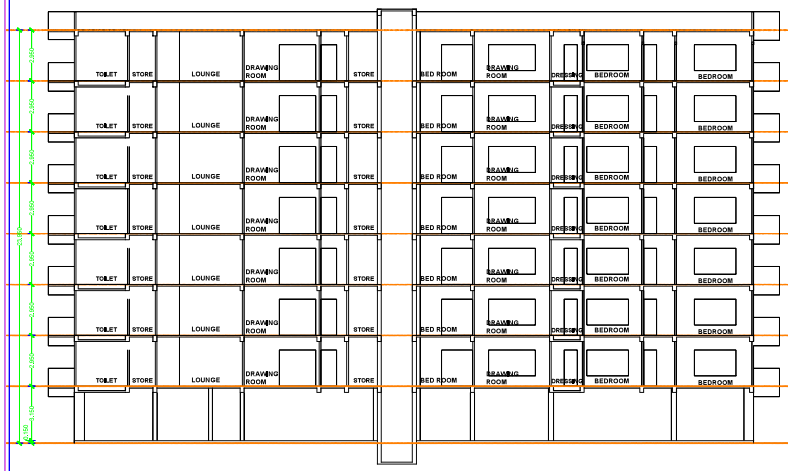


SECTION Y-Y

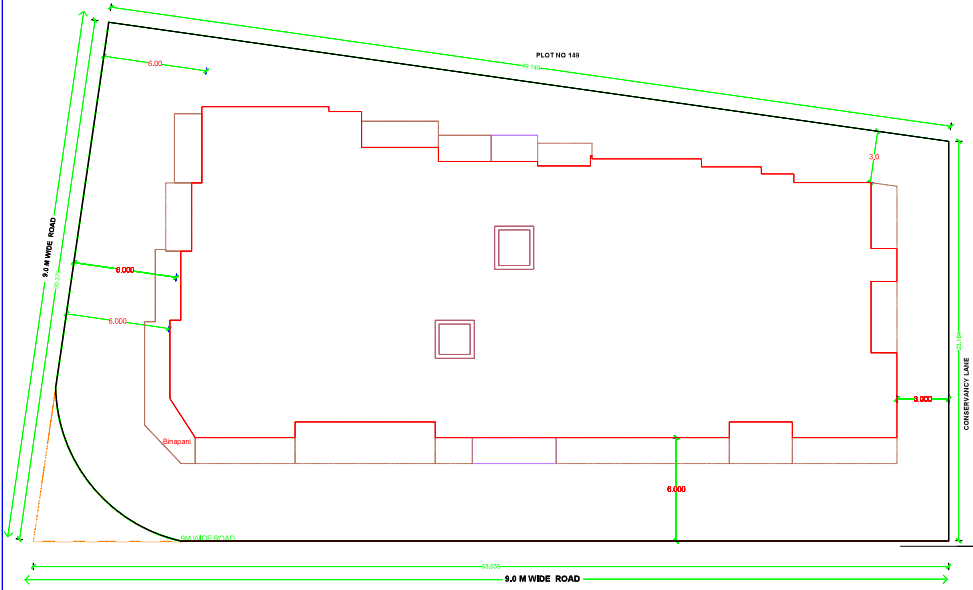
FRONT ELEVATION

Owner details		
Owner Name	Postal Address	Contact Number
Hplse Hajkrishna Chatterjee	PLOT NO, 149, Shankar Nagar, OLT Nagpur Maharashtra 440010	9823081674
Bidyutlekha Chatterjee	PLOT NO, 149, Shankar Nagar, OLT Nagpur Maharashtra 440010	9823081674
Dilip Raghunath Bhanade	501,5Th Kailash Apartments, Plot No 29, Cement Road,Shankar Nagar Nagpur,Maharashtra 440010	9028013267

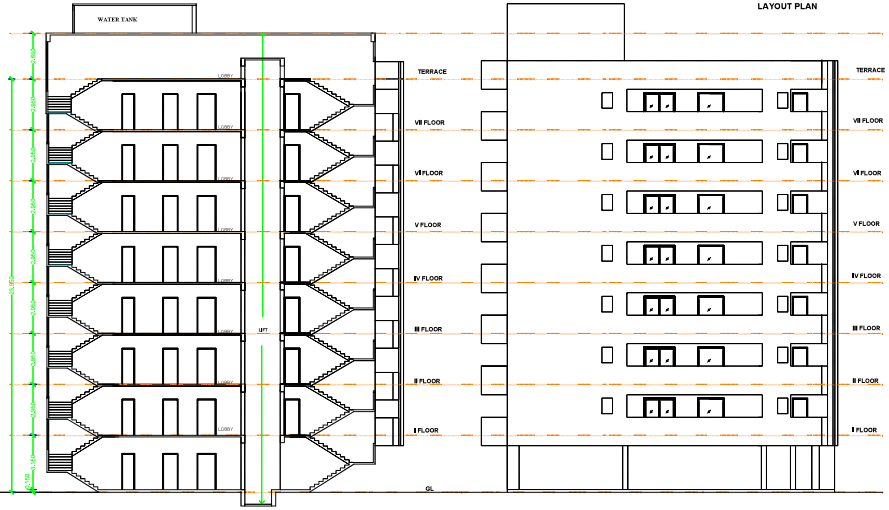
PROPOSED SITE

COORDINATE SITE

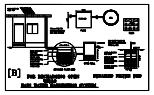
LAYOUT PLAN



SITE PLAN



SECTION X-X



RIGHT SIDE ELEVATION

Signature valid

DP PLAN WITH REMARK

Previous	Area Statement	
1	Area of plot: (Minimum area of a.s. not to be considered or area of setback with corridors/layout lies and subdivid No.	1329.20
(a)	As per ownership documents (7/12, CTS extract)	1329.20
(b)	as per T.P. or City Survey measurement sheet	1329.20
(c)	as per Demarcated drawing area	1329.20
LESS		
2	Area not in possession	0.00
3	Extent area (1-2)	1329.20
4	Deductions for:	-
(a)	Proposed DP/ TP/ Road widening Area Reservation Road / Highway widening	0.00
(b)	Any D.P. Reservation area	0.00
(Total Area)		0.00
5	Balance area of plot (3-4)	1329.20
6	Amenity Space	0.00
(a)	Deductions (If 1117.20000 sqmt	-
7	Required (40 upto 20000 sqmt) • 10	-
(b)	Above 20000 sqmt • (as) 15 % of Total area	0.00
7	Net Plot Area (5-6)	1329.20
8	Recreational Open Space	-
(a)	If area (6) is more than 4000 sqmt - 10 % of (5) is required.	0.00
	Proposed	0.00
(b)	If area is less than 4000 sqmt. • Check •	-
(c)	If Plot bill number like 1/2, 125/4/Bldg, As per 7/12 abstract or City Survey Number • no Recreational open space is required	-
(d)	If it is sub-division like 1/2 ,2/5 , 125/1/4/1/41 etc.then Recreational open space is required.	-
(e)	10 % Subject to minimum 200 sqmt.	0.00
	Proposed	0.00
9	(a) Exemption to above open space subject to availing basic F.S.I. of 1.0 %	-
	(b) Exemption to above open space subject to payment of 10 % land value of land at (7) as per annual statement of rates.	-

Certificate of Area:
Certified that the plot under reference was surveyed by me on 2024 and the dimensions of sides 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 Records/Land Records Department/City Survey records.
Signature
(Name of Architect/ Licensed Engineer/ Surveyor)

Owner's Declaration:
I/We undersigned hereby confirm that I/We could abide by plans approved by Authority / Collector. I/We would do ensure the structure as per approved plans. I/We 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.

Postal Address : PLOT NO, 149, Shankar Nagar, OLT Nagpur Maharashtra 440010 Shrenagar Apartments, Plot No 29, Cement Road,Shankar Nagar,Nagpur,Maharashtra 440010

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING IN CTS, HOUSURVEY NO:- 33/4/36

SITE ADDRESS :
Corporation House No.- 117, City Survey No.- 436 Sheet No.- 36/33 of Mauzam Mahalxmi, Plot No. 149, Shiv aji Nagar, Nagpur.- 440010.

Name of Applicant	Mr. Bidyutlekha Chatterjee
Address	PLOT NO, 149, shankar nagar, OLT Nagpur Maharashtra 440010
Signature	

SCALE :- 1:00	Date: 08/03/24
USE NO :- RESIDENTIAL	CHECKED BY :-

SUBMISSION DRAWING

FSI DETAILS

Sr.No	Basic FSI (on net plot no.1)	Premium FSI (on net plot no.1)	TDR (on net plot no.1)	Incentive FSI given 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
1a) Permissible Base	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1b) Existing Permanent Base	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1c) Additional Base for Consultant	1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1d) Total Permissible Plinth Area(a+b+c)	147.28	294.55	0.00	0.00	397.28	0.00	838.28	0.00	0.00
1e) Proposed On Site Plinth Area (Net of Ancillary)	147.28	188.20	0.00	0.00	397.28	0.00	732.28	0.00	732.28
1f) Extra Consumed	1.00	1.07	0.00	0.00	0.00	0.00	1.07	0.00	0.00

Blocked

BUILDING	FLOOR	FSI AREA						BALCONY	TERRACE	LIFT	LIFT WELL	DUCT	VENT SHAFT	Other Deduction	TOTAL
		COMM.	RESI.	INDL.	EDUL.	INFR.	MISC.	PROJ.							
Binapani	Typical-Floor	0.00	1995.28	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1995.28
Binapani	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
Binapani	Stilt	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

Building Name	USE	TENAMENT AREA	RATIO			NO.OF Tenants/Units	Required			Proposed		
			Car	Scooter	Cycle		Car	Scooter	Cycle	Car	Scooter	Cycle
Binapani	Residential	100 sq.m. carpet area or fraction thereof	1	2	2	14	9.24	9.24	9.24	20	20	20
Total	-	-	-	-	-	-	9.24	9.24	9.24	20	20	20

Carpet Area Table

Building Name	Floor Name	Carpet name	Tenements No.	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
Binapani	Typical-Floor	102.20/203.80/25.00/202.92	7	294.74	0.00	49.25	294.74
Binapani	Typical-Floor	101.89/203.80/1.00/201.92	7	294.21	0.00	0.00	294.21

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
Binapani	W5	0.75	1.20	1
Binapani	W2	0.90	1.20	4
Binapani	W1	1.20	1.20	3
Binapani	V1	0.60	1.20	3

SCHEDULE OF OPENING

BLD NAME	NAME	LENGTH	HEIGHT	NOS.
Binapani	D4	1.20	2.10	1
Binapani	D5	1.20	2.10	1
Binapani	D7	1.20	2.10	6
Binapani	D3	1.20	2.10	2
Binapani	D6	1.20	2.10	7
Binapani	D1	0.90	2.10	14
Binapani	D2	0.80	2.10	31

Owner details

Owner Name	Postal Address	Contact Number
Alka Hulkarnima Chatterjee	PLOT NO., 168, Shankar Nagar S.O Nagpur Maharashtra-440010	9823561674
Bela Hulkarnima Chatterjee	PLOT NO., 168, Shankar Nagar S.O Nagpur Maharashtra-440010	9823561674
Dilip Raghunath Bhanade	301,dhanwajan Apartments, Plot No. 29, Cement Road,Shankar Nagar,Nagpur,Maharashtra-440010	9604613297

Signature valid

PROPOSED SITE

COORDINATE SITE

LAYOUT PLAN

DP PLAN WITH REMARK

PLAN SHOWING AREA OF RELAXATION

(SCALE 1:200)

AREA OF RELAXATION IN SQ.M

A	9.35
B	0.24
C	18.97
D	2.85
E	7.36
TOTAL	38.76
NO. OF FLOOR	8
NET TOTAL	310.08 sq.m

TYPICAL I - VII FLOOR PLAN

GROUND FLOOR PLAN

TERRACE PLAN

BUILT-UP AREA CALCULATION
Ground Floor Binapani
(SCALE 1:200)

BUILT-UP AREA CALCULATION
Typical Floor Binapani
(SCALE 1:200)

SECTION VIEW - Binapani

AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	19	7.421	139.84
			BLOCK AREA TOTAL =139.84SqM
Lift(s)(6)	-	-	5.76
Lift(s)(6)	-	-	5.69
Duct2	-	-	1.26
			TOTAL Deduction =12.72SqM
			Net BUILT-UP AREA =127.12 SqM

AREA NAME	LENGTH	WIDTH	Area(SqM)
BLOCK	43.31	17.41	754.04
			BLOCK AREA TOTAL =754.04SqM
Lift(s)(6)	-	-	5.76
Lift(s)(6)	-	-	5.69
Duct2	-	-	1.26
			TOTAL Deduction =12.72SqM
			Net BUILT-UP AREA =741.32 SqM

LEGENDS

Previous / Area Statement

1) Area of plot (Minimum area of plot is to be considered or area of plot as per sanctioned layout lay and subdivision)	1031.20
(a) As per ownership documents (7/12, CTS extract)	1031.20
(b) as per T.P. or City Survey measurement sheet	1031.20
(c) as per Demarcated dispensing area	1031.20
LESS	
2) Area not in possession	0.00
3) Area area (1-2)	1031.20
4) Deductions for	-
(a) Proposed D.P./ T.P. Road widening Area Remote Road / Highway widening	0.00
(b) Any D.P. Reservation area	0.00
(Total Area)	0.00
5) Balance area of plot (3-4)	1031.20
6) Amenity Space	0.00
(a) Allowable (if (1) > 20000 sqmt)	-
(b) Required (if (1) > 20000 sqmt) = (a)	-
(c) Above 20000 sqmt = (a) x 2 % of Total area	0.00
7) Net Plot Area (5-6)	1031.20
8) Permissible Open Space	-
(a) If area (1) is more than 4000 sqmt = 15 % of (1) is required	0.00
Proposed	0.00
(b) If area (1) is less than 4000 sqmt <Check>	-
(c) If it is sub-division (i.e. 1/2, 2/5, 1251/41/61 etc.) then Number of open space is required	-
(d) 10 % Subject to minimum 200 sqmt	0.00
Proposed	0.00
(e) Exemption (Above open space subject to existing basic F.S.I. of 0.5)	-
(f) Exemption (Above open space subject to payment of 10 % rate of land at (7) as per annexure statement of rate)	-

Certificate of Area

Certified that the plot under reference was surveyed by me on 2024 and that the dimensions of sides of the plot stated and/or 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.

Signature

(Name of Architect/Licensed Engineer/ Surveyor)

Owner's Declaration

I/We undersigned hereby confirm that I/We shall abide by plans approved by Authority / Collector. I/We shall do so abide the structure as per approved plans. I/We I/We would execute the works under supervision of proper technical person so as to ensure the quality and safety of the work site.

Owner (s) name and signature

Architect/ Licensed Engineer/ Supervisor name and signature

Valid No.

Postal Address : PLOT NO., 168, Shankar Nagar S.O Nagpur Maharashtra-440010,301, dhanwajan Apartments, Plot No. 29, Cement Road, Shankar Nagar, Nagpur, Maharashtra-440010.

DESCRIPTION OF PROJECT :-

Type of Proposal : Residential

BUILDING DP/ CTS/ HOUSE/SURVEY NO.- 33/4/36

SITE ADDRESS

Corporation House No.- 177, City Survey No.- 436, Sheet No.- 36/30 of Mouza-Umbarpan, Plot No.-168, Shankar Nagar, Nagpur.- 440010.

Name of Applicant : Mr. Bhanade

Signature valid

SCALE :- 1:100 | Date :- 08/03/24

SUB HOU :- BINAPANI | CHECKED BY :-

SUBMISSION DRAWING