PROPOSED CONSTRUCTION OF HOUSING

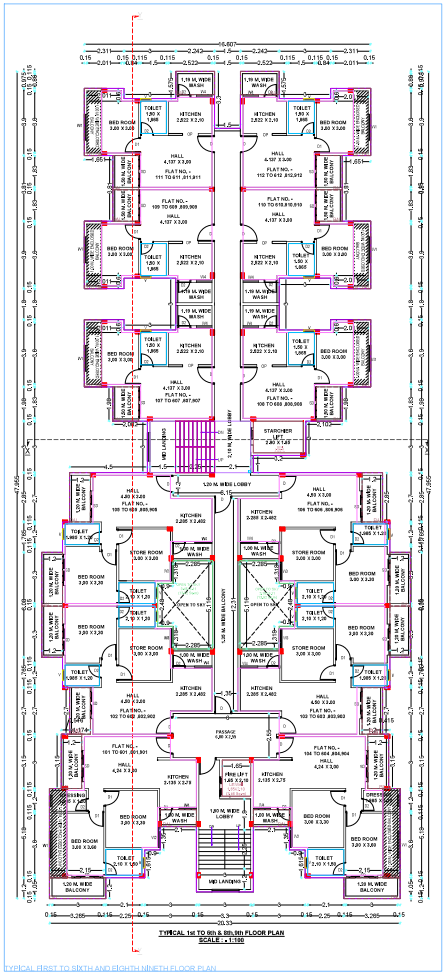
FOR EWS / LIG COMMERCIAL & RESIDENTIAL

HOUSING SCHEME OF PLOT NO. - 4 , KH.

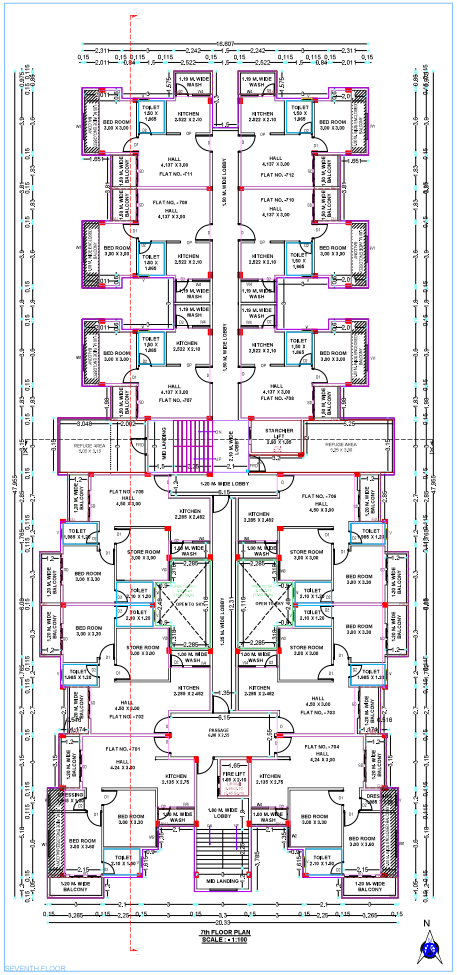
NO. :- 6/A,6/B, MOUZA :- NARSALA, TAH.& DIST. :- NAGPUR.

1) MR. - DIPESH PREMKUMAR JAIN

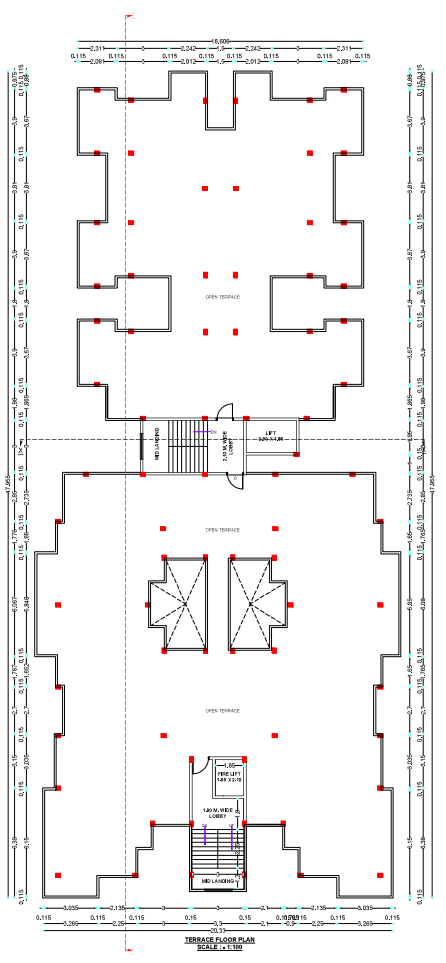
2) MRS. - JAYSHRI SANDIP JAIN

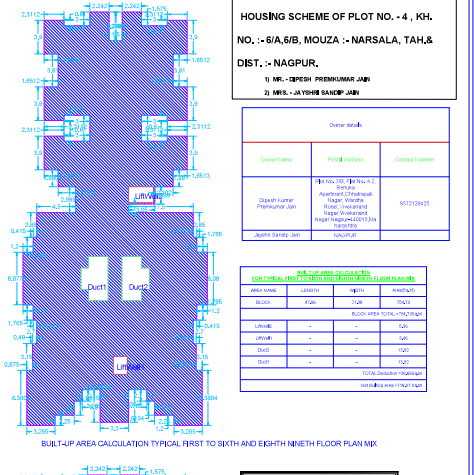


TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN



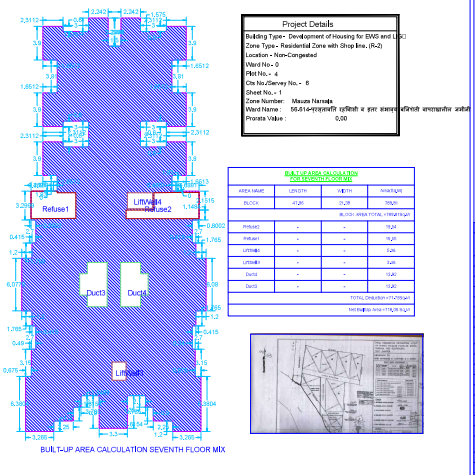
SEVENTH FLOOR





Owner details		
Owner Name	Postal Address	Contact Number
Dipesh Kumar Premkumar Jain	Plot No. 6/B, Plot No. 4, 2, Ganesh Nagar, Apartment Chhatrapati Nagar, Wardha Road, Vivekanand Nagar Vivekanand Nagar,Nagpur,440015,Maharashtra	9373129625
Jayshri Sandip Jain	NAGPUR	

BUILT-UP AREA CALCULATION FOR TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN MIX			
AREA NAME	LENGTH	WIDTH	AMOUNT(sq.m)
BLOCK	47.85	31.28	1496.72
BLOCK AREA TOTAL =1496.72SQ.M			
Lift Well2	-	-	5.26
Lift Well3	-	-	5.26
Duct2	-	-	1.20
Duct3	-	-	1.20
TOTAL Deduction =12.92SQ.M			
Net Built-Up Area =1483.80SQ.M			



BUILT-UP AREA CALCULATION FOR SEVENTH FLOOR MIX			
AREA NAME	LENGTH	WIDTH	AMOUNT(sq.m)
BLOCK	47.85	31.28	1496.72
BLOCK AREA TOTAL =1496.72SQ.M			
Refuse1	-	-	19.26
Refuse2	-	-	19.26
Lift Well3	-	-	5.26
Lift Well4	-	-	5.26
Duct2	-	-	1.20
Duct3	-	-	1.20
TOTAL Deduction =51.23SQ.M			
Net Built-Up Area =1445.49SQ.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 Survey No. - 6

Sheet No. - 1

Zone Number: Mauza Narsala

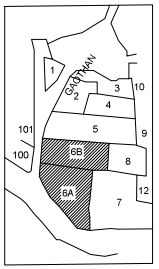
Ward Name : 55,61-नरसाला,सुदर्शनी व इतर झोपडपट्टी,मौजा नरसाला,सिरसपेठ अण्णाभाऊसाठे आवास

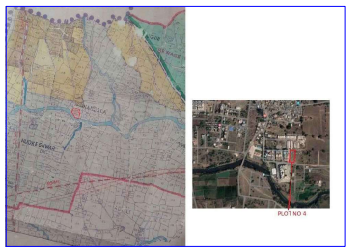
Pronata Value : 0.00

Parking Check (As per Table-7)						
Building Name	Required		Proposed			Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter		
Total	33	70	34	80		OK

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

Land Use Table						
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Cantilever Balcony Area	Permitted Balcony Area	Total Carpet Area
All	1st FLOOR PLAN	101	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	102	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	103	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	104	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	105	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	106	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	107	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	108	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	109	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	110	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	111	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	112	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	113	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	114	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	115	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	116	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	117	1	31.69	0.00	0.00	31.69
All	1st FLOOR PLAN	118	1	31.69	0.00	0.00	31.69
All	GROUND FLOOR	SHOP1	1	31.69	0.00	0.00	31.69
All	GROUND FLOOR	SHOP2	1	31.69	0.00	0.00	31.69
All	GROUND FLOOR	SHOP3	1	31.69	0.00	0.00	31.69
All	GROUND FLOOR	SHOP4	1	31.69	0.00	0.00	31.69
All	1st to 6th & 8th,9th FLOOR PLAN	101,102,103,104,105,106,107,108,109,110,111,112,113,114,115,116,117,118	18	31.69	0.00	0.00	31.69
All	1st to 6th & 8th,9th FLOOR PLAN	201,202,203,204,205,206,207,208,209,210,211,212,213,214,215,216,217,218	18	31.69	0.00	0.00	31.69
All	1st to 6th & 8th,9th FLOOR PLAN	301,302,303,304,305,306,307,308,309,310,311,312,313,314,315,316,317,318	18	31.69	0.00	0.00	31.69
All	1st to 6th & 8th,9th FLOOR PLAN	401,402,403,404,405,406,407,408,409,410,411,412,413,414,415,416,417,418	18	31.69	0.00	0.00	31.69
All	1st to 6th & 8th,9th FLOOR PLAN	501,502,503,504,505,506,507,508,509,510,511,512,513,514,515,516,517,518	18	31.69	0.00	0.00	31.69
All	1st to 6th & 8th,9th FLOOR PLAN	601,602,603,604,605,606,607,608,609,610,611,612,613,614,615,616,617,618	18	31.69	0.00	0.00	31.69
All	7th FLOOR PLAN	701,702,703,704,705,706,707,708,709,710,711,712,713,714,715,716,717,718	18	31.69	0.00	0.00	31.69

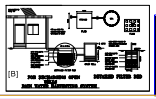


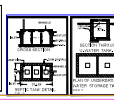


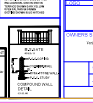
MIX													
BUILDING	FLOORS	FSI AREA					BALCONY	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL
		COMM.	RESI.	IND.	SPECIAL	MECC.	PROP.	PROP.						
WB	TYPICAL FIRST TO SIXTH AND EIGHTH NINETH FLOOR PLAN	0.00	1037.24	0.00	0.00	0.00	189.28	0.00	0.00	73.09	33.72	0.00	0.00	1133.09
WB	GROUND FLOOR	1153.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1153.70
WB	SEVENTH FLOOR	0.00	1111.21	0.00	0.00	0.00	194.29	0.00	0.00	73.09	37.24	0.00	31.29	1115.95
WB	Total	1153.70	8297.92	0.00	0.00	0.00	1588.00	0.00	0.00	73.09	313.09	0.00	31.29	9411.67

FSI DETAILS									
Wibles	Basic FSI (on sanit no 1)	Premium FSI (on sanit no 1)	TDR (on sanit no 1)	Incentive FSI over building if Applicable (on basic FSI)	Ancillary Area 60% of (1+2+3+4)	Ancillary Area 80% of (1+2+3+4)	Total	Inductive Housing (DPS) if Applicable	Drawing Value
A) Permissible FSI	1.00	0.15	0.00	0.00	0.30	0.00	0.30	0.00	0.00
B) Existing Consumed FSI	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
C) Balance FSI to be Consume	1.00	0.15	0.00	0.00	0.30	0.00	0.30	0.00	0.00
D) Total Permissible Area	3117.20	2211.00	0.00	0.00	2211.00	0.00	5328.20	0.00	0.00
E) Proposed Consumed FSI (Should not exceed to C)	3117.20	1997.00	0.00	0.00	2211.00	120.20	4328.20	0.00	0.00
F) Extra Consumed	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Parking Check (Table-7)						
Building Name	USE	REQ. RATIO		NOS OF Tenantes	PRK. RATIO	
		car	Scooter		car	Scooter
WB	Residential	0	2	84	0.00	168.00
WB	Residential	1	3	84	21.00	252.00
WB	Commercial	2	5	1626	0.00	0.00
Total	-	-	-	-	21.00	420.00
Visitor parking(5%)	-	-	-	-	0.00	0.00
Total	-	-	-	-	21.00	420.00







Checking of Area Statement	
1) Area of plot (minimum area of a, b, c to be considered in area of subdivision with sanctioned layout, viz. and subdivision no.	1925.12
(a) As per ownership document (7/12, CTS extract)	1925.00
(b) as per T.P. or City Survey measurement sheet	1925.00
(c) as per demarcation drawing area	1925.12
LESS :	
2) Area not in possession	0.00
3) Extra area (+2)	1925.12
4) Deductions for -	-
(a) Proposed D.P./ D.P. Road widening Area (Revise Road / Highway widening	0.00
(b) Any D.P. Reservation area (Handicap)	0.00
(c) Influence area of plot (Ref)	1925.12
5) Amenity Space	0.00
(Applicable if 1) > 20000 sqmt	-
(Required = (a) upto 20000 sqmt = Nil	-
(b) Above 20000 sqmt = (a) + 5% of the area	0.00
6) Net Plot Area (1-4)	1925.12
6) Recreational Open Space	-
(a) If area (6) is more than 4000 sqmt. - 10 % of (6) is required.	0.00
Provided	0.00
(b) If area is less than 4000 sqmt -Check -	-
(c) In full plot number/(for 1,2,12,49 etc), As per 7/12 abstract or City Survey Number =No Recreational open space is required	-
(d) If the subdivision (as 50, 2/5 - 125-1-49/1 etc.)then recreational open space is required.	-
(A) 10 % Subject to minimum 200 sqmt	0.00
Provided	0.00
(B) Exemption to these open space subject to walking distance 0.20 to 0.40 KMs	-
(C) Exemption to these open space subject to payment of 10 % land value of final at (7) 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, Regularization Plan.

Signature of Architect/ Licensed Engineer/ Supervisor :

Owner's Declaration -

We undersigned hereby confirm that I/We would abide by all the above mentioned terms and conditions as per approved plans, etc. I/We would execute the structure as per approved plans, etc. I/We would execute the work under supervision of proper technical person so as to ensure the safety and stability of the earth etc.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Add no.

Postal Address :- Plot No. 7/B, Plot No. 4, 2, Ganesh Apartment,Chhatrapati Nagar, Wardha Road, Vivekanand Nagar,Vivekanand Nagar,Nagpur,440015,Maharashtra,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. MOUZA :- NARSALA, TAH.(Comp.) DIST.:- NAGPUR.

Name of Architect / Licensed Engineer (in Capital Letters)	
Address	SHRI B.G. - 14 Pandav Layout,Chatrapati square, Nagpur-440015
SIGNATURE	Signature valid subject to the remarks if any mentioned in the certificate
SCALE :- 1:100	Date :- 24/08/21
CHECKED BY :-	CHECKED BY :-

SUBMISSION DRAWING