

PROPOSED COMMERCIAL CUM
MULTIFAMILY GROUP HOUSING SCHEME
ON KH.NO:-27, P.H. No:- 46, MOUZA :-
WANADONGRI, TAH. HINGNA, DIST.:-
NAGPUR

BELONGING TO:-

SHRI ANIL RADHESHYAM SHARMA

AREA STATEMENT	SQ.M.
AREA OF PLOT	
1 (Minimum area of a,b,c, to be considered)	
(a) as per ownership document (7/12, CTS extract)	5696.600
(b) as per measurement sheet	
(c) PLOT AREA CONSIDERED AS PER PRORATA F.S.I. CALCULATION	5696.600
2 Deductions for	
(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	
(b) Any D.P. Reservation area	
(Total a+b)	
3 Balance area of plot (1-2)	5696.860
4 Amenity Space (if applicable)	
(a) Required-	
(b) Adjustment of 2(b), if any	
(c) Balance Proposed	
5 Net Plot Area (3-4 + c)	5696.860
6 Recreational Open space (if applicable)	
(a) Required-	
(b) Proposed-	
7 Internal Road area	
8 Plottable 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 1.100)	6266.546
10 Addition of FSI on payment of premium	1709.058
(a) Maximum permissible premium FSI- based ib road width/TOD Zone.	
(b) Proposed FSI ON PAYMENT PREMIUM.	
11 In-situ FSI/TDR loading	0
(a) In-situ area against D.P. road (2.00 X Sr.No.2 (a)) if any	
(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 X Sr. No.4 (b) and/or (c)).	
(c) TDR area	
(d) Total In-situ/TDR loading proposed (11 (a)+(b)+(c))	
12 Additional FSI area under Chapter No. 7	
13 Total entitlement of FSI in the proposal	
(a) $9 + 10(b) + 11(d)$ of 12 whichever is applicable.	7975.604
(b) Ancillary Area FSI upto 60% with payment of charges.	4817.55
(c) Total entitlement (a+b)	12793.156
14 Maximum utilization limit of F.S.I. (Building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 as applicable) X 1.6 or 1.8	
15 Total Built-up Area in proposal (excluding area at Sr.No. 17(b))	
(a) Existing Built-up Area.	12761.915
(b) Proposed Built-up Area (as per 'P-Line')	12761.915
(c) Total (a+b)	
16 F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	0.9976
17 Area for inclusive housing, if any	
(a) Required (20% of Sr.No.5)	NA
(b) Proposed	
REFERENCES:-	
I PLOT BOUNDARY SHOWN IN	
II PROPOSED CONSTRUCTION SHOWN IN	
III EXISTING CONSTRUCTION SHOWN IN	
IV TEMPORARY CONSTRUCTION TO BE DEMOLISHED SHOWN IN	

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.

SHRI ANIL RADHESHYAM SHARMA

OWNERS signature

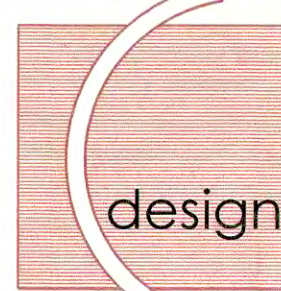
Certificate of Area:
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Record/Land Records Department/City Survey records.

PRASHANT SATPUTE
B. ARCH (HONS) B'WAY, M.C.A
REG. No. CA/198/13818
NITLS No. 491
N.M.C. L.S.No. R-222
LS No. NMRDA/CA/198/13818

Architect/Licensed Engineer/ Supervisor name and Signature

Design Cell

"The Edge", 12, Shankar Nagar, WHC Road
Nagpur - 440010 (M.S.), INDIA.
Phone +91-712-2980159,+91-712-2980156
E-mail: design_cell@rediffmail.com.
Website: www.designcellindia.net



ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS

AREA DETAILS OF APARTMENT				
BUILDING NO.	FLOOR NO.	Apartment no.	Carpet area of Apartment	Area of Balcony attached to Apartment
A	SHOPS	S-01	17.762	
		S-02	16.798	
		S-03	22.200	
		S-04	22.200	
		S-05	22.459	
		S-06	17.684	
		S-07	17.684	
		S-08	22.459	
		S-09	22.498	
		S-10	38.110	
		S-11	22.498	
		S-12	22.498	
		S-13	17.684	
		S-14	17.684	
		S-15	22.459	
		S-16	22.200	
		S-17	22.200	
		S-18	16.798	
		S-19	17.482	
A	1ST TO 6TH FLOOR	101/201/301/401/501/601	61.117	16.630
		102/202/302/402/502/602	62.486	16.630
		103/203/303/403/503/603	61.575	16.540
		104/204/304/404/504/604	62.486	16.540
		105/205/305/405/505/605	61.575	16.540
		106/206/306/406/506/606	61.575	16.540
		107/207/307/407/507/607	62.486	16.630
		108/208/308/408/508/608	61.117	16.630
		109/209/309/409/509/609	61.117	16.540
		110/210/310/410/510/610	62.384	16.540
		111/211/311/411/511/611	62.384	16.540
		112/212/312/412/512/612	61.117	16.540
B	1ST TO 6TH FLOOR	101/201/301/401/501/601	61.117	16.630
		102/202/302/402/502/602	62.486	16.630
		103/203/303/403/503/603	61.575	16.540
		104/204/304/404/504/604	62.486	16.540
		105/205/305/405/505/605	61.575	16.540
		106/206/306/406/506/606	61.575	16.540
		107/207/307/407/507/607	62.486	16.630
		108/208/308/408/508/608	61.117	16.630
		109/209/309/409/509/609	61.117	16.540
		110/210/310/410/510/610	62.384	16.540
		111/211/311/411/511/611	62.384	16.540
		112/212/312/412/512/612	61.117	16.540

Form of Statement 2 [SR. NO. 6 (g)]

PERTICULARS	BASIC F.S.I.	PAID F.S.I.	TDR	TOTAL POTENTIAL	ANCILLARY	PLINE
PLOT AREA	1.100	0.300	30%	1.700	80% / 60%	—
5696.860		—	—	—	—	—
PERMISSIBLE	6266.546	1709.058		7975.604	4817.552	12793.156
COMMERCIAL				254.668	203.734	458.402
RESIDENTIAL				7689.696	4613.817	12303.513
PROPOSED	6266.546	1677.817		7944.363	4817.552	12761.915

UDCPR - DCR							
ING CALCULATION :-							
TYPE	CARPET AREA (sq.m.)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS)	
		UNIT	PROP.	REQD.	PROP.	REQD.	PROP.
RESIDENTIAL	150 & ABOVE	1		2		3	
	80 TO 150	1		1		3	
	40 TO 80	2	132/2=66	1	66	5	330
	30 TO 40	2		1		2	
	BELOW 30	2		0		4	
TOTAL					66		330
ADD 5% VISITORS					4		17
COMMERCIAL	FOR 100 SQ.M.						
	400.998/100=4.009	1	4,009	2	8	6	24
	TOTAL				78		371
MULTIPLYING FACTOR 0.70					55		260
NET REQUIRED PARKING					55		260
PROVIDED PARKING					60		273

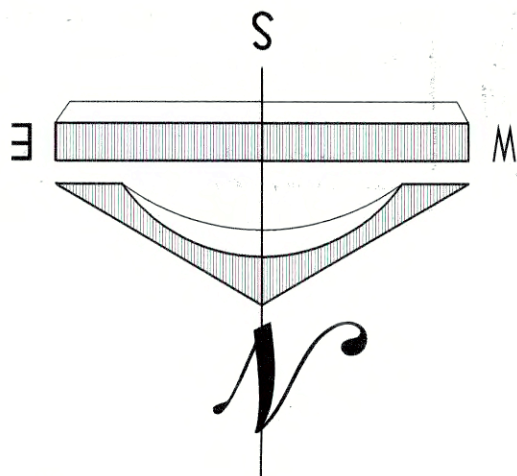
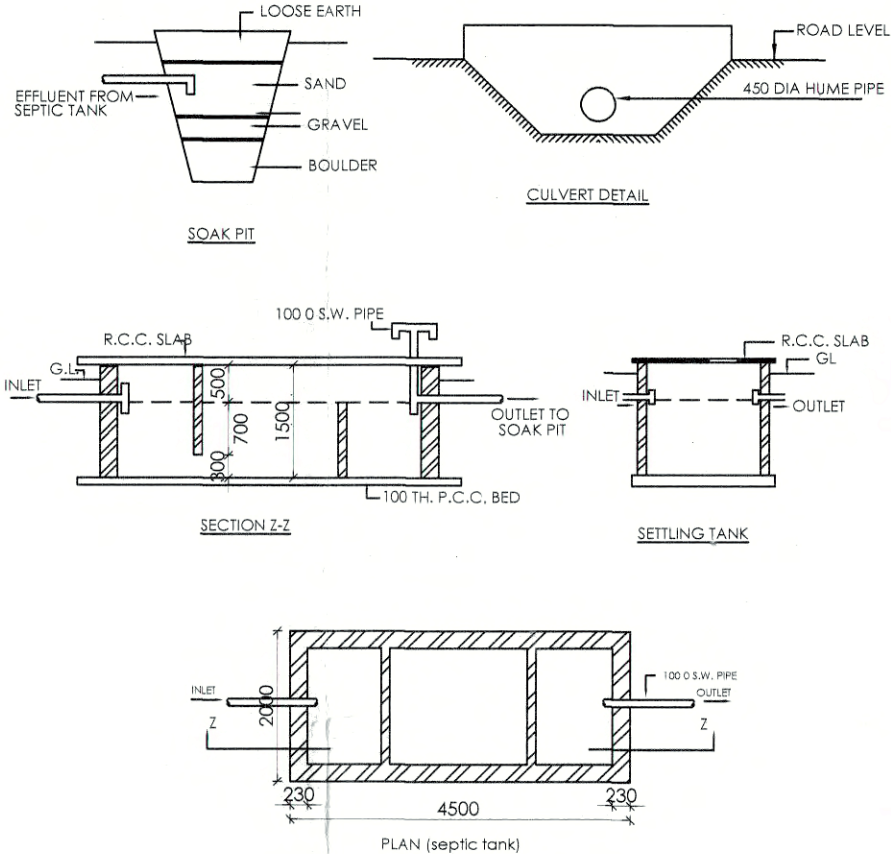
FORM OF STATEMENT 2 [SR.NO. 9 (a)]

BUILDING NO	FLOOR NO	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION
A	B	C
BUILDING -A	G+6TH FLOOR	7157.036 SQ.M.
BUILDING-B	G+5TH FLOOR	5601.495 SQ.M.
Watchman cabin		3.381
TOTAL		12761.912 SQ.M.
RESIDENTIAL AREA 12761.912 - 458.402=		12303.513 SQ.M.
COMMERCIAL AREA		= 458.402 SQ.M.

STILT PARKING	BLDG-A	BLDG-B	TOTAL
CAR	16	38	54
SCOOTER	47	65	112

SITE PLAN
SCALE :- 1:200

WATCH MAN CABIN AREA
= 1.470x2.300= 3.381 SQ.M.



Permission Granted as Per Building DCR Bye-Laws & M.R.T.P. Act 1966 Vide Letter No. 1583/2022-23
Date 27/07/2022 And Necessary Correction by
Made by Red Lines
Planning Assistant
Town Planning Dept
Chairman
Municipal Council Wanadongri