PROJECT

PLAN FOR PROPOSED MULTI FAMILY RESIDENTIAL BUILDING ON PLOT NO. 23, MOUZA- BHAMTI , KH.NO- 132 / 3, C.T.S NO- 203, SHEET NO- 53, INDRAPRASTHA CO-OP-HS- SOCIETY, TAH & DIST- NAGPUR, NAGPUR.

Sr.NO.	AREA CALCULATION	SQ.MTS
1	Area of plot (Minimum area of a,b,c,d to be considered	445.910 SQ.MT
	a) As per ownership document (7/12, CTS extract)	445.910 SQ.MT
	b) As per measurement sheet	445.910 SQ.MT
	c) As per site	445.910 SQ.MT
2	Deduction for	
	a) Proposed D.P/ D.P. Road widening Area/ Service Road/ Highway widening	NIL
	b) Any D.P Reservation area	N A
	(Total a + b)	NIL
3	Balanced area of plot (1 - 2)	445.910 SQ.MT
4	Amenity Space (if applicable)	N A
	a) Required -	N A
	b) Adjustmnet of 2 (b) , if any	N A
	c) Balanced Proposed	N A
5	Net Plot Area (3 - 4 (c))	445.910 SQ.MT
6	Recreational Open space (if applicable)	N A
	a) Required -	N A
	b) Proposed -	N A
7	Internal Road Area	9.00 MT
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) 1.10	490.501 SQ.MT
10	Addition of FSI on payment of premium	222.955 SQ.MT
	a) Maximum permissible premium FSI- based on Road width/ TOD Zone.	
	b) Proposed FSI on payment of premium .	
11	In- situ FSI / TDR loading	
	a) In situ area against D.P Road (2.0xSr.No.2(a), if any	
	b) In situ area against Amenity Space if handed over 2.0. of 1.85x Sr.No.4 (b) and / or (c))	
	c) TDR area	89.182 SQ.MT
	d) Total in situ / TDR loading proposed (11 (a)+(b)+(c))	89.006 SQ.MT
12	Additional FSI area under chapter No.7	
13	Total entitlement of FSI in the proposal	
	a) (9+10(b) +11(d)) or 12 whichever is applicable.	802.638 SQ.MT
	b) Ancillary area FSI upto 60 % or 80% with the payment of charges.	60% 481.478 SQ.MT
	c) Total entitlement (a + b)	1284.116 SQ.MT
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) 1.6 or 1.8)	2.00
15	Total Built up area in proposal (excluding area at Sr. No.17 b)	
	a) Existing Built Up Area.	NIL
	b) Proposed Built Up Area (as per 'P -line')	1283.940 SQ.MT
	c) Total (a + b)	1283.940 SQ.MT
16	F.S. I Consumed (15/13) (should be not more than serial No.14 above)	1.80
17	Area for Inclusive Housing , if any	
	a) Required (20 % of Sr. No.5)	N A
	b) Proposed	N A

Certificate of Area :

Certificate that the plot under reference was surveyed by me on 15- 12- 2022 and the dimensions of sides etc. of plot stated on plan are as measure on site and the area so worked out tallies with the area stated in the document of Ownership / T.P Scheme Record / Land Records Department / City survey records.

RUPESH RANGARI
Architect, Planner & Designer
Suman Vihar, 1148,
New Anand Nagar, NAGPUR
COA - CA/05/37206
Lic No -N.M.C/R.-412, N.I.T/R-2170

Signature
(Name of Architect)

Owner 's Declaration-

I/ We undersigned hereby confirm that I/ We would abide by plan approved by Authority/ Collector. I/We would Excecute 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 -

MRS. VRINDA W/o HEMANT DESHMUKH
THROUGH POWER OF ATTORNEY SHREEKRISHNA INFRAVENTURE PARTNERS.

AREA CALCULATION

FSI / Built up Area Calculation :- (For Residential housing Tenements)

a) NET PLOT AREA for FSI Calculation (As per Clause No.3.9 of UDCPR - 2020) As per Release Letter. (18.287x 24.384)		445.910 SQ.MT
b) Net P-Line Built Up Area (As per Clause No.6.6 of UDCPR- 2020)		1283.940 SQ.MT
c) For Residential Use Dividing Factor 1.60 to arrive Basic F.S.I+ Premium F.S.I+ T.D.R: - P -Line Area(1.6)		1283.940 / 1.6 = 802.462 SQ.MT
d) Permissible Ancillary F.S.I: (As per Clause No.6.3 Table No.6 - G, Note- (i) of UDCPR- 2020 b-c-d)		(1283.940 sq.m - 802.462 sq.m) = 481.478 SQ.MT
	Permissible	**Proposed**
e) Permissible Basic F.S.I: / B/up area (1.10 x a)	Basic F.S.I = 1.10 = 490.501	Basic F.S.I = 1.10 = 490.501 sq.m.
f) Permissible Additional F.S.I on Premium -(0.50xa) (As per Clause No.6.3 Table No.6- G of UDCPR- 20220	Premium F.S.I = 0.50 = 222.955 sq.m	Premium F.S.I = 0.50 = 222.955 sq.m
g) Permissible TDR :- (a x Permissible TDR) (As per Clause No. 6.3 Table No.6- G of UDCPR - 2020)	0.2 / 89.182	0.19 / 89.006
h) Total Entitlement of F.S.I (d+e+f+g+)	1284.116 Sq.m	1283.940 sq.m
i) Maximum Building potential on Plot (Excluding Ancillary FSI)	Total FSI = 1.80 802.638 sq.m.	Total FSI = 1.79 802.462 sq.m.
j) Permissible Ancillary FSI (As per Clause No. 6.3, Table No.6 - G , Note (I) of UDCPR)	FSI = 0.60 481.478 sq.m.	FSI = 0.60 481.478 sq.m.

A -	PROPOSED BUILT UP AREA (RESIDENTIAL)	
	a) GROUND FLOOR AREA-	NIL
	b) FIRST FLOOR AREA-	183.420 SQ.MT
	c) SECOND FLOOR AREA-	183.420 SQ.MT
	d) THIRD FLOOR AREA-	183.420 SQ.MT
	e) FOURTH FLOOR AREA-	183.420 SQ.MT
	f) FIFTH FLOOR AREA-	183.420 SQ.MT
	g) SIXTH FLOOR AREA-	183.420 SQ.MT
	h) SEVENTH FLOOR AREA-	183.420 SQ.MT
	TOTAL AREA-	1283.940 SQ.MT

B-	TENEMENT STATEMENT	
01	PERMISSIBLE	18
02	PROPOSED	14

C-	REFERENCE	
01	PLOT BOUNDARY SHOWN IN	-
02	PROPOSED CONSTRUCTION SHOWN IN THUS	-
D-	NAME OF OWNER	SIGN

OWNER -

MRS. VRINDA W/o HEMANT DESHMUKH
THROUGH POWER OF ATTORNEY SHREEKRISHNA INFRAVENTURE PARTNERS.

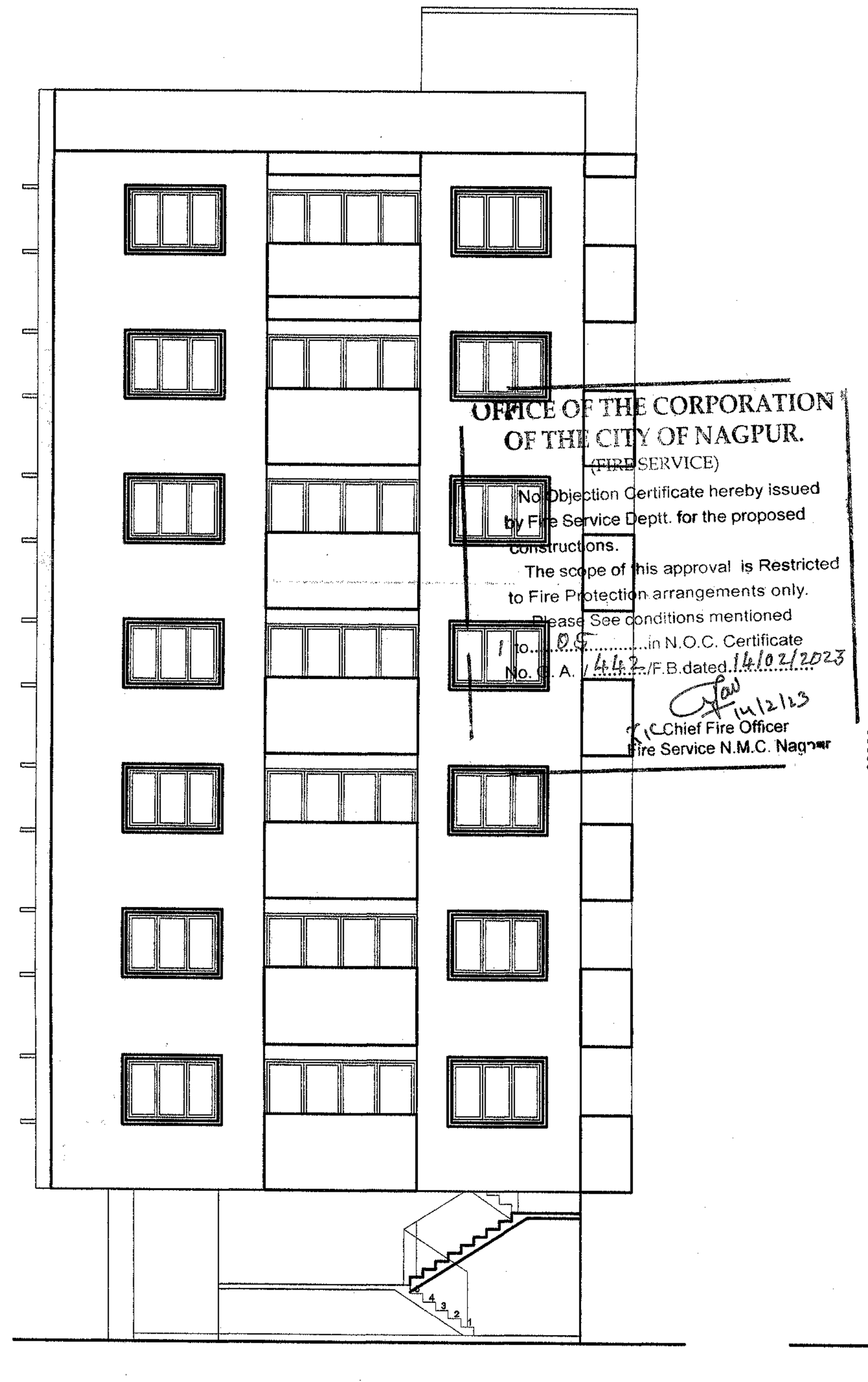
E-	ARCHITECT SIGN	DIRECTION

RUPESH RANGARI
Architect, Planner & Designer
Suman Vihar, 1148,
New Anand Nagar, NAGPUR
COA - CA/05/37206
Lic No -N.M.C/R.-412, N.I.T/R-2170

I N D E X : -

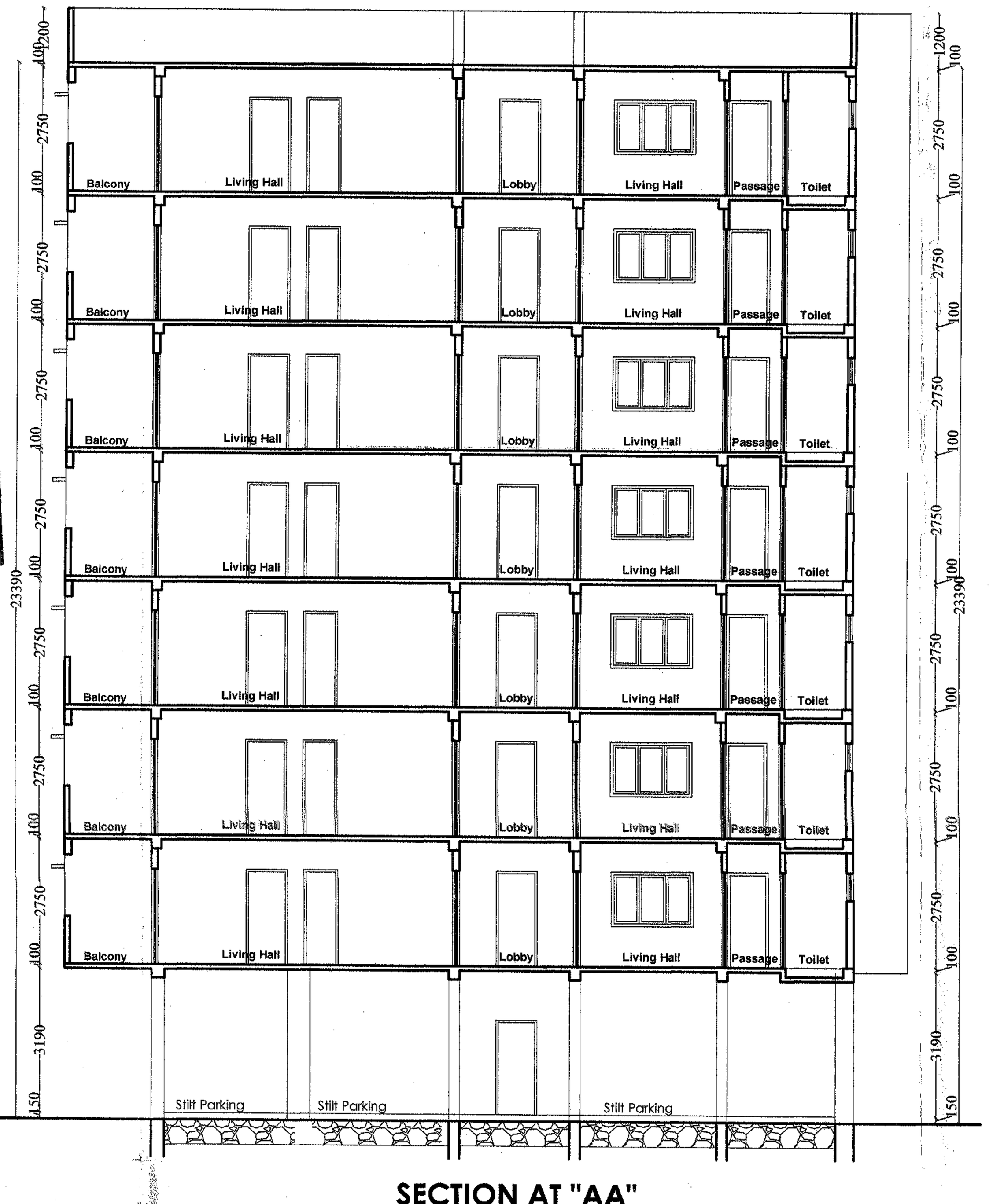
1. PLOT BOUNDARY SHOWN IN -
2. PROPOSED CONSTRUCTION SHOWN IN -
3. EXISTING CONSTRUCTION TO BE REM. SHOWN IN -

DATE	SCALE	NORTH	
	1: 100 1: 200	N	1/1



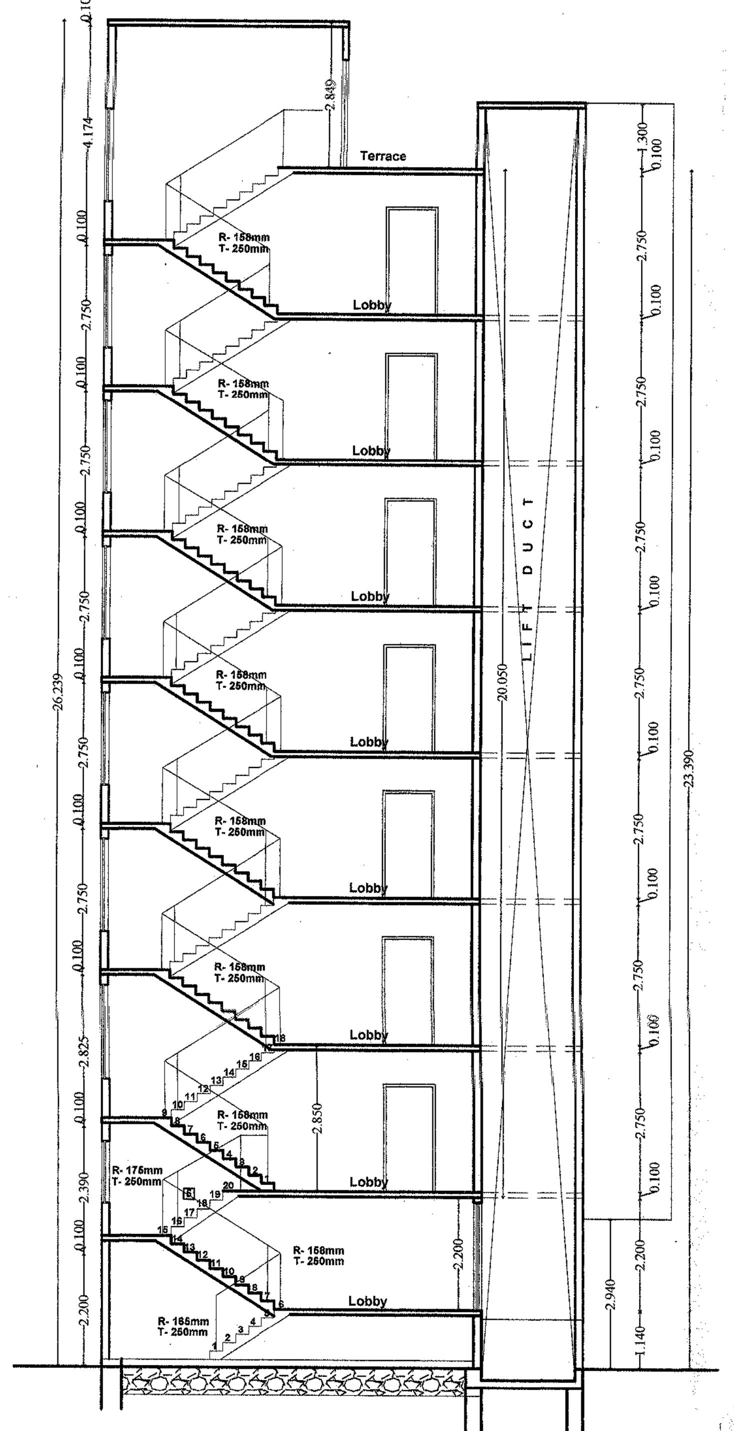
WEST SIDE ELEVATION
SCLAE - 1: 100

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR.
(FIRE SERVICE)
No Objection Certificate hereby issued by Fire Service Deptt. for the proposed constructions.
The scope of this approval is Restricted to Fire Protection arrangements only.
Please See conditions mentioned in N.O.C. Certificate
No. ...A. 442 /F.B.dated 16/02/2023
C.Chief Fire Officer
Fire Service N.M.C. Nagpur

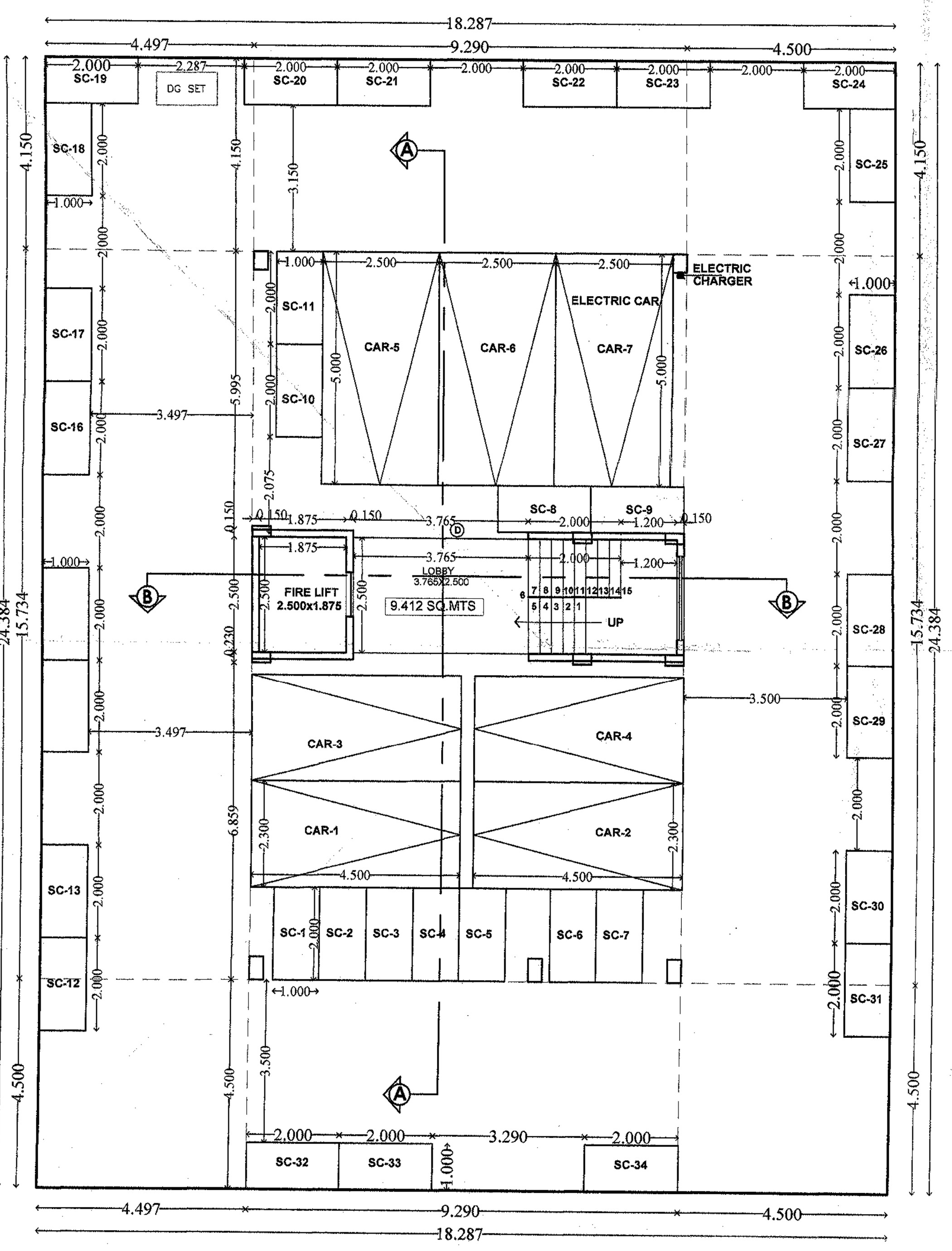


SECTION AT "AA"
SCLAE - 1: 100

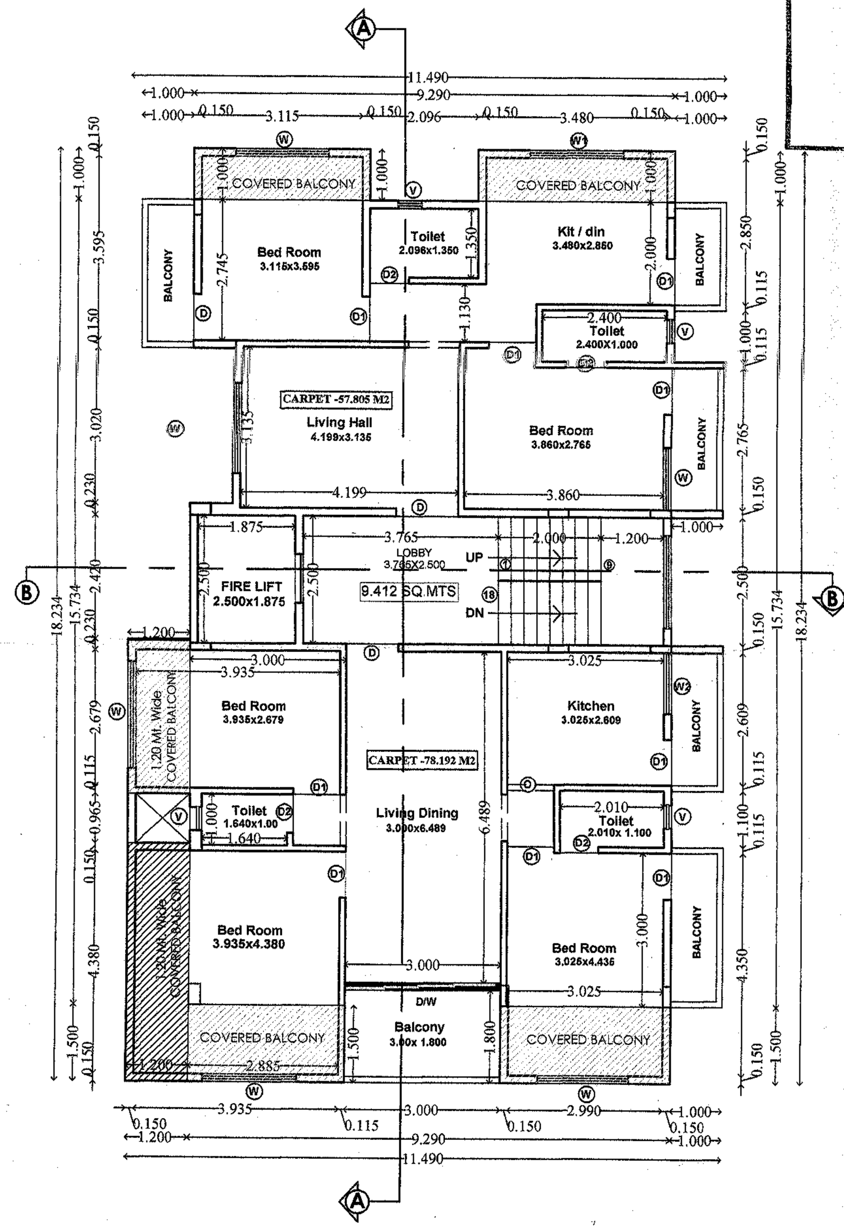
ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA



SECTION AT "BB"
SCLAE - 1: 100

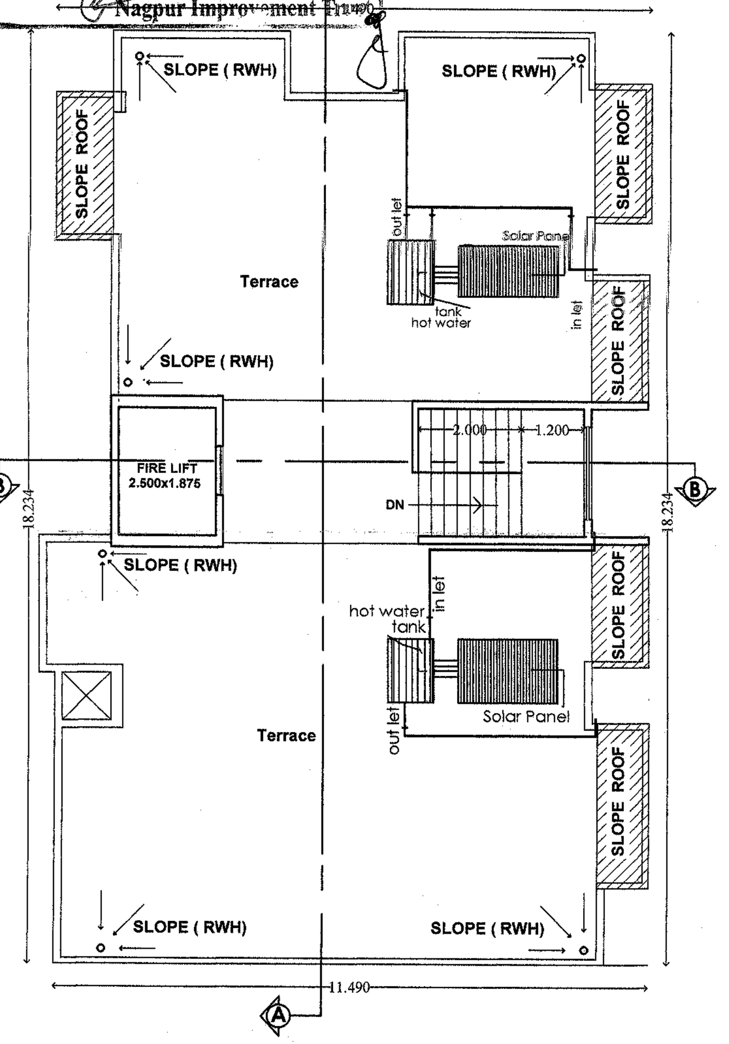


GROUND FLOOR PLAN
SCLAE - 1: 100



Ist,IInd,IIIrd,IVth, Vth,VIth & VIIth FLOOR PLAN
SCLAE - 1: 100

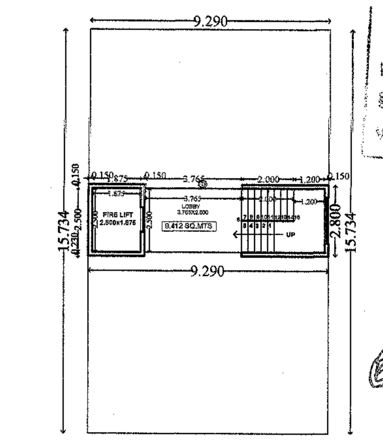
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BE(W)case-No.1545 74878/ToNo.2022110122/1236
Date 05/04/2023
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust



TERRACE LEVEL & SOLAR DETAIL PLAN
SCLAE - 1: 100

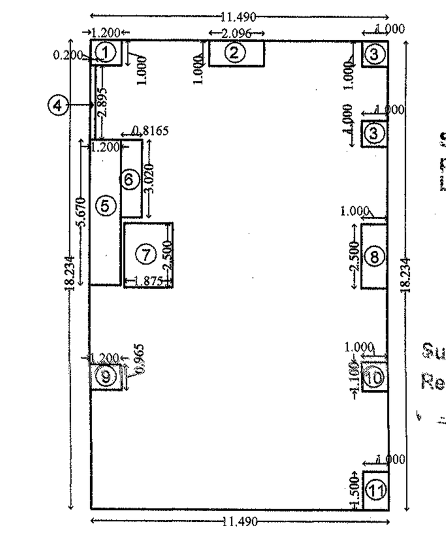
STATION OFFICER
FIRE & EMERGENCY SERVICE
TRIMURTI NAGAR,
N. M. C., NAGPUR.

NIT
L.S No. 2170
Serial No
Valid Up To 31/12/2031



KEY PLAN (P- LINE)
GROUND FLOOR Scale : 1 :200

GROUND FLOOR	
BUILT UP AREA (P- LINE) CALCULATION	
TOTAL -	NIL

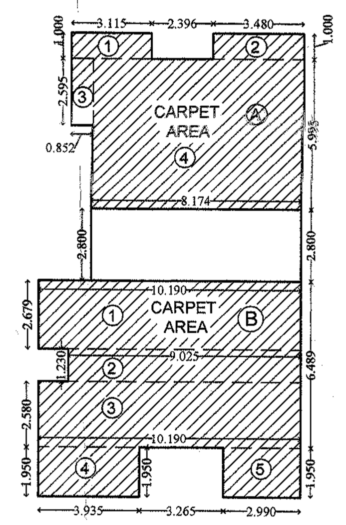


Subject to the Condition as per Airport Authority NOC Letter dt. 21/10/2022

Subject to the condition as per Regularisation letter dt. 27/06/2002

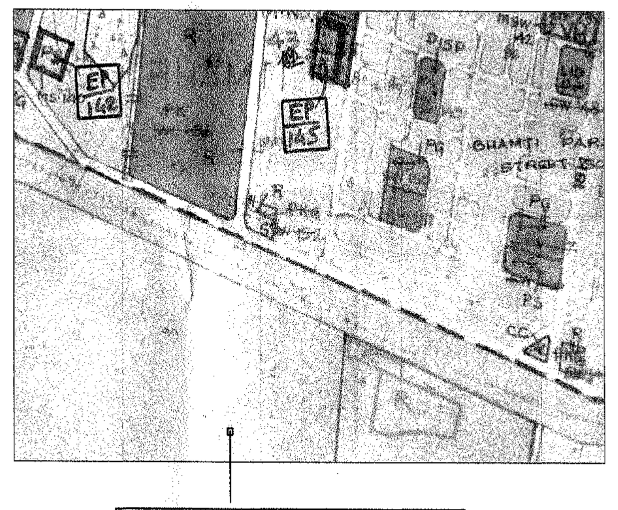
KEY PLAN (P- LINE)
Ist,IInd,IIIrd,IVth,Vth,VIth&VIIth FLOOR
Scale : 1 :200

Ist,IInd,IIIrd,IVth, Vth, VIth & VIIth FLOOR	
BUILT UP AREA (P- LINE) CALCULATION	
A) 11.490X18.234 = 209.508 m2	
TOTAL -	209.508 m2
Deduction	
1) 1.200 x 1.000 x 1 =	1.200 m2
2) 2.096 x 1.000 x 1 =	2.096 m2
3) 1.000 x 1.000 x 2 =	2.000 m2
4) 0.200 x 2.895 x 1 =	0.579 m2
5) 1.200 x 5.670 x 1 =	6.804 m2
6) 0.8165 x 3.020 x 1 =	2.464 m2
7) 1.875x 2.500 x 1 =	4.687 m2
8) 1.000 x 2.500 x 1 =	2.500 m2
9) 1.200 x 0.965 x 1 =	1.158 m2
10) 1.000x 1.100 x 1 =	1.100 m2
11) 1.000x 1.500 x 1 =	1.500 m2
TOTAL -	26.088 m2 (-)
BUILT UP AREA- 209.508 - 26.088 = 183.420 m2	
NET BUILT UP AREA -	183.420 m2



KEY PLAN
CARPET AREA
Ist,IInd,IIIrd,IVth, Vth, VIth&VIIth FLOOR
Scale : 1 :200

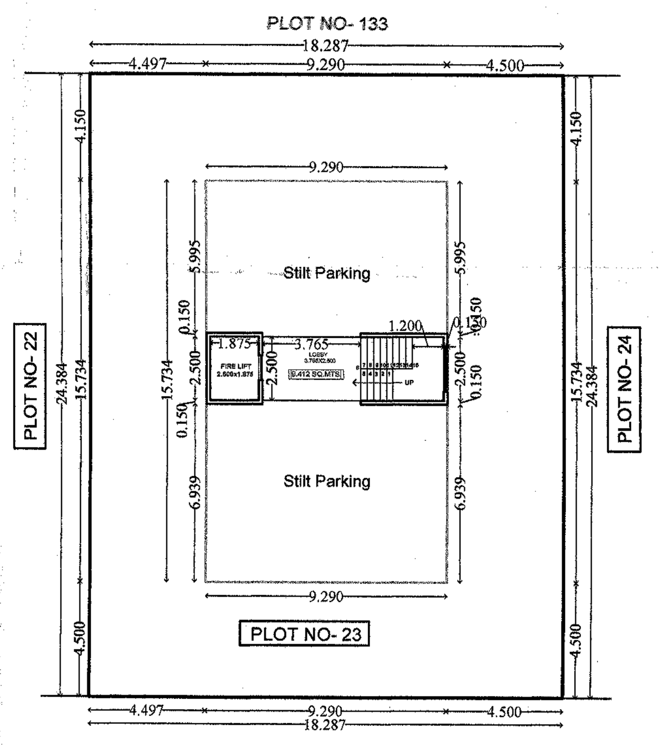
Ist,IInd,IIIrd,IVth,Vth,VIth & VIIth FLOOR CARPET AREA CALCULATION	
A	
1) 3.115 x 1.000 x 1 =	3.115 m2
2) 3.480 x 1.000 x 1 =	3.480 m2
3) 2.595 x 0.852 x 1 =	2.210 m2
4) 8.174 x 5.995 x 1 =	49.000 m2
	57.805 m2
B	
1) 10.190 x 2.679 x 1 =	27.299 m2
2) 9.025 x 1.230 x 1 =	11.100 m2
3) 10.190x 2.580 x 1 =	26.290 m2
4) 3.935 x 1.950 x 1 =	7.673 m2
5) 2.990 x 1.950 x 1 =	5.830 m2
	78.192 m2



PLOT LOCATION
SHEET NO-29 OF DP PLAN

PARKING CALCULATION

No of Tenements	Multi Family Residential Unit
Carpet area between 40 to 80 sq.m.	14 Tenements
Parking:- As per Clause No. 8.1 & Table No.8-B, Sr. No.1 of UDCPR - 2020= Required (As per Amendment vide Gazette dated 04-01-2023)	
For Residential Building	
For Every two tenements with each tenement having carpet are equal to or above 40 sq.m. but less than 80.sq.m.	1 Car + 2 Sc + 5 % V.P.
For 14 Tenements 40-80 sq.m carpet area	7 Car + 14 Sc
5% Visitor Parking = 0 car + 1 Sc Parking Required = 7 car + 15 Sc Multiplying Factor as per table No.8-C Sr. No.02 of UDCPR-2020 = 0.90= 0.90X(7 Cars) Total Parking Required = 7 car + 15 Sc Total Proposed Parking = 7 car + 34 Sc	
Proposed Electric Cars = 7 Cars x 20% = 1 Cars	



9 . 0 0 mt WIDE ROAD

SITE PLAN
SCLAE - 1: 200

SCHEDULE OF OPENING

1) D = 1.00 X 2.10
2) D1 = 0.90 X 2.10
3) D2 = 0.75 X 2.10
4) W = 1.50 X 1.50
5) W1 = 1.20 X 1.20
6) W2 = 0.90 X 1.20
7) D/W = 2.10 X 2.10
8) V = 0.45 X 0.60

GENTECH ENGINEERING SERVICES.
LICENSE NO- MFS / LA / RF-383 / RD-373 / RP-75