PROPOSED CONSTRUCTION OF HOUSING

FOR EWS / LIG COMMERCIAL & RESIDENTIAL

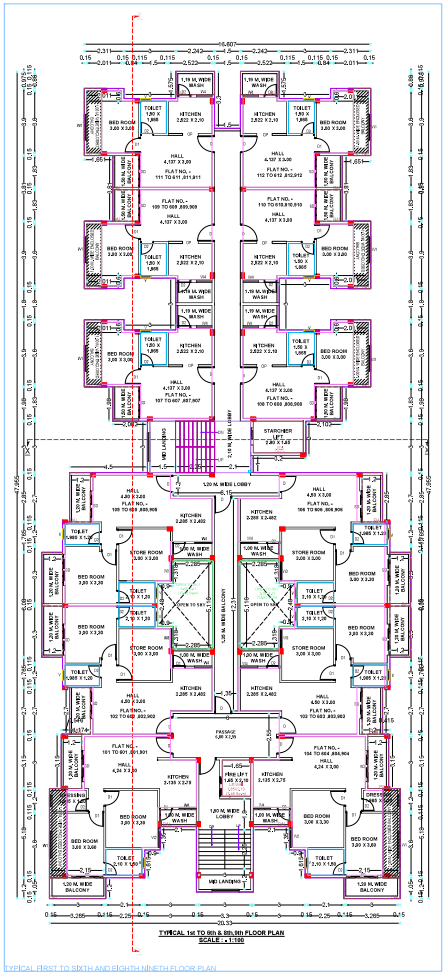
HOUSING SCHEME OF PLOT NO. - 4 , KH.

NO. :- 6/A,6/B, MOUZA :- NARSALA, TAH.&

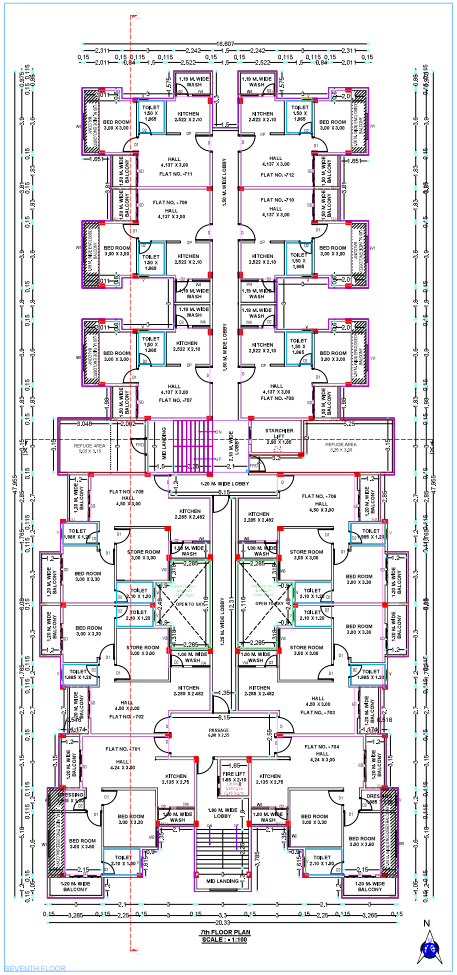
DIST. :- NAGPUR.

1) MR. - DIPESH PREMKUMAR JAIN

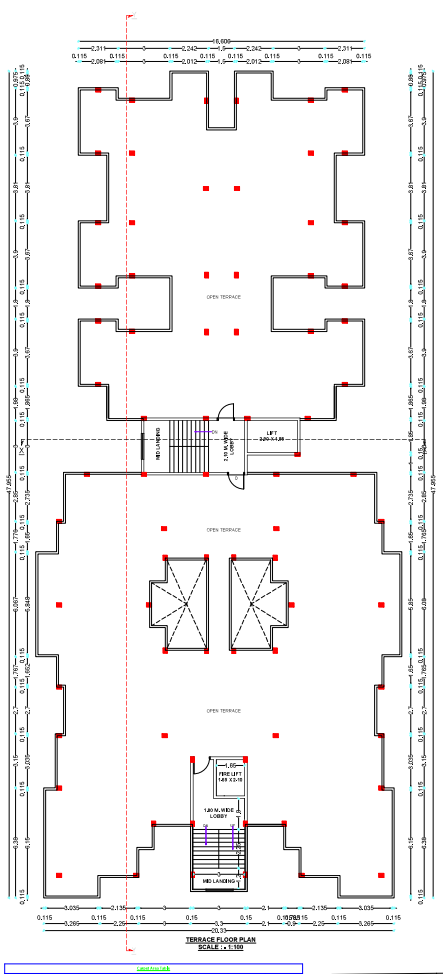
2) MRS. - JAYSHRI SANDIP JAIN

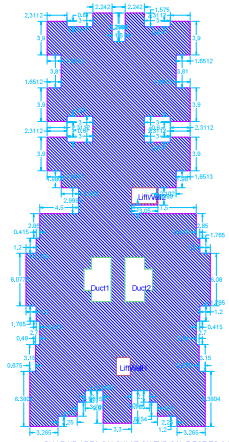


TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN



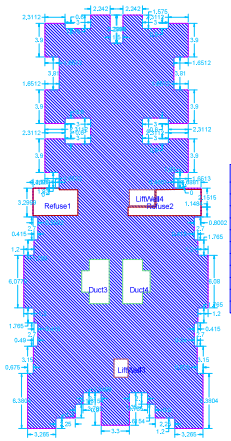
SEVENTH FLOOR





BUILT-UP AREA CALCULATION TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN MIX

BUILT-UP AREA CALCULATION FOR TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN MIX			
AREA NAME	LENGTH	WIDTH	AMOUNT(sq.m)
BLOCK	41.85	21.28	890.63
			BLOCK AREA TOTAL =781.59sq.m
Lift/wall2	-	-	5.26
Lift/wall3	-	-	5.46
Duct2	-	-	10.20
Duct1	-	-	10.20
			TOTAL Deduction =31.12sq.m
			Net Built-Up Area =781.59 sq.m



BUILT-UP AREA CALCULATION SEVENTH FLOOR MIX

BUILT-UP AREA CALCULATION FOR SEVENTH FLOOR MIX			
AREA NAME	LENGTH	WIDTH	AMOUNT(sq.m)
BLOCK	41.85	21.28	890.63
			BLOCK AREA TOTAL =781.59sq.m
Refuse1	-	-	10.20
Refuse2	-	-	14.26
Lift/Wall4	-	-	5.26
Lift/Wall3	-	-	5.46
Duct2	-	-	10.20
Duct1	-	-	10.20
			TOTAL Deduction =77.59sq.m
			Net Built-Up Area =781.59 sq.m

Project Details

Building Type:- Development of Housing for EWS and LIG

Zone Type:- Residential Zone with Shop line, (R-2)

Location :- Non-Congested

Ward No.- 0

Plot No.:- 4

City No./Survey No. :- 6

Sheet No. :- 1

Zone Number: Mauza Narsala

Ward Name : 56,61-नरसाला(ग्रामीण) खुलियो व इतर क्षेत्राचा समावेश असलेला नगरपालीका क्षेत्रेतर

Prorata Value : 0.00

Owner details

Owner Name	Postal Address	Contact Number
Dipesh Kumar Premkumar Jain	Plot No. 2(B), Plot No. 4, 2, Renuka Apartment Chhatrapati Nagar, Wardha Road, Vivekanand Nagar Vivekanand Nagar,Nagpur,440015,Maharashtra,India	9373129625
Jayshri Sandip Jain	NAGPUR	

Particulars	Area(sq.m)
1) Area of Plot (as per Measurement)	
a) Area of plot (Minimum area of a, b, c to be considered in area of subdivision with sanctioned layout, etc. and outside line,	1935.12
(a) As per ownership document (7/12, CTS extract)	1935.00
(b) as per T.I.R or City Survey measurement sheet	1935.00
(c) as per demarcation drawing area	1935.12
LESS :	
i) Area not in possession	0.00
ii) Circle area (*2)	1935.12
iii) Deductions for -	-
(a) Proposed D.P./ D.P. Road widening Area (Service Road / Highway widening	0.00
(b) Any D.P. Reservation area (Total area)	0.00
c) Balance area of plot (1-2)	1935.12
3) Permitted Basis :	0.00
Applicable if (1) > 20000 sqmt	-
i) Required 4% (upto 20000 sqmt + Nil	-
ii) Above 20000 sqmt - (a) + 5% of Total area	0.00
c) Net Plot Area (1-2)	1935.12
4) Recreational Open Space :	-
(a) If area (c) is more than 4000 sqmt - 10 % of (c) is required,	0.00
Proposed	0.00
(b) If area is less than 4000 sqmt <Check> -	-
(c) If in full Number [i.e. 1, 2, 3 etc.], As per 7/12 abstract or City Survey Number >No Recreational open space is required	-
d) If the subdivision (as 50, 2(5) - 12(1) (f)) attracts recreational open space is required,	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(B) Exemption is taken open space subject to walking distance 0.20 of (1) %	-
(C) Exemption is taken open space subject to payment of (c) % Rate value of land at (2) as per annual statement of rates.	-

Certificate of Area

Certified that the plot under reference was surveyed by me on 2020-2021 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 7/12, Scheme Records, Land Records Department/City Survey records, Regularisation Scheme

Signature of Architect/ Licensed Engineer/ Supervisor :

Owner's Declaration :-

We undersigned hereby confirm that the details stated by us above are true and correct to the best of our knowledge and belief and we shall abide by all the terms and conditions of the sanction and permission to be granted by the Competent Authority. We also undertake to carry out the development work in accordance with the approved plans. We also undertake that the structure or any part thereof will not be used or permitted to be used for any purpose other than the purpose for which sanction is granted. We also undertake that the construction work shall be carried out under the supervision of a Licensed Engineer and that we shall not engage any other Engineer or Architect in his place without intimating to the Competent Authority. We also undertake that we shall not contravene any of the provisions of the Maharashtra Regional and Town Planning Act, 1966 and the Development Control Regulations for Greater Nagpur, 2012 made there under.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Seal no.

Postal Address :- Plot No. 2(B), Plot No. 4, 2, Renuka Apartment,Chhatrapati Nagar, Wardha Road, Vivekanand Nagar,Vivekanand Nagar,Nagpur,440015,Maharashtra,INDIA,NAGPUR

DESCRIPTION OF PROJECT :

Type of Proposal :- Mixed

BUILDING ON CTS NO/SURVEY NO.:- 6

SITE ADDRESS :-

PLOT NO.:- 4 , KH. NO.:- 6/A,6/B, O. G. NO. MOUZA :- NARSALA, TAH.(Lamp) DIST. :- NAGPUR.

SCALE - 1:100	Date: 24/08/23
DRAWN BY :-	CHECKED BY :-

SUBMISSION DRAWING

BUILDING	FLOORS	FSI AREA												
		COMM.	RESI.	IND.	SPECIAL	MECC.	BALCONY PROP.	TERRACE PROP.	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
WB	TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN	0.00	6031.84	0.00	0.00	0.00	999.84	0.00	0.00	176.19	223.72	0.00	0.00	7434.69
WB	GROUND FLOOR	1152.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1152.75
WB	SEVENTH FLOOR	0.00	781.59	0.00	0.00	0.00	104.26	0.00	0.00	0.00	77.34	0.00	31.29	1016.89
WB	Total	1152.75	6813.43	0.00	0.00	0.00	1104.10	0.00	0.00	176.19	301.06	0.00	31.29	9604.33

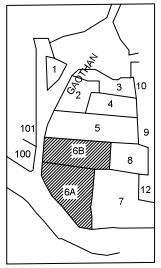
FSI DETAILS									
Wings	Basic FSI (on serial no 1)	Premium FSI (on serial no 2)	TDR (on serial no 3)	Incentive FSI given building if Applicable (on basic FSI)	Ancillary Area 60% of (3+3+4+5)	Ancillary Area 80% of (3+3+4+5)	Total	Inductive Housing (EWS) if Applicable	Drawing Value
A) Permissible Basis	1.00	0.15	0.00	0.00	0.09	0.00	0.09	0.00	0.09
B) Existing Consumed Basis	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C) Balance Basis (A-B) Consume	1.00	0.15	0.00	0.00	0.09	0.00	0.09	0.00	0.09
D) Total Permissible Area	3117.20	2211.08	0.00	0.00	2211.08	1132.20	8080.56	0.00	0.00
E) Proposed Consumption (Built up area) Not exceed to F)	3117.20	1997.80	0.00	0.00	2211.08	1132.20	8819.27	0.00	0.00
F) Extra Consumed	0.00	0.00	0.00	0.00	0.00	0.00	0.73	0.00	0.00

Parking Check As Per MahaRera Format - A2C					
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	22	70	24	80	OK

SCHEDULE OF OPENING				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
WB	V	0.60	0.60	30

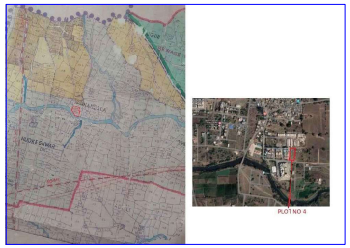
Parking Check (Table 6)					
Building Name	USE	REQ. RATIO		NOS OF Tenaments	PKK RATIO
		car	Scooter		car / Scooter
WB	Residential	0	2	64	0.00 / 64.00
WB	Residential	1	3	64	21.00 / 64.00
WB	Commercial	2	5	1429	0.00 / 0.00
Total	-	-	-	-	21.00 / 128.00
Visitors parking(10%)	-	-	-	-	0.00 / 0.00
Total	-	-	-	-	21.00 / 128.00

Carpet Area Table						
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Area of Utility Area	Total Carpet Area
WB	SEVENTH FLOOR	701	1	31.65	5.25	5.25	31.65
WB	SEVENTH FLOOR	702	1	31.65	5.25	5.25	31.65
WB	SEVENTH FLOOR	703	1	31.65	5.25	5.25	31.65
WB	SEVENTH FLOOR	704	1	31.65	5.25	5.25	31.65
WB	SEVENTH FLOOR	705	1	31.65	5.25	5.25	31.65
WB	SEVENTH FLOOR	706	1	31.65	5.25	5.25	31.65
WB	SEVENTH FLOOR	707	1	31.65	5.25	5.25	31.65
WB	SEVENTH FLOOR	708	1	31.65	5.25	5.25	31.65
WB	SEVENTH FLOOR	709	1	31.65	5.25	5.25	31.65
WB	SEVENTH FLOOR	710	1	31.65	5.25	5.25	31.65
WB	SEVENTH FLOOR	711	1	31.65	5.25	5.25	31.65
WB	SEVENTH FLOOR	712	1	31.65	5.25	5.25	31.65
WB	SEVENTH FLOOR	713	1	31.65	5.25	5.25	31.65
WB	SEVENTH FLOOR	714	1	31.65	5.25	5.25	31.65
WB	SEVENTH FLOOR	715	1	31.65	5.25	5.25	31.65
WB	GROUND FLOOR	SHOP1	1	31.65	5.25	5.25	31.65
WB	GROUND FLOOR	SHOP2	1	31.65	5.25	5.25	31.65
WB	GROUND FLOOR	SHOP3	1	31.65	5.25	5.25	31.65
WB	GROUND FLOOR	SHOP4	1	31.65	5.25	5.25	31.65
WB	GROUND FLOOR	SHOP5	1	31.65	5.25	5.25	31.65
WB	TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN	101,102,103,401,402,403,501,502,503,601,602,603,701,702,703,801,802,803,901,902,903	9	41.85	5.25	5.25	41.85
WB	TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN	104,204,304,404,504,604,704,804,904	9	41.85	5.25	5.25	41.85
WB	TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN	105,205,305,405,505,605,705,805,905	9	41.85	5.25	5.25	41.85
WB	TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN	106,206,306,406,506,606,706,806,906	9	41.85	5.25	5.25	41.85
WB	TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN	107,207,307,407,507,607,707,807,907	9	41.85	5.25	5.25	41.85
WB	TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN	108,208,308,408,508,608,708,808,908	9	41.85	5.25	5.25	41.85
WB	TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN	109,209,309,409,509,609,709,809,909	9	41.85	5.25	5.25	41.85
WB	TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN	110,210,310,410,510,610,710,810,910	9	41.85	5.25	5.25	41.85
WB	TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN	111,211,311,411,511,611,711,811,911	9	41.85	5.25	5.25	41.85
WB	TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN	112,212,312,412,512,612,712,812,912	9	41.85	5.25	5.25	41.85
WB	TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN	113,213,313,413,513,613,713,813,913	9	41.85	5.25	5.25	41.85

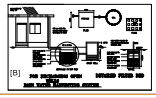


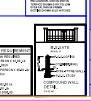
LOCATION PLAN

SCALE : N.T.S.



PLOT NO 4





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