANCHAN CO OP HSG SOCIETY			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	21.40	17.79	335.86
BLOCK AREA TOTAL =335.86Sq.M			
Refuse1	-	-	17.63
Duct1	-	-	0.67
TOTAL Deduction =18.30Sq.M			
Net BuiltUp Area =317.56 Sq.M			

TYPICAL 1ST TO 6TH AND 8TH FLR



SEVENTH FLOOR PLAN
SCALE:- 1:100





TERRACE FLOOR PLAN
SCALE:- 1:100

Project Details
Building Type - Redevelopment For Dangerous Building
Zone Type - Residential Zone
Location - Non-Congested
Ward No - 05
Plot No. - T-4
CTs No./Servey No. - 34/151
Sheet No. - 1
Zone Number: - Mauza Ajani
Ward Name : - 19.3\3\34-अजनी/मौजा- अजनी क्र.34
Prorata Value : - 0.00

Signature Not Verified

Digitally signed by PRASHANT BHAURAO GAWANDE
Date: 2023.11.04 14:41:26 IST
Reason: Approved Drawing Generation
Location: Approved Drawing Generation
Project Code : NMO-23-ENTRY-83553
Application Number : RNM/NMO/301459
Proposal Number : 216142
Certificate Number : NMO/R02023/APL/00155

Deputy Director Of Town Planning
Date: 07/10/2023

Town Planner
Date: 05/10/2023

Junior Engineer
Date: 05/10/2023

KANCHANCOOPHSGSOCIETY														
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
		COMM.	RESI.	IND.	SPECIAL	MEZZ.	PROP.	PROP.						
KANCHAN CO OP HSG SOCIETY	SEVENTH FLR	0.00	335.86	0.00	0.00	0.00	87.61	0.00	0.00	0.00	0.67	0.00	17.63	317.56
KANCHAN CO OP HSG SOCIETY	TYPICAL 1ST TO 6TH AND 8TH FLR	0.00	2271.08	0.00	0.00	0.00	613.27	0.00	0.00	46.62	4.69	0.00	0.00	2219.77
KANCHAN CO OP HSG SOCIETY	GF	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
KANCHAN CO OP HSG SOCIETY	Total	0.00	2606.94	0.00	0.00	0.00	700.88	0.00	0.00	46.62	5.36	0.00	17.63	2537.33

FSI DETAILS									
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 60% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.10	0.50	0.65	0.00	0.00	0.00	2.25	0.00	0.00
9.2 Existing Consumed Index	1.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.27	0.50	0.65	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area(	943.88	371.61	483.09	0.00	951.53	0.00	2750.11	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	943.88	371.61	270.40	0.00	951.44	0.00	2537.33	0.00	2537.33
9.6 Index Consumed	1.26	0.50	0.36	0.00	0.00	0.00	2.13	0.00	0.00

SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
KANCHAN CO OP HSG SOCIETY	v	0.60	0.60	8

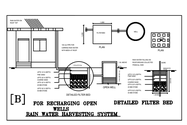
Parking Check As Per Multiplying Factor : 0.90					
Building Name	Required		Proposed		Status
	CarMini Bus	Scooter	CarMini Bus	Scooter	
Total	15	17	16	17	OK

Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
KANCHAN CO OP HSG SOCIETY	TYPICAL 1ST TO 6TH AND 8TH FLR	101,201,301,401,501,601,801	7	91.39	0.00	25.89	91.39
KANCHAN CO OP HSG SOCIETY	TYPICAL 1ST TO 6TH AND 8TH FLR	102,202,302,402,502,602,802	7	89.41	18.59	24.56	108.00
KANCHAN CO OP HSG SOCIETY	SEVENTH FLR	701	1	91.39	18.57	25.89	109.96
KANCHAN CO OP HSG SOCIETY	SEVENTH FLR	702	1	89.41	18.59	24.56	108.00

Parking Check (Table 8B)						
Building Name	USE	REQ. RATIO		NO.OF Tene/Area	PRP. RATIO	
		car	Scooter		car	Scooter
KANCHAN CO OP HSG SOCIETY	Residential	1	1	16	16.00	16.00
Total	-	-	-	-	16.00	16.00
Visitors parking(5%)	-	-	-	-	0.80	0.80
Total	-	-	-	-	16.80	16.80

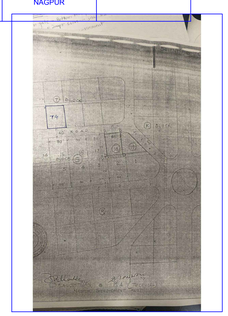
SCHEDULE OF OPENINGS

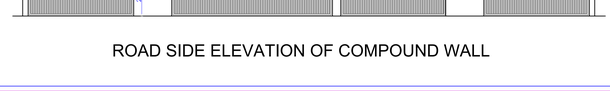
SD	2.400 x 2.250	GLAZED SLIDING DOOR
D	1.000 x 2.250	PANELLED DOOR
D1	0.900 x 2.250	PANELLED DOOR
D2	0.750 x 2.250	PANELLED DOOR
W	1.500 x 1.650	GLAZED WINDOW
W1	1.200 x 1.200	GLAZED WINDOW
V	0.600 x 0.750	VENTILATOR



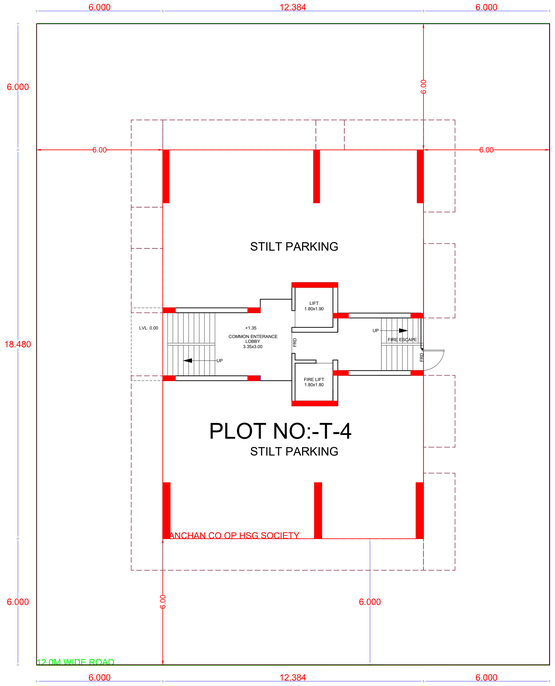
Owner details		
Owner Name	Postal Address	Contact Number
M/s. Kanchan Co- Op housing Society	Plot No. T-4 ,Behind Suyog Mangal Karyalay, Ranapratap Nagar S.O,Nagpur-440022,Maharashtra	9422492995
Kunjbihari Harikishandas Parikh and others	G-001 yash enclave k-1 buty layout shivajinagar nagpur-10	
Through POA M S JD BUILDCON PVT LTD Shri Sanjay S Joshi And Shri Mahesh S Dande	NAGPUR	

PLOT NO:-T-5

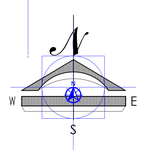




ROAD SIDE ELEVATION OF COMPOUND WALL



PLOT NO:-T-3



<-- 12.00 M. WIDE ROAD -->

SITE PLAN
SCALE:- 1:100

REVDEVTABLE													
SR.No	Building/Tenement No.	Carpet Area Per Tenement	BUA Per Tenement	STAUS OF OCCUPANT	Number Of Tenements	Residennttial/ Non Residential	carpet below 27. 87 SqM.	Total	Incentive 10% per tenement for owner	Total incenitve	10sq m BUA addition if tenement is less than 45 SqM upto 27 SqM built up	Total of 10 SqM addition	Addition to 10% 0r 50% Incentive
0	6	74.32	74.32		6	Residential	0	445.92	0	0.00	-	-	133.776

Proforma I - Area Statement	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	743.22
(a) As per ownership document (7/12, CTS extract)	743.22
(b) as per TILR or City Survey measurement sheet	743.22
(c) as per Demarcated drawing area	743.22
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	743.22
4.Deductions for	-
(a) Proposed D.P./ D.P. Road widening Area /Service Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total a+b)	0.00
5.Balance area of plot (3-4)	743.22
6. Amenity Space	0.00
(Applicable if (1) > 20000 sqmt	-
(Required -(a) Upto 20000 sqmt - Nil	-
(b) Above 20000 sqmt - (a) + 5 % of Total area	0.00
7. Net Plot Area (5-6)	743.22
8. Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt - 10 % of (6) is required.	0.00
Proposed___	0.00
(b) If area is less than 4000 sqmt -Check -	-
i) If it is full number like 1,2,125,419,etc As per 7.12 abstract or City Survey Number - No Recreational open space is required	-
ii) If it is subdivision like 1/2 ,2/5 , 125/1 419/1 etc then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed _____	0.00
(B) Exemption to leave open space subject to availing basic F.S.I of 75 %	-
(C) Exemption to leave open space subject to payment of 10 % land value of land at (7) as per annual statement of rate.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2023-10-03 and the dimensions of sides etc. of plot stated onplan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/ T.P. Scheme Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

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.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.

Shri Sanjay S Joshi And Shri Mahesh S Dande
Postal Address : Plot No. T-4,,Behind Suyog Mangal Karyalay,,Ranapratap Nagar

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 34/151

SITE ADDRESS :
PLOT NO. T-4, C.T.S. NO.-151, SHEET NO:- 84/34, MOUZA- AJNI, N.M.C.SCIENTIFIC CO-OP HOUSING SOCIETY LTD., WARD NO. 5,THA-NAGPUR, DIST:- NAGPUR

Name Of Architect : Prashant Baliram Sabude

LOGO	ADDRESS OF OFFICE : OFFICE :- Design Cell, The Edge 12 Shankar Nagar W.H.C. Road Nagpur

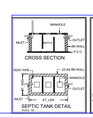
OWNERS SIGN - Verified by applicant

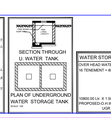
TECHNICAL PERSON SIGN - Signature Not Verified
Digitally signed by PRASHANT BALIRAM SABUDE
Date: 2023.11.04 14:41:26 IST
Reason: Approved Drawing Generation
Location: Approved Drawing Generation

SCALE - 1:100 | Date: 03/10/23

JOB NO - NMO-23-ENTRY-83553 CHECK BY - -

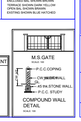
SUBMISSION DRAWING





WATER STORAGE REQUIREMENT
OVER HEAD WATER TANK REQUIRED
6 TENEMENT = 60 PERSON X 135.00 LS = 8100.00 LS

8100.00 LS X 1.00=8100.00 LS
PROPOSED TANK CAPACITY
USR Proj 20000.00



LEGENDS:
PROPOSED NEW BUILDING
ENTRANCE LINE SHOWN YELLOW LIGHT
EXISTING BUILDING TO BE DEMOLISHED
BUILDING BAL SHOWN BROWN
TERRACE SHOWN DARK YELLOW
EXISTING BUILDING
EXISTING SHOWN BLUE HATCHED