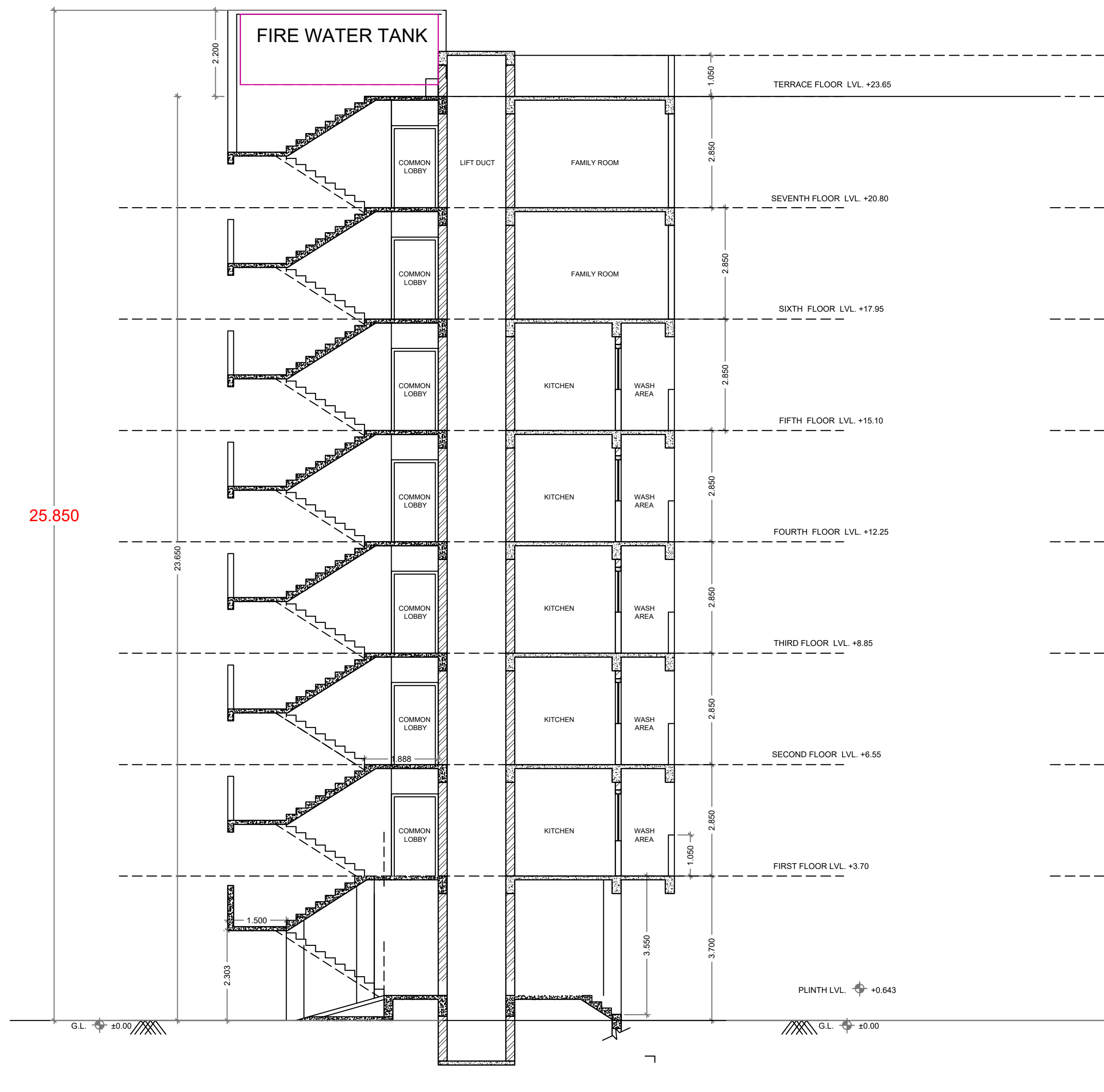
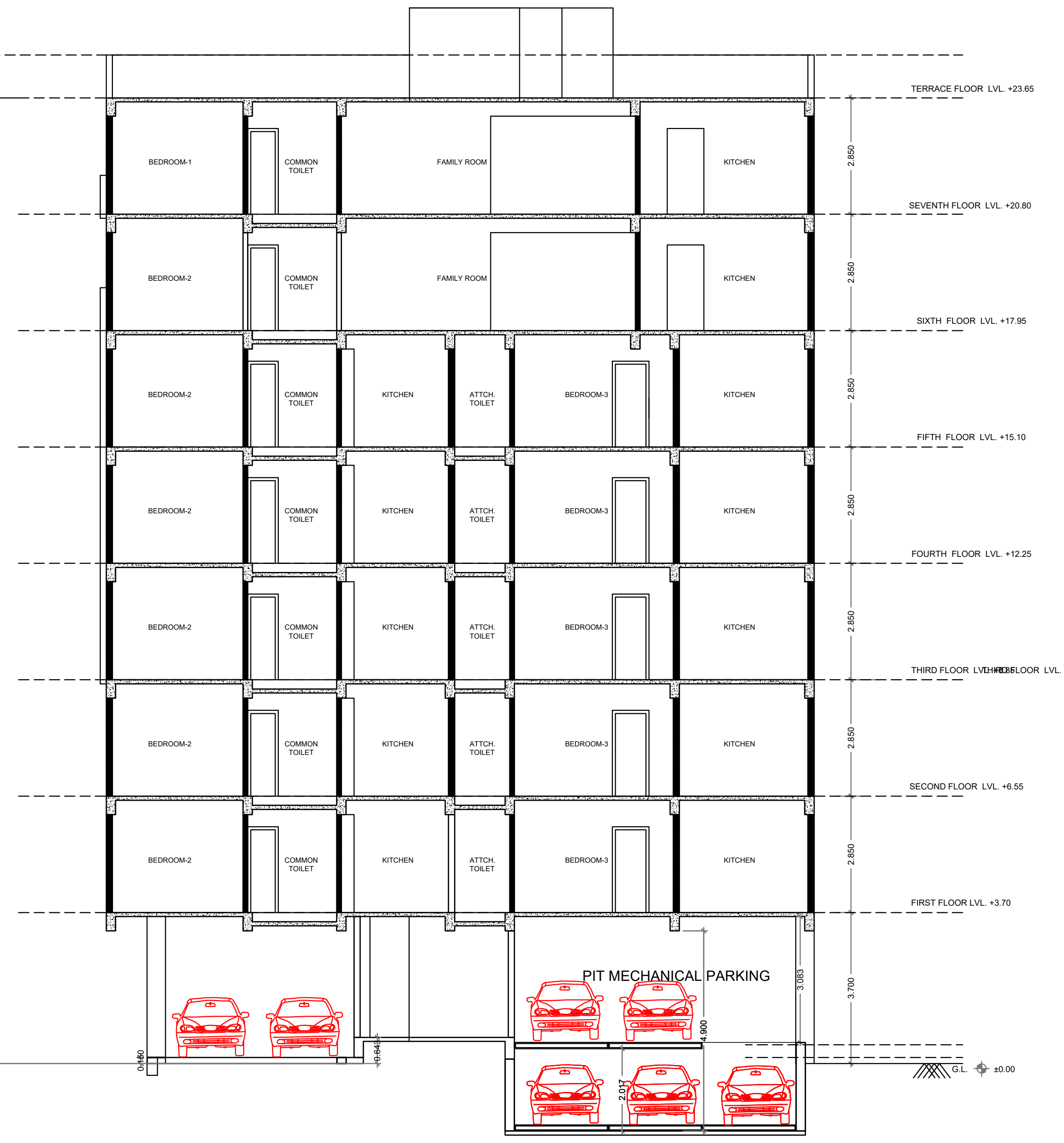
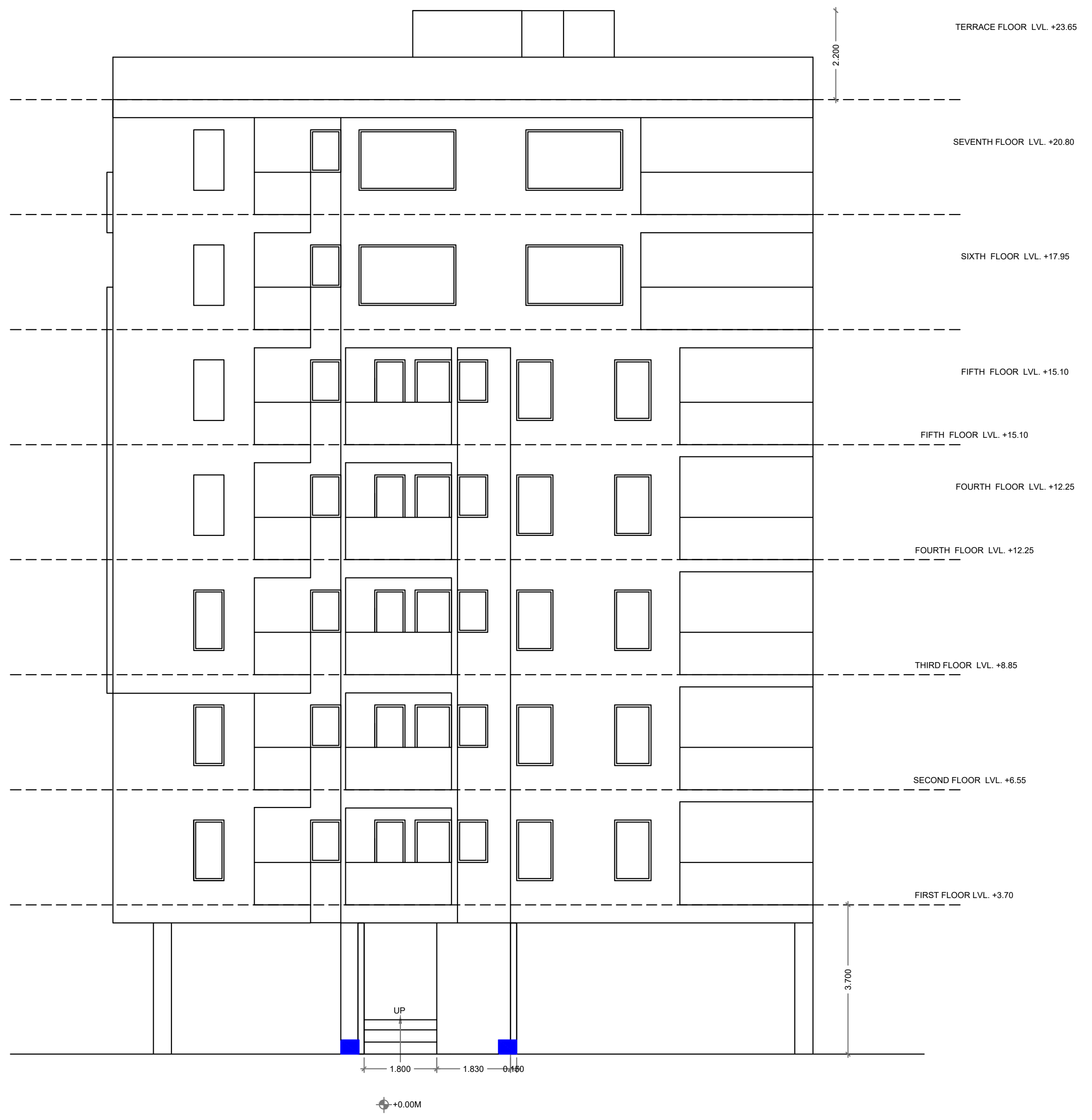
PROPOSED MULTI FAMILY RESIDENTIAL DWELLING ON PLOT NO.3 IN BLOCK 'S' OF THE LAYOUT OF THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LTD, RANI LAXMI NAGAR, KH. NO. 4/2, 7/2, 24, 25, AND 26 / 1 - 4. MOUZA AJNI,NAGPUR ,TAH. & DIST. NAGPUR. BELONGING TO OJASWITA CONSTRUCTION AND NIKHIL PRABHAKAR MUNDLE.

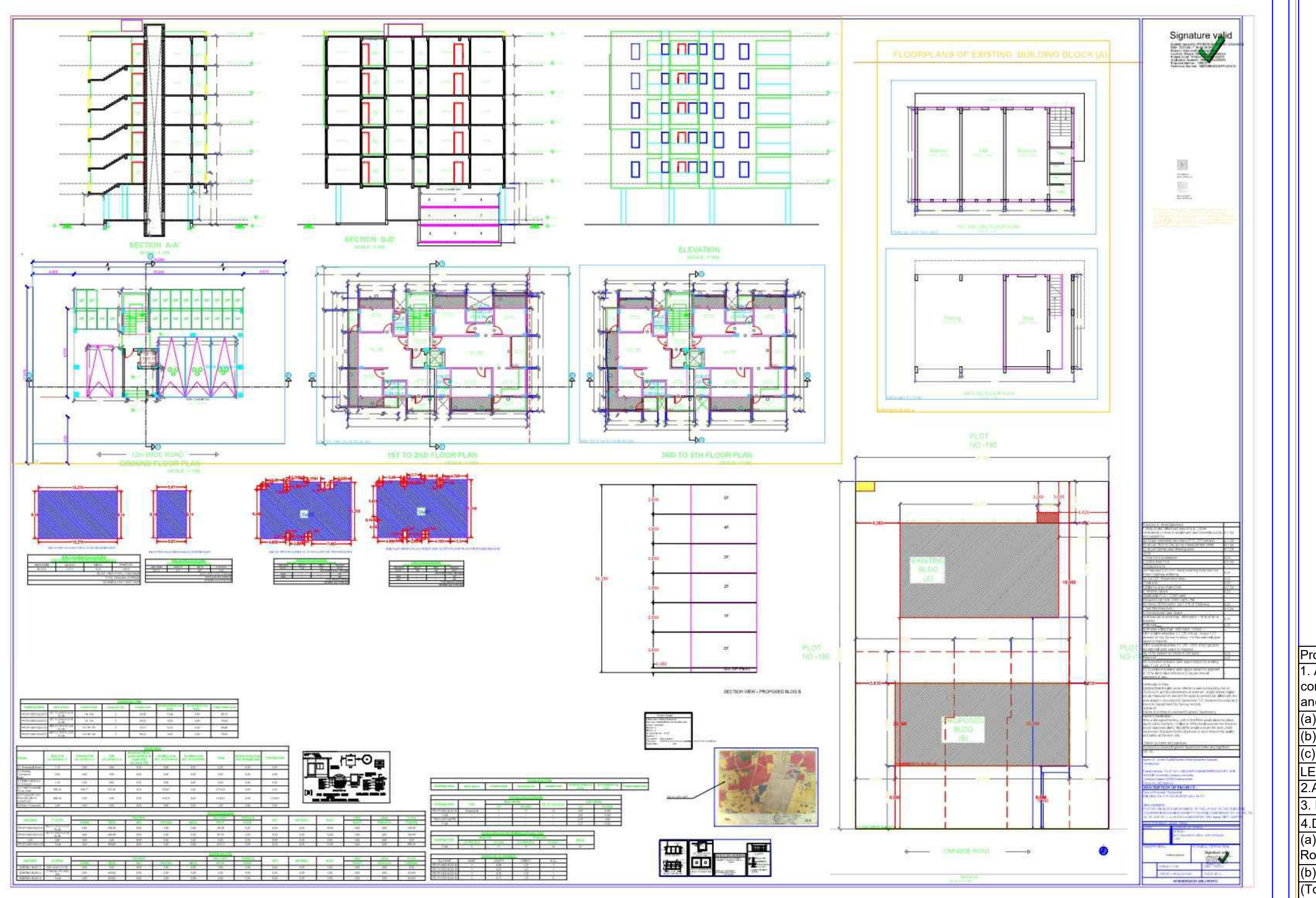
Signature valid

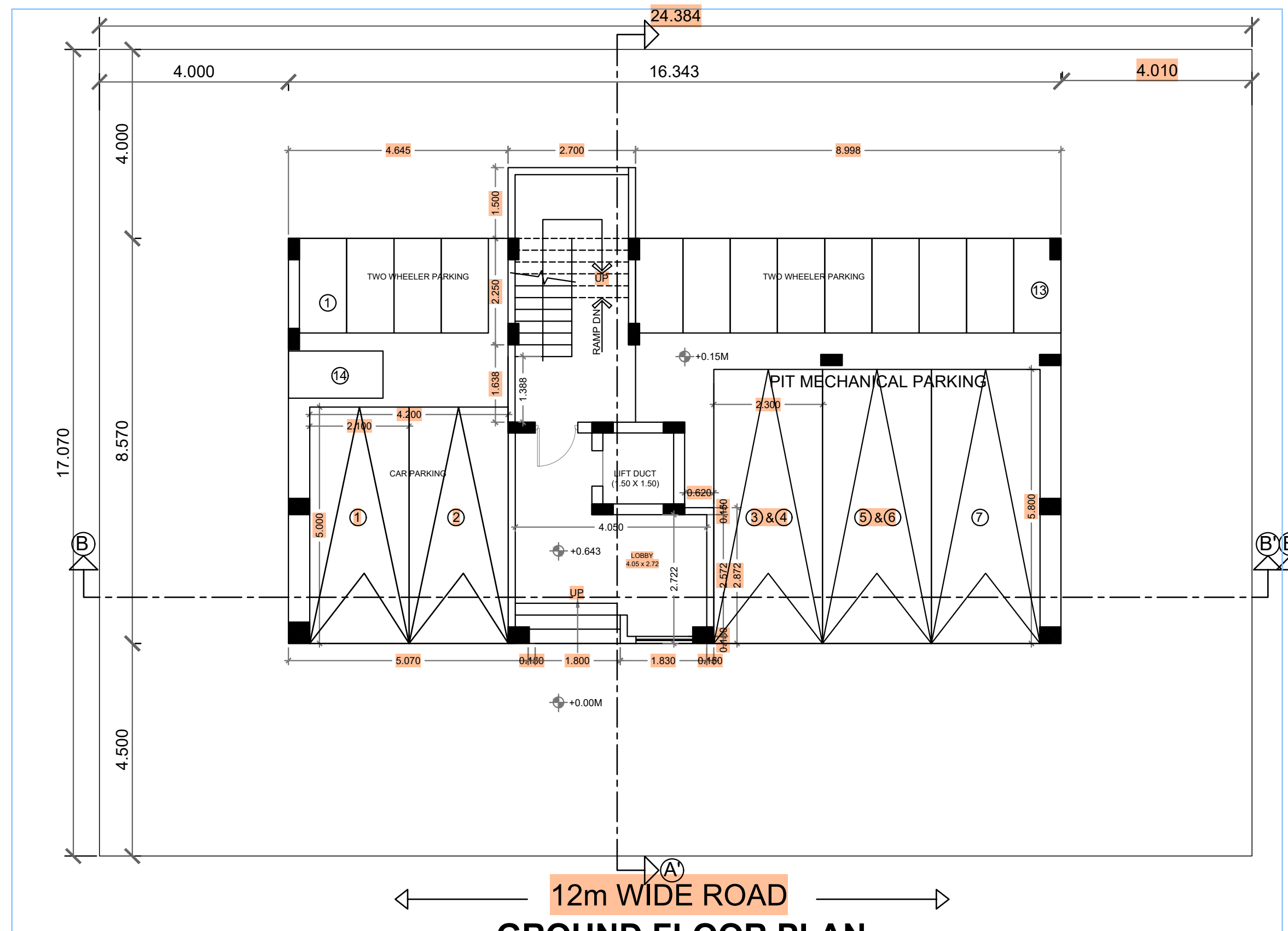
Digitally signed by ASHISH BABANRAO MORE
Date: 2024.10.25 13:50:26 IST
Reason: Approved Drawing Plan
Designation : Deputy Director Of Town Planning
Location: Nagpur Municipal Corporation
Project Code : NMO-23-ENTRY-25073
Application Number : RNMO202400739
Proposal Number : 271914
Certificate Number : NMO/RB/2024/APL/00302







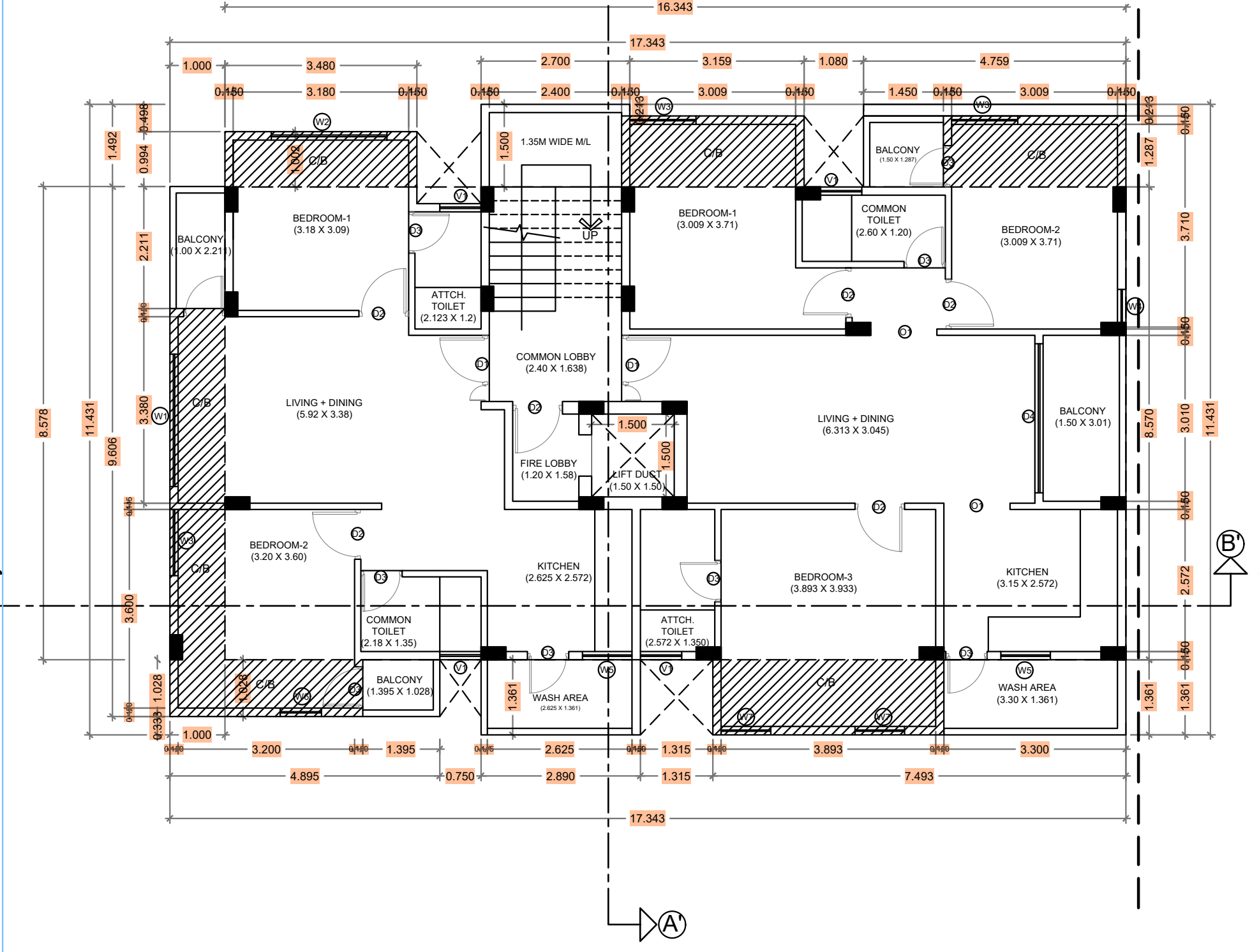




GROUND FLOOR PLAN

(SCALE - 1:100)

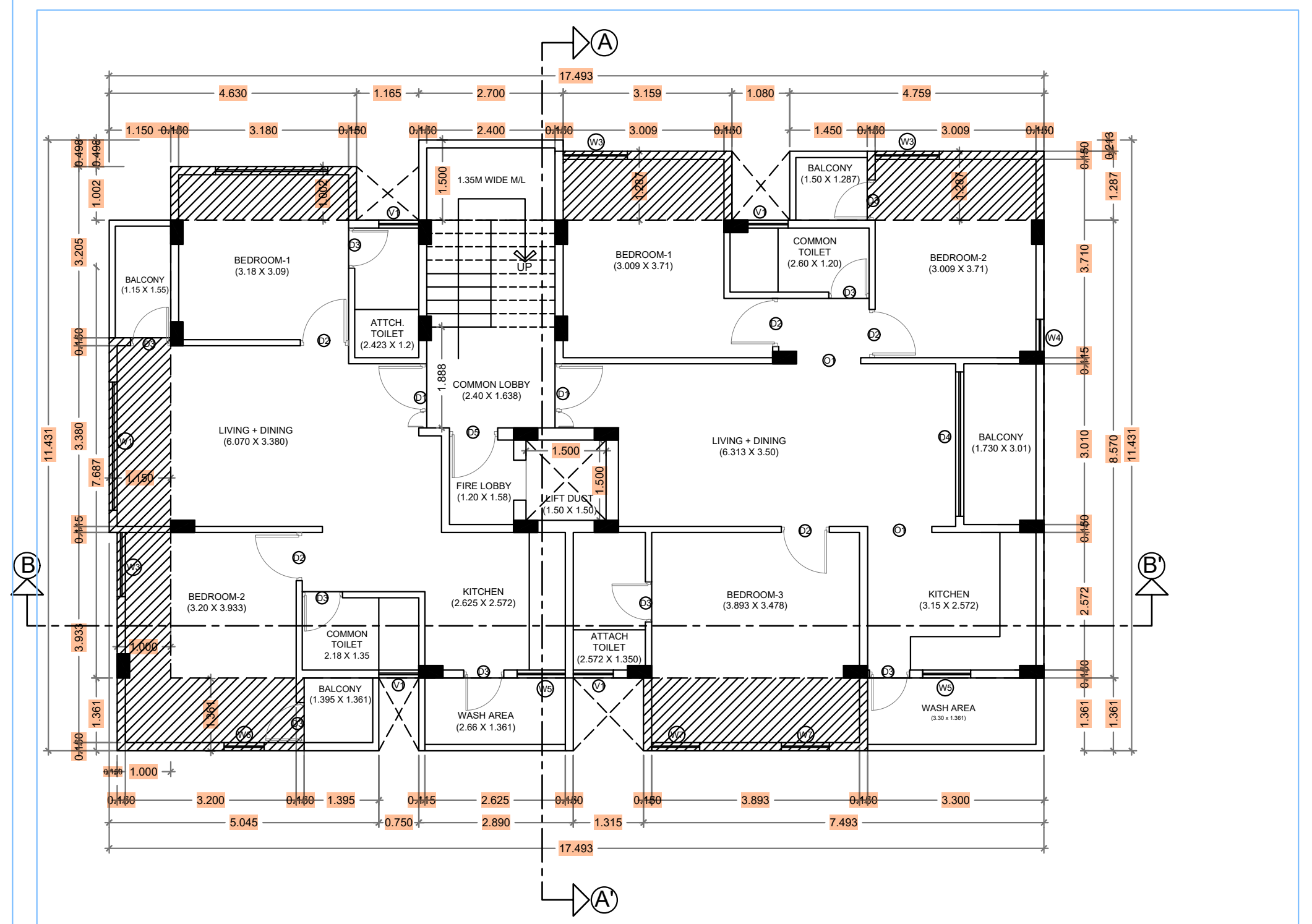
EXSITING GROUND FLOOR



EXISTING 1ST TO 2ND FLOOR PLAN

(SCALE - 1:100)

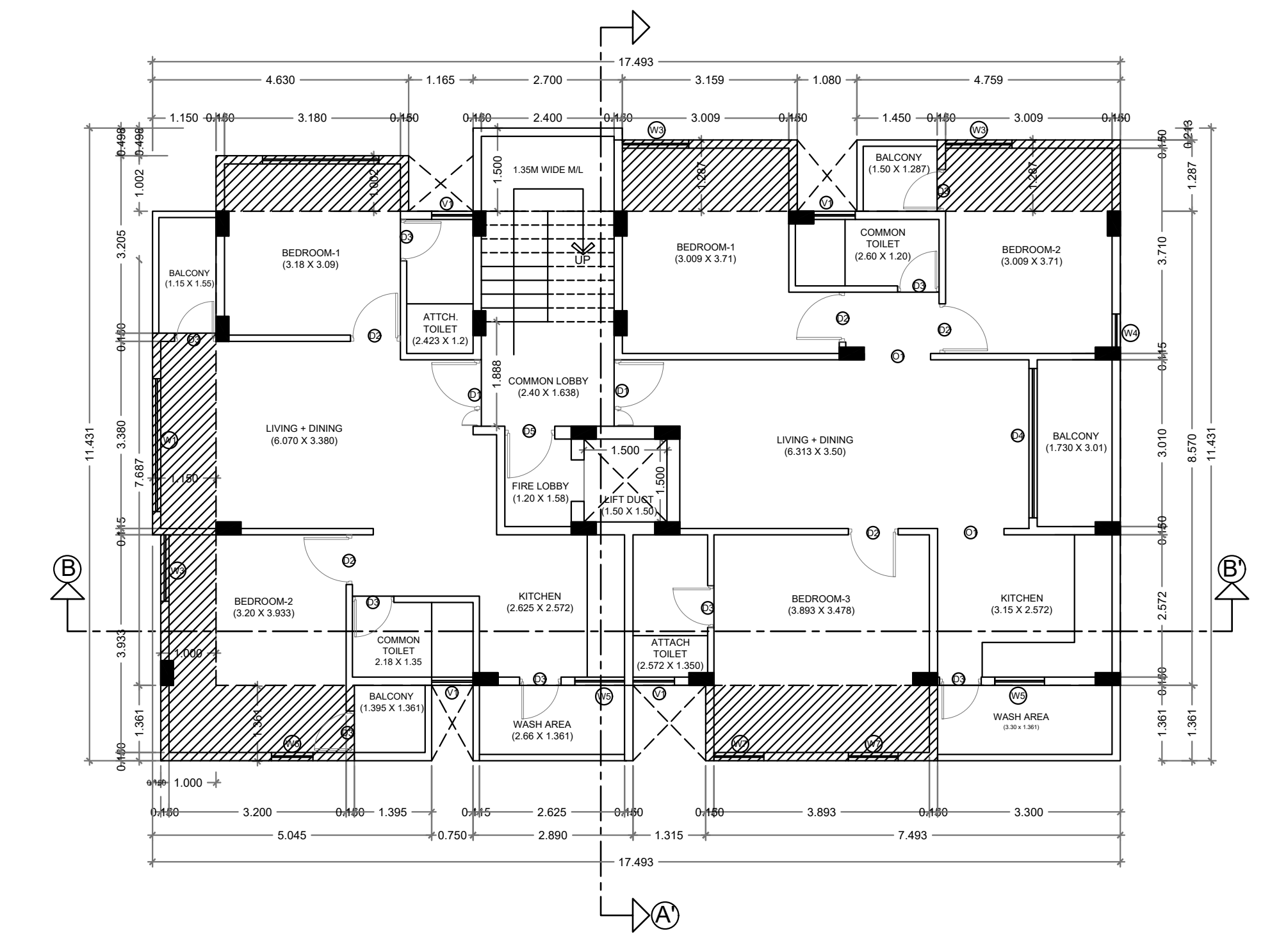
EXSITING TYPICAL 1ST 2ND FLOOR



EXISTING 3RD TO 5TH FLOOR PLAN

(SCALE - 1:100)

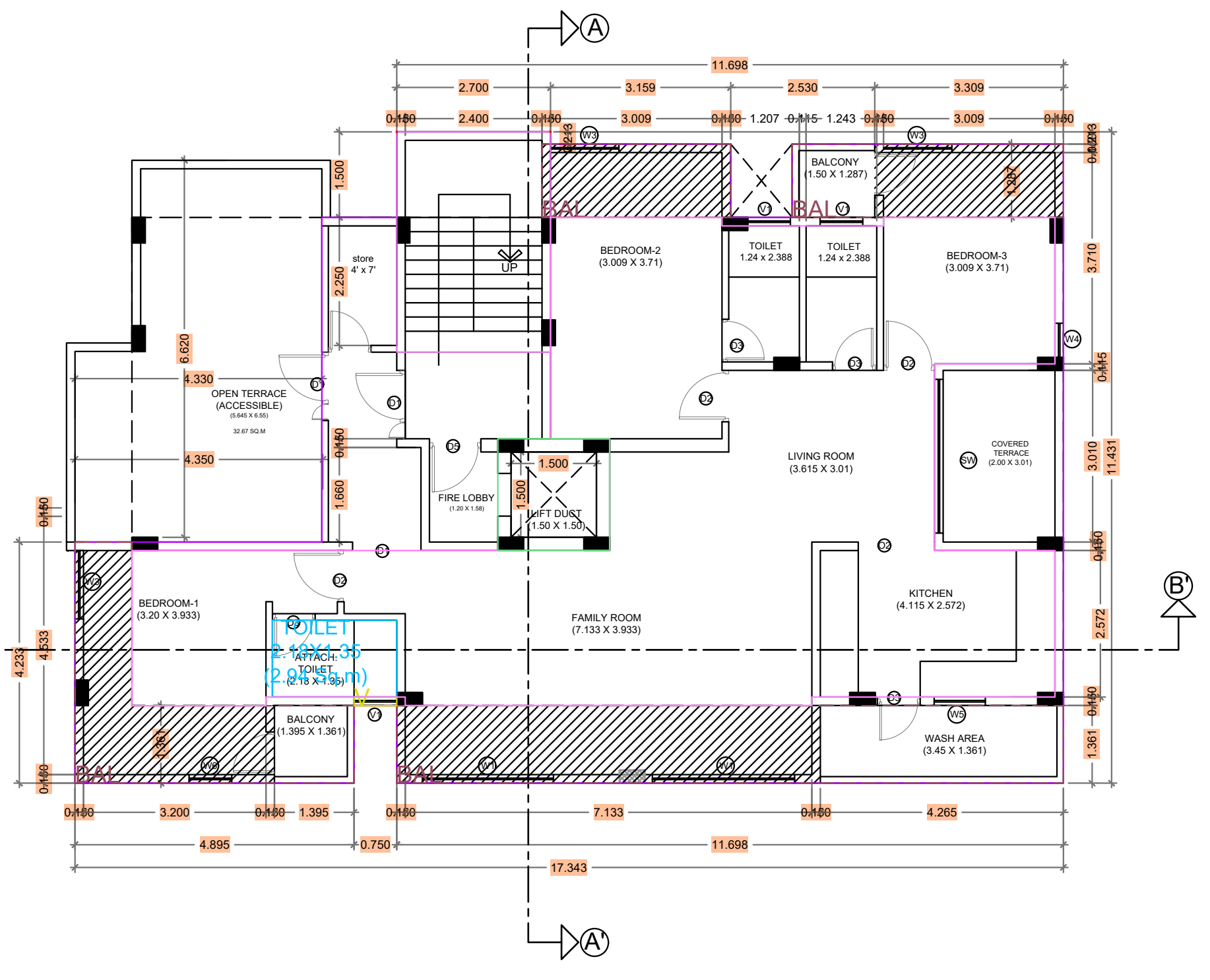
EXSITING 3RD TO 5TH FLOOR



PROPOSED 6TH FLOOR PLAN

(SCALE - 1:100)

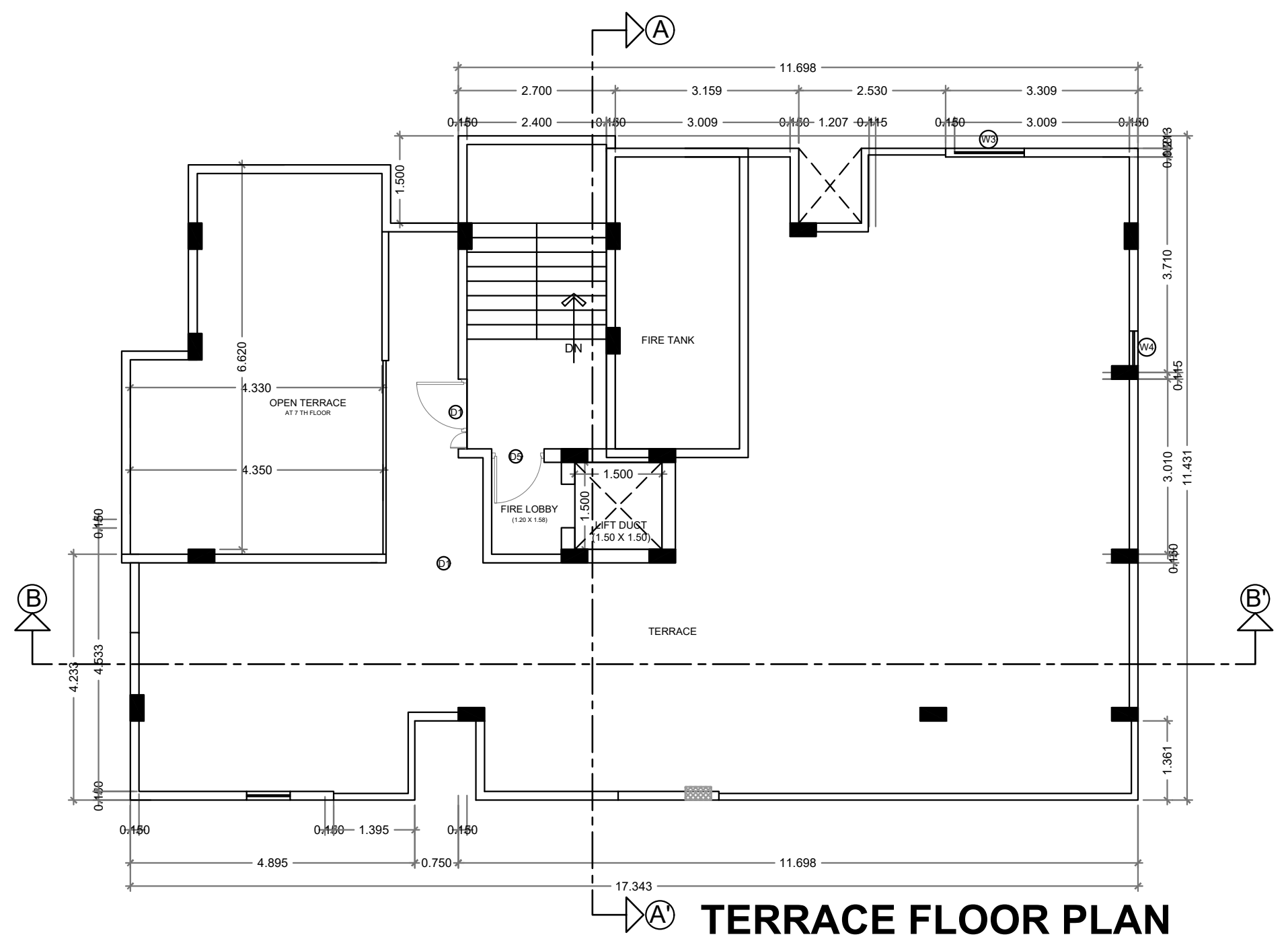
PROPOSED 6TH



PROPOSED 7TH FLOOR PLAN

(SCALE - 1:100)

PROPOSED 7TH FLOOR



TERRACE FLOOR PLAN

(SCALE - 1:100)

EXISTINGBLDGA

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
EXISTING BLDG A	GROUND FLOOR	0.00	51.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	51.82
EXISTING BLDG A	TYPICAL 1ST 2ND 3RD	0.00	418.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	418.83
EXISTING BLDG A	Total	0.00	470.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	470.65

PROPOSEDBLDGB

BUILDING	FLOORS	FSI AREA						BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT	Other	TOTAL
		COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	PROP.					SHAFT	Deduction	FSIAREA
PROPOSED BLDG B	EXSITING GROUND FLOOR	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	0.00
PROPOSED BLDG B	EXSITING TYPICAL 1ST 2ND FLOOR	0.00	366.40	0.00	0.00	0.00	0.00	52.46	0.00	0.00	0.00	7.68	0.00	0.00	358.72
PROPOSED BLDG B	EXSITING 3RD TO 5TH FLOOR	0.00	564.30	0.00	0.00	0.00	0.00	133.05	0.00	0.00	0.00	11.52	0.00	0.00	552.78
PROPOSED BLDG B	PROPOSED 6TH	0.00	188.10	0.00	0.00	0.00	0.00	44.35	0.00	0.00	0.00	3.84	0.00	0.00	184.26
PROPOSED BLDG B	PROPOSED 7TH FLOOR	0.00	160.78	0.00	0.00	0.00	0.00	35.82	0.00	0.00	0.00	3.84	0.00	0.00	156.94
PROPOSED BLDG B	Total	0.00	1279.58	0.00	0.00	0.00	0.00	265.68	0.00	0.00	0.00	26.88	0.00	0.00	1252.70

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 Comsumed Index	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.3 Balance Index to be Consume	1.10	0.50	0.65	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	940.17	427.35	555.55	0.00	650.43	0.00	2573.50	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	940.17	143.88	0.00	0.00	639.30	0.00	1723.35	0.00	1723.35
9.6 Index Consumed	1.10	0.16	0.00	0.00	0.00	0.00	1.26	0.00	0.00

Builtup/ FSI AREA

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
PROPOSED BLDG B	PROPOSED 7TH FLOOR	7TH FLOOR	1	85.45	0.00	19.90	85.45
PROPOSED BLDG B	PROPOSED 6TH	601;701	2	59.10	0.00	16.97	59.10
PROPOSED BLDG B	PROPOSED 6TH	602;702	2	78.78	0.00	18.71	78.78
PROPOSED BLDG B	EXSITING 3RD TO 5TH FLOOR	301;401;501	3	59.10	0.00	16.97	59.10
PROPOSED BLDG B	EXSITING 3RD TO 5TH FLOOR	302;402;502	3	78.81	0.00	23.45	78.81
PROPOSED BLDG B	EXSITING TYPICAL 1ST 2ND FLOOR	101;201	2	57.15	0.00	12.97	57.15
PROPOSED BLDG B	EXSITING TYPICAL 1ST 2ND FLOOR	102;202	2	78.78	0.00	13.26	78.78

Parking Check (Table 8B)

Building Name	USE	TENAMENT AREA	RATIO		NO.OF Tena/Area/Units	Required		
			car	Scooter		car	Scooter	Transport Vehicle/Ambulance/Mini Bus
PROPOSED BLDG B	Residential	For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.	1	2	12	6.00	12.00	-
PROPOSED BLDG B	Residential	For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m.	1	1	1	1.00	1.00	-
Total	-	-	-	-	-	7.00	13.00	-
Visitors parking(5%)	-	-	-	-	-	0.35	0.65	0
Total	-	-	-	-	-	7.35	13.65	0.00

Parking Check As Per Multiplying Factor : 0.90
(Note-Parking calculate as per regulation 14.2.1.6 Parking provisions in the TOD Zone shall be at 50% of those as mentioned in UDCPR.)

Building Name	Required			Proposed			Status
	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	Car/Mini Bus	Scooter	Transport Vehicle/Ambulance/Mini bus	
Total	9	2	0	9	8	0	OK

SCHEDULE OF OPENING:

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
PROPOSED BLDG B	V	0.50	1.20	3
PROPOSED BLDG B	V	0.75	1.20	10

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.	854.70
(a) As per ownership document (7/12, CTS extract)	854.70
(b) as per TILR or City Survey measurement sheet	854.70
(c) as per Demarcated drawing area	854.90
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	854.70
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)	854.70
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)	854.70
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 2024-05-01 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.

Name Of : Owner Sushil Suresh Shirke Partner Ojaswita Construction
Nikhil Prabhakar mundle

Postal Address : PLOT NO. 13/B,NORTH AMBAZARI ROAD,OPP. SHIV MANDIR,University Campus,University Campus,Nagpur-440033,Maharashtra
Phone No.:9923498101

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 34/326

SITE ADDRESS :
PLOT NO -3,BLOCK NO-5, SCIENTIFIC CO-OP HOUSING SOCITY RANI LAXMI NAGAR NAGPUR

Name Of Architect : Jayant Tikkas

LOGO

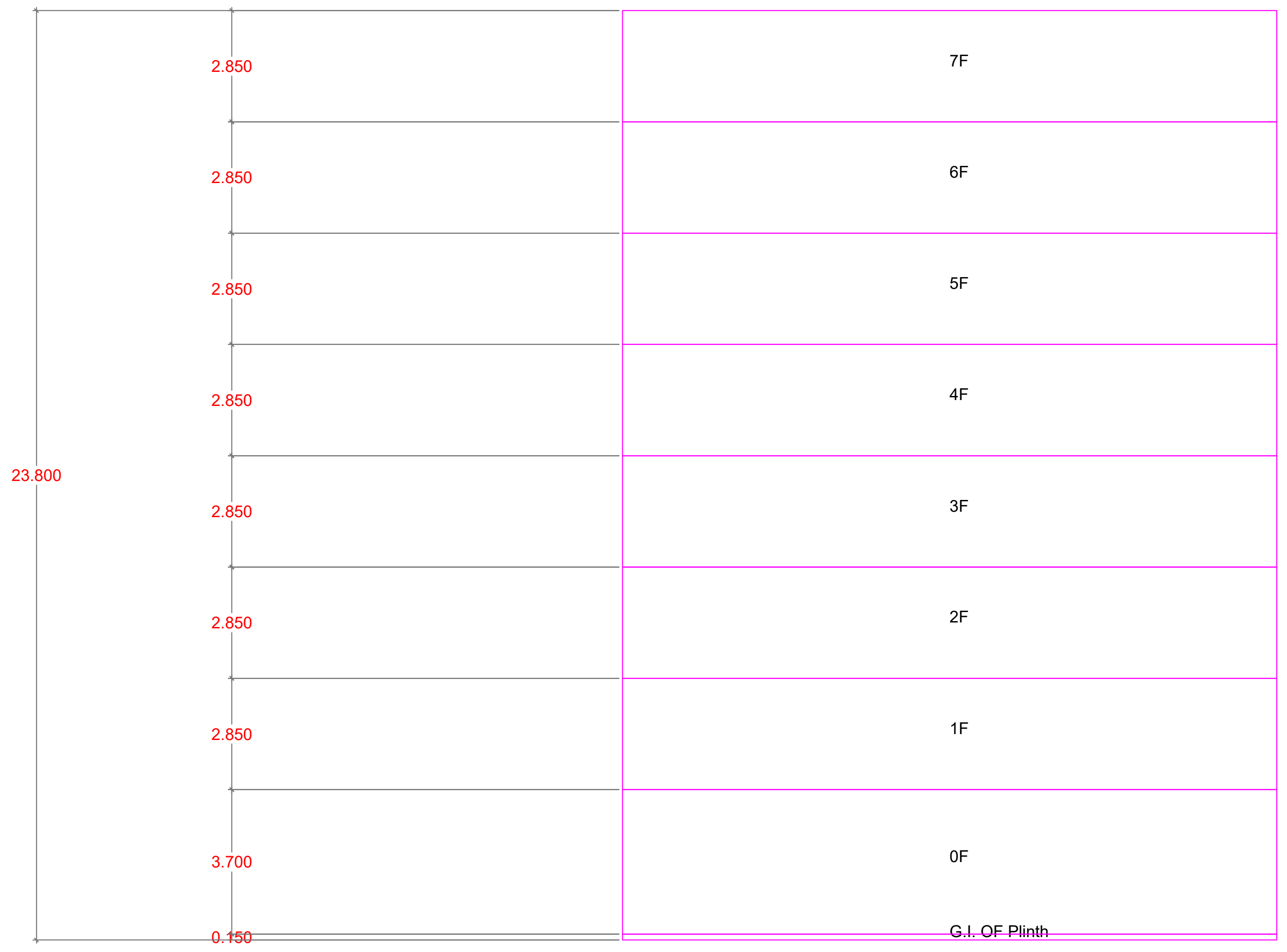
ADDRESS OF OFFICE
OFFICE -
6b/c corporation colony, north ambazari road

OWNERS SIGN -
Verified by applicant

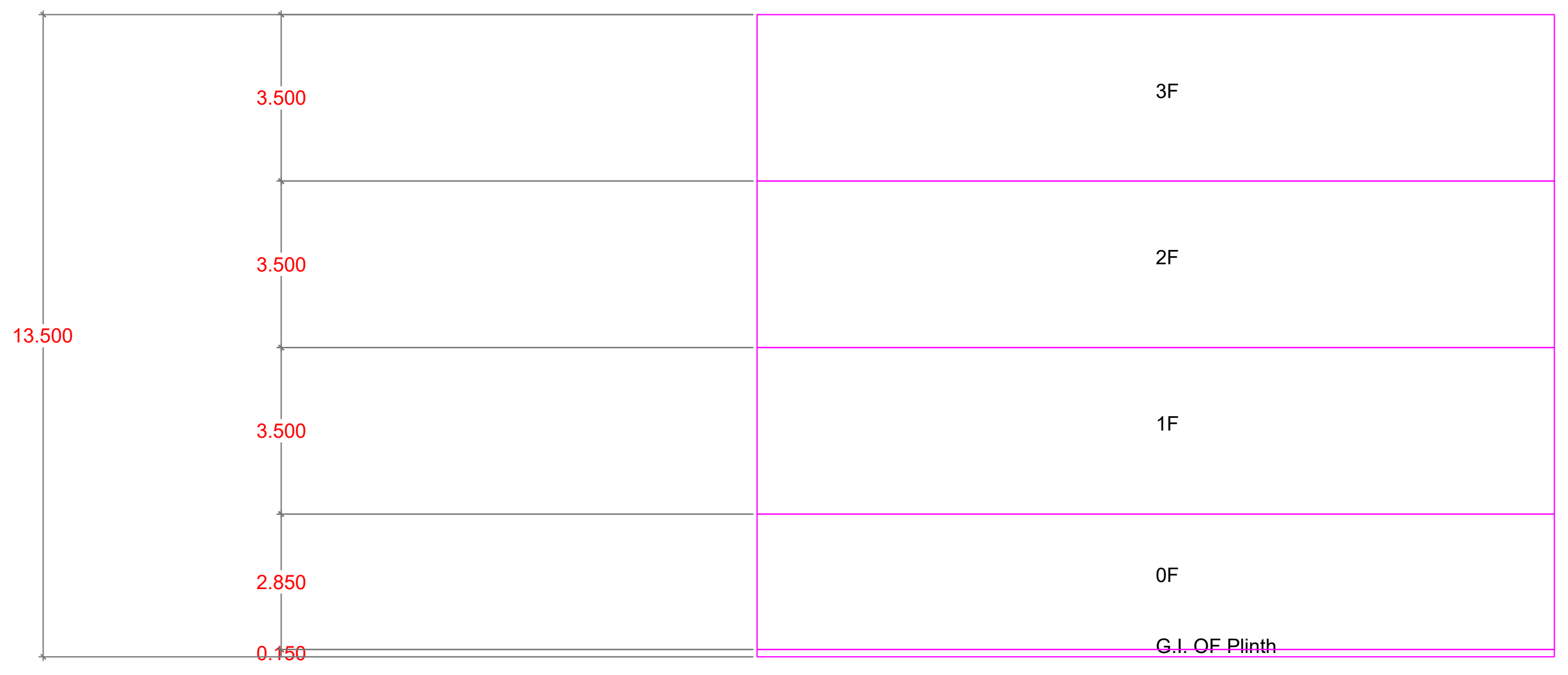
TECHNICAL PERSON SIGN
Signature valid
Digitally signed by JAYANT NATTHUJI TIKKAS
Date: 2024.10.18 10:35:40 IST
Reason: Technical Person DSC
Location: Nagpur Municipal Corporation
Project Code : NMO-23-ENTRY-25073
Application Number : RNMO202400739
Proposal Number : 271914

SCALE - 1:100
Date: 11/06/24
JOB NO - NMO-23-ENTRY-25073
CHECK BY - -

SUBMISSION DRAWING

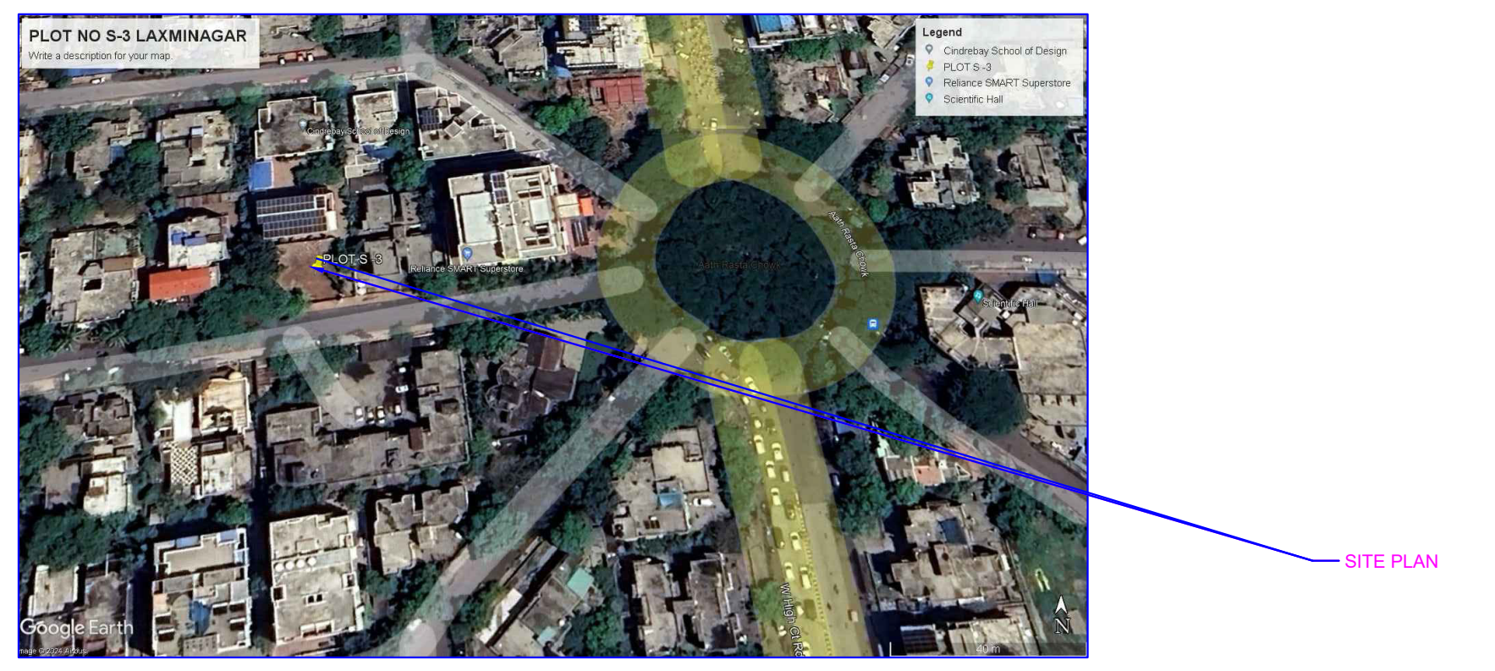


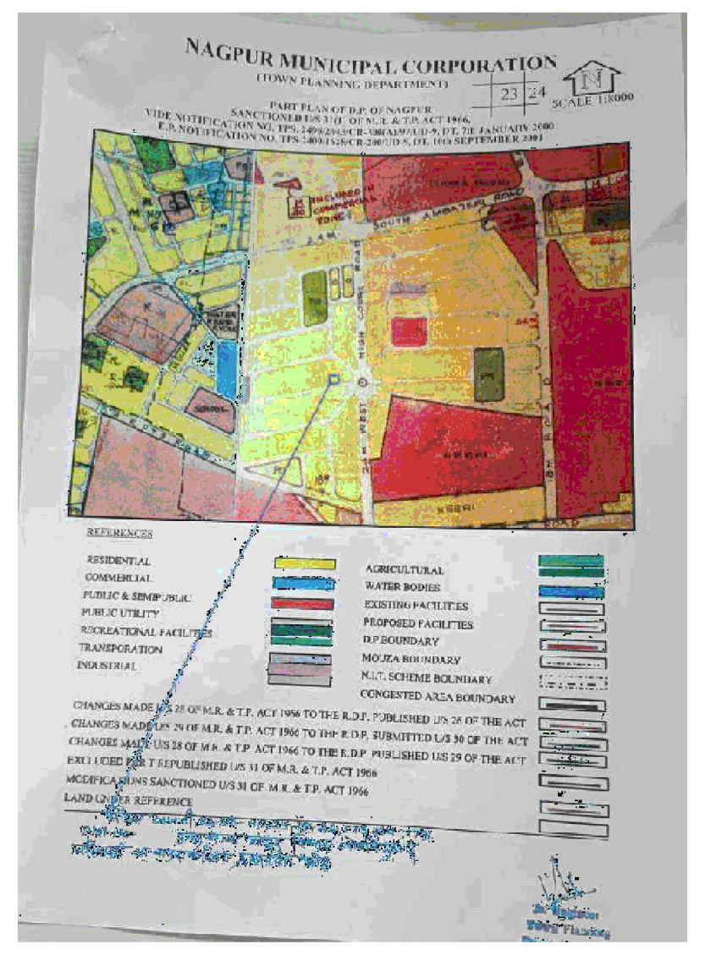
SECTION VIEW - PROPOSED BLDG B

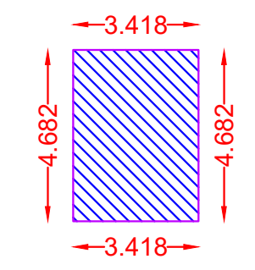


SECTION VIEW - EXISTING BLDG A

Project Details
Proposal code -NMO-23-ENTRY-25073
Zone Type - Residential Zone - (R1)
Location - Non-Congested
Name of service - Revised Building Permission
Sub service -
Cts No./Survey No. - 34/326
Tahsil : Mauza Ajani
Mouza : 19.313/34- .34
Prorata Value : 0.00

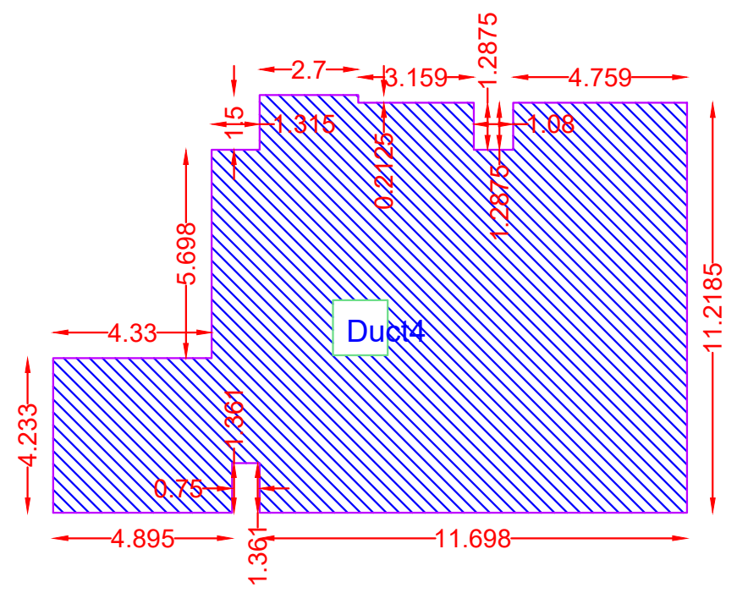






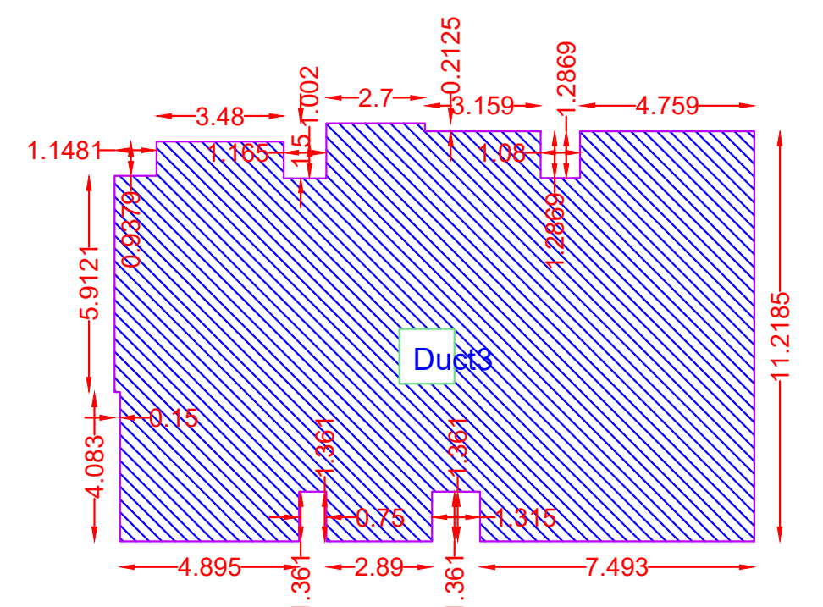
BUILT-UP AREA CALCULATION EXSITING GROUND FLOOR PROPOSED BLDG B

BUILT UP AREA CALCULATION FOR EXSITING GROUND FLOOR PROPOSED BLDG B			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	4.68	3.42	16.00
			BLOCK AREA TOTAL =16.00Sq.M
			TOTAL Deduction =0.00Sq.M
			Net BuiltUp Area =16.00 Sq.M



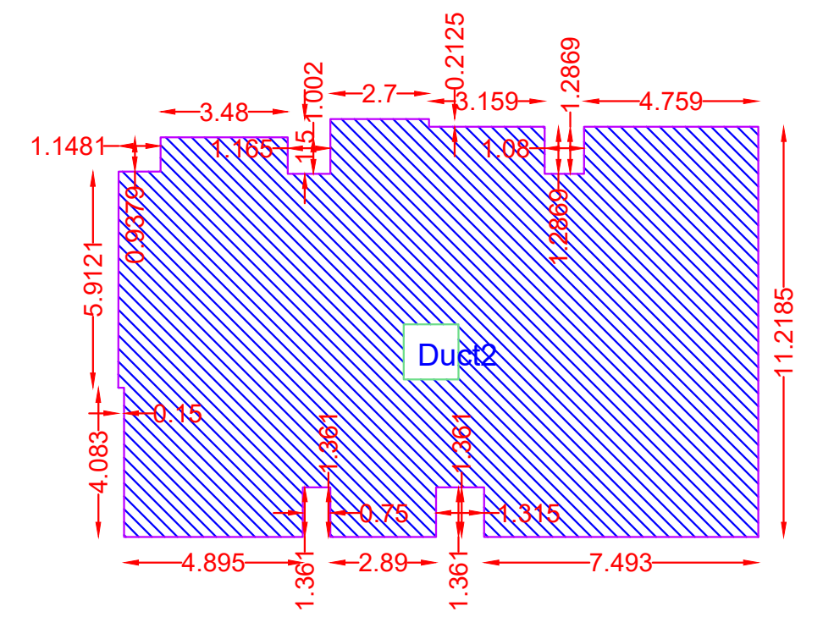
BUILT-UP AREA CALCULATION PROPOSED 7TH FLOOR PROPOSED BLDG B

BUILT UP AREA CALCULATION FOR PROPOSED 7TH FLOOR PROPOSED BLDG B			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	17.34	11.43	160.78
			BLOCK AREA TOTAL =160.78Sq.M
Duct4	-	-	2.25
			TOTAL Deduction =2.25Sq.M
			Net BuiltUp Area =158.53 Sq.M



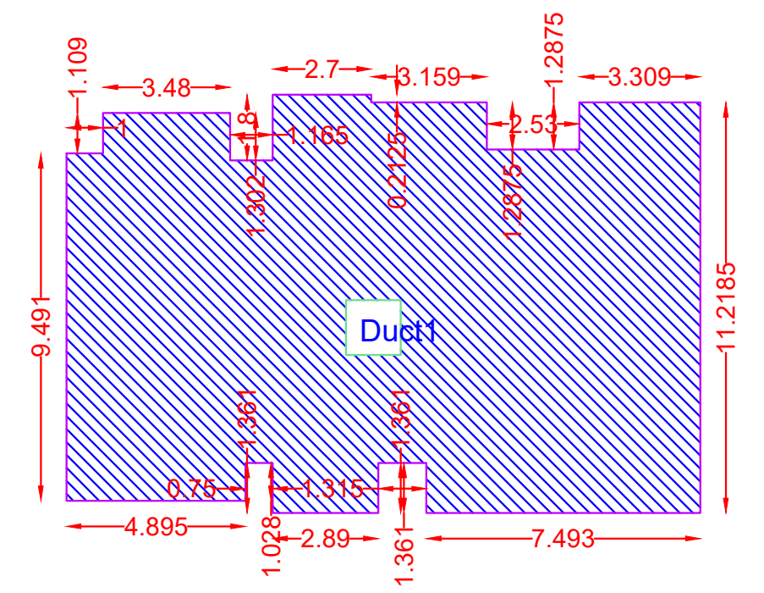
BUILT-UP AREA CALCULATION PROPOSED 6TH PROPOSED BLDG B

BUILT UP AREA CALCULATION FOR PROPOSED 6TH PROPOSED BLDG B			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	17.49	11.43	188.10
			BLOCK AREA TOTAL =188.10Sq.M
Duct3	-	-	2.25
			TOTAL Deduction =2.25Sq.M
			Net BuiltUp Area =185.85 Sq.M



BUILT-UP AREA CALCULATION EXSITING 3RD TO 5TH FLOOR PROPOSED BLDG B

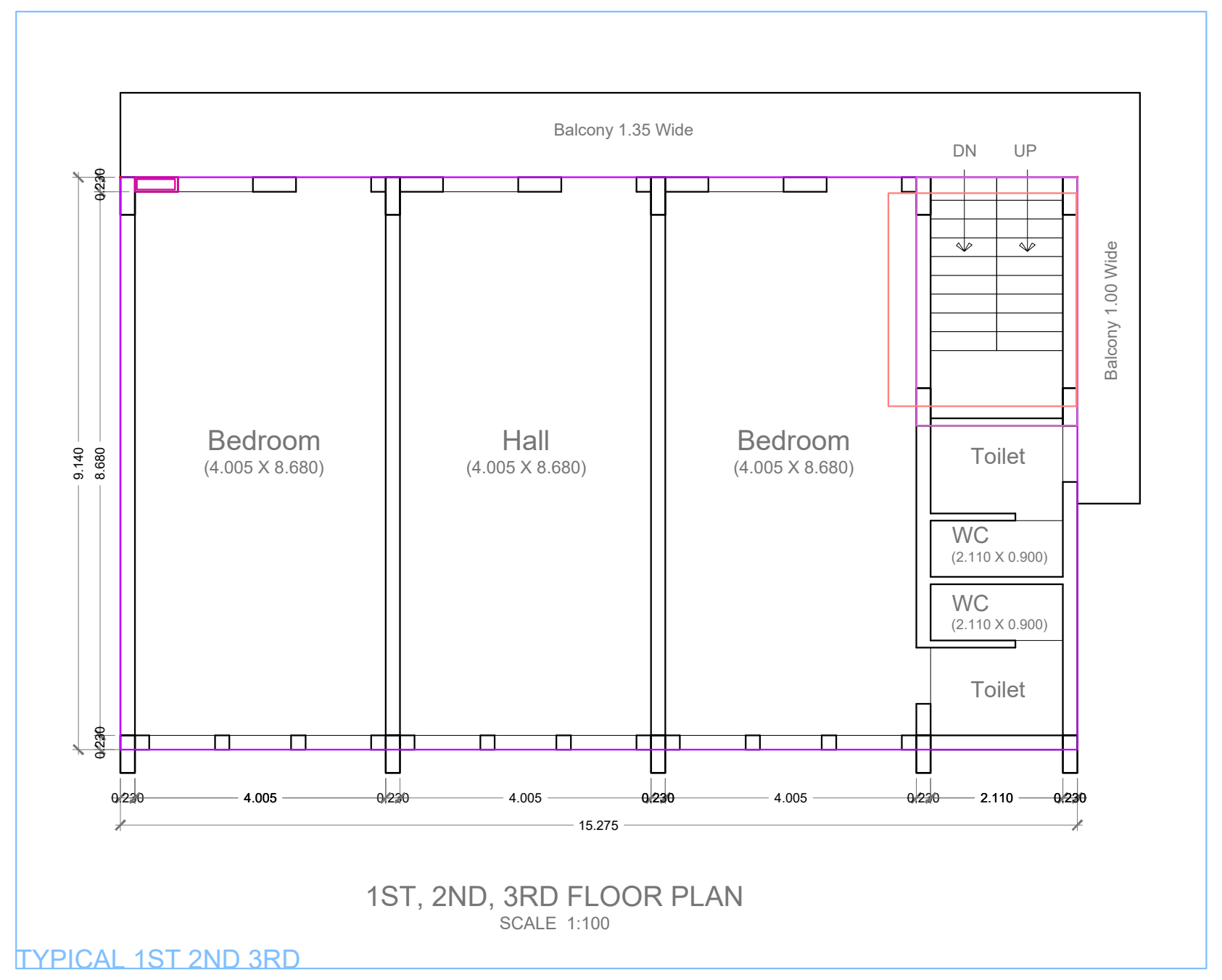
BUILT UP AREA CALCULATION FOR EXSITING 3RD TO 5TH FLOOR PROPOSED BLDG B			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	17.49	11.43	188.10
			BLOCK AREA TOTAL =188.10Sq.M
Duct2	-	-	2.25
			TOTAL Deduction =2.25Sq.M
			Net BuiltUp Area =185.85 Sq.M



BUILT-UP AREA CALCULATION EXSITING TYPICAL 1ST 2ND FLOOR PROPOSED BLDG B

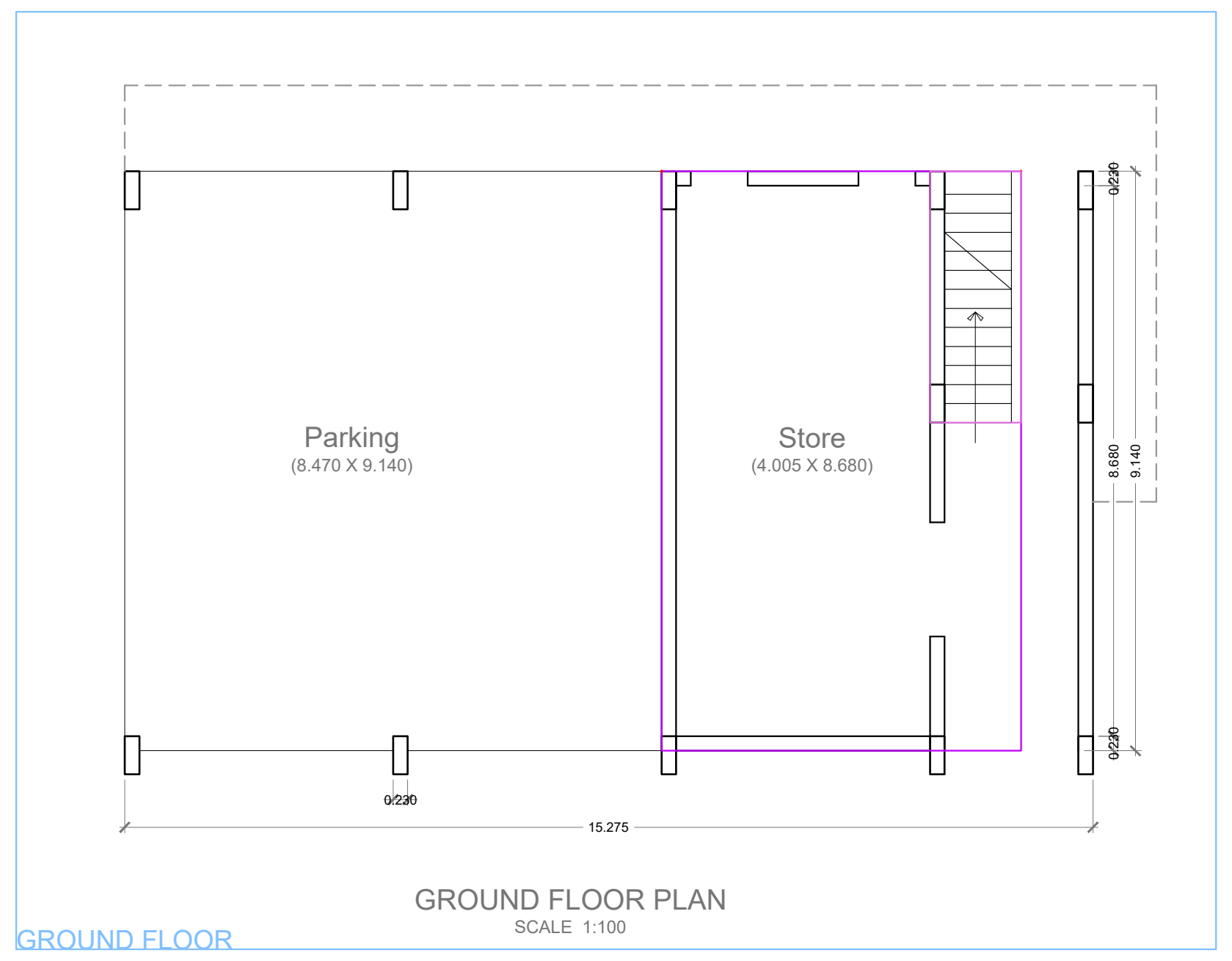
BUILT UP AREA CALCULATION FOR EXSITING TYPICAL 1ST 2ND FLOOR PROPOSED BLDG B			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	17.34	11.43	183.20
			BLOCK AREA TOTAL =183.20Sq.M
Duct1	-	-	2.25
			TOTAL Deduction =2.25Sq.M
			Net BuiltUp Area =180.95 Sq.M

FLOORPLANS OF EXISTING BUILDING BLOCK (A)



1ST, 2ND, 3RD FLOOR PLAN
SCALE 1:100

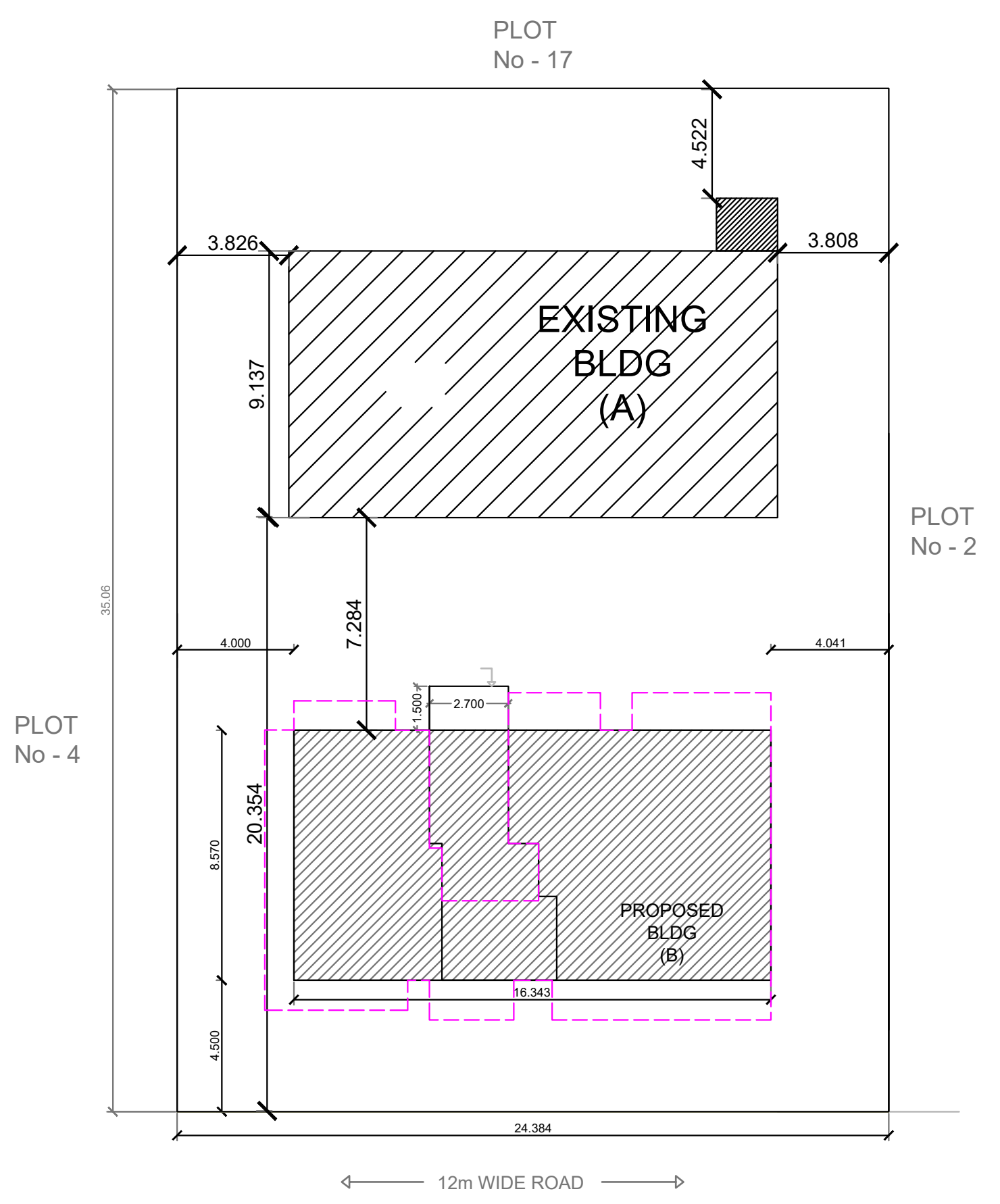
TYPICAL 1ST 2ND 3RD



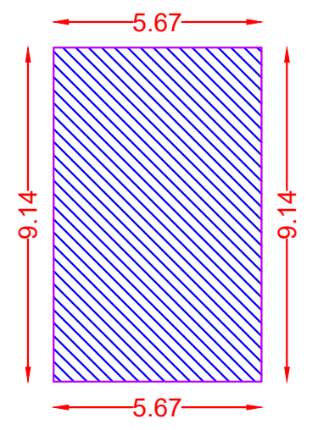
GROUND FLOOR PLAN
SCALE 1:100

GROUND FLOOR

EXISTING BLDG A

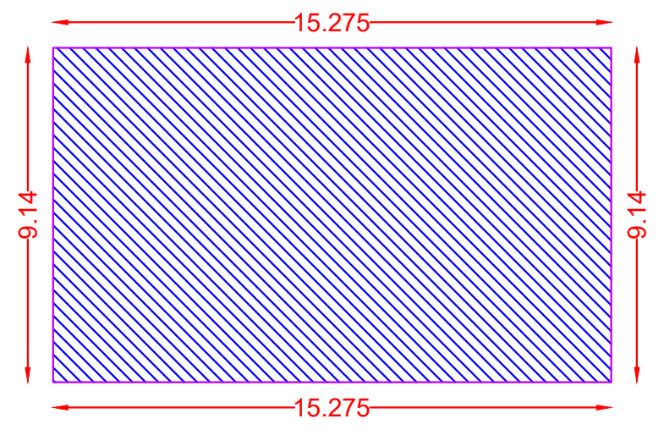


SITE PLAN
SCALE- 1:200



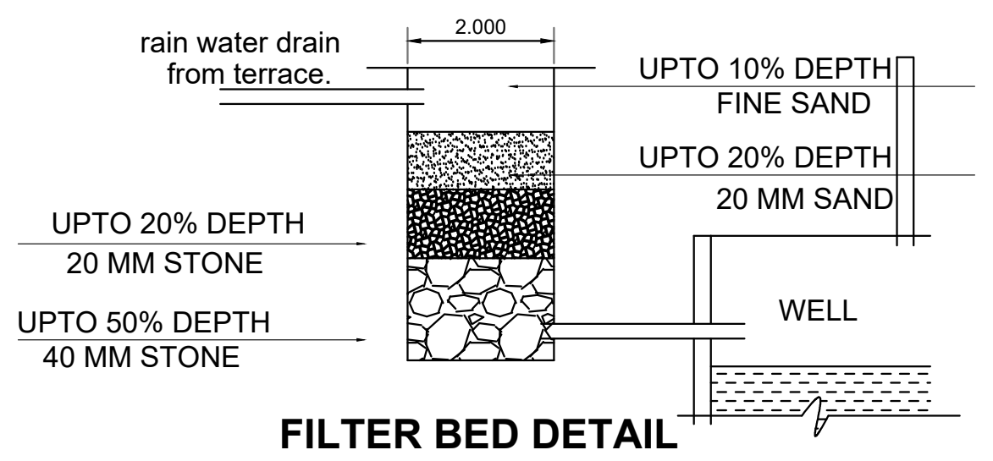
BUILT UP AREA CALCULATION FOR GROUND FLOOR EXISTING BLDG A			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	9.14	5.67	51.82
			BLOCK AREA TOTAL =51.82Sq.M
			TOTAL Deduction =0.00Sq.M
			Net BuiltUp Area =51.82 Sq.M

BUILT-UP AREA CALCULATION GROUND FLOOR EXISTING BLDG A

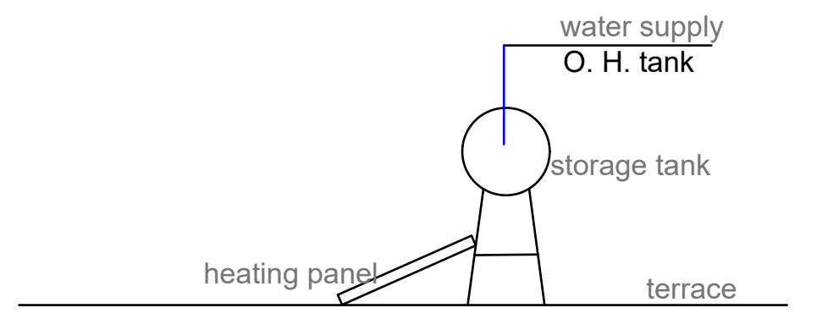


BUILT UP AREA CALCULATION FOR TYPICAL 1ST 2ND 3RD EXISTING BLDG A			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	15.27	9.14	139.61
			BLOCK AREA TOTAL =139.61Sq.M
			TOTAL Deduction =0.00Sq.M
			Net BuiltUp Area =139.61 Sq.M

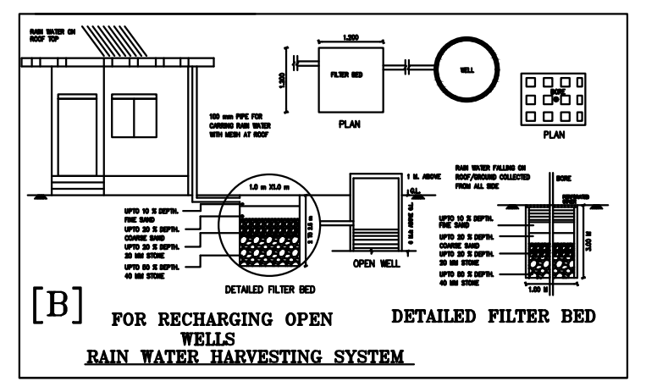
BUILT-UP AREA CALCULATION TYPICAL 1ST 2ND 3RD EXISTING BLDG A

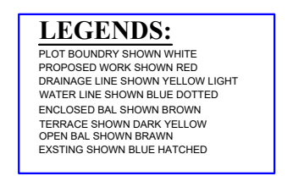


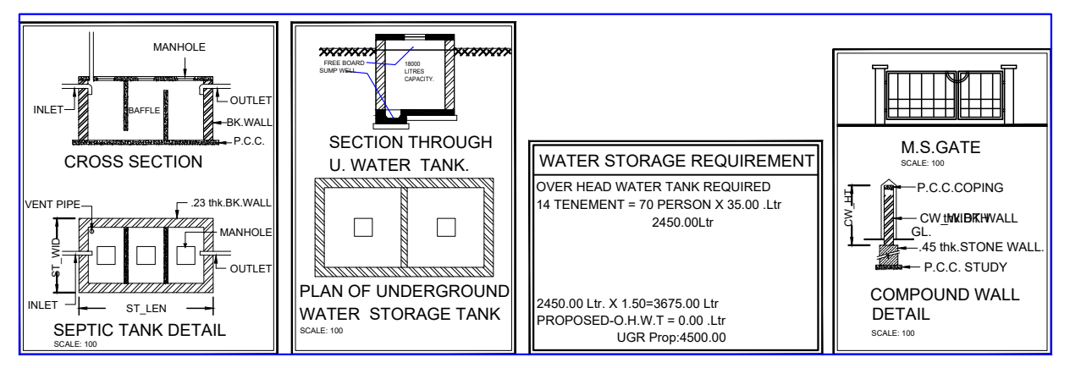
FILTER BED DETAIL
FOR RAIN WATER HARVESTING
SCALE - 1:50



SOLAR WATER HEATER DETAIL
SCALE - 1:100






CROSS SECTION
SEPTIC TANK DETAIL
SECTION THROUGH U. WATER TANK
PLAN OF UNDERGROUND WATER STORAGE TANK
WATER STORAGE REQUIREMENT
M.S.GATE
COMPOUND WALL DETAIL

Signature valid
Digitally signed by ASHISH BABANRAO MORE
Date: 2024.10.25 13:50:26 IST
Reason: Approved Drawing Plan
Designation : Deputy Director Of Town Planning
Location: Nagpur Municipal Corporation
Project Code : NMO-23-ENTRY-25073
Application Number : RNMO202400739
Proposal Number : 271914
Certificate Number : NMO/RB/2024/APL/00302

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.	854.70
(a) As per ownership document (7/12, CTS extract)	854.70
(b) as per TILR or City Survey measurement sheet	854.70
(c) as per Demarcated drawing area	854.90
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	854.70
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)	854.70
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)	854.70
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 2024-05-01 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.

Name Of : Owner Sushil Suresh Shirke Partner Ojaswita Construction
Nikhil Prabhakar mundle

Postal Address : PLOT NO. 13/B,NORTH AMBAZARI ROAD,OPP. SHIV MANDIR,University Campus,University Campus,Nagpur-440033,Maharashtra
Phone No.:9923498101

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 34/326

SITE ADDRESS :
PLOT NO -3,BLOCK NO-5, SCIENTIFIC CO-OP HOUSING SOCITY RANI LAXMI NAGAR NAGPUR

Name Of Architect : Jayant Tikkas

LOGO

ADDRESS OF OFFICE
OFFICE -
6b/c corporation colony, north ambazari road

OWNERS SIGN -
Verified by applicant

TECHNICAL PERSON SIGN
Signature valid
Digitally signed by JAYANT NATTHUJI TIKKAS
Date: 2024.10.18 10:35:45 IST
Reason: Technical Person DSC
Location: Nagpur Municipal Corporation
Project Code : NMO-23-ENTRY-25073
Application Number : RNMO202400739
Proposal Number : 271914

SCALE - 1:100
Date: 11/06/24
JOB NO - NMO-23-ENTRY-25073
CHECK BY - -

SUBMISSION DRAWING