RESIDENTIAL PARKING AREA STATEMENT

SR. NO.	BUILDING	REQUIRED UNIT\AREA	REQUIRED CAR	REQUIRED SCOOTER	PROPOSED UNIT\AREA	PROPOSED CAR LARGE	PROPOSED CAR SMALL	PROPOSED SCOOTER
	WING -B					LARGE	SMALL	
1	RESIDENTIAL	FOR EVERY 2 TENEMENTS CARPET AREA EQUAL TO OR ABOVE 40 SQ.M LESS THEN 80SQ.M	1	2	49/2=24.5	24.5		49
				TOTAL	=	25		49
		5 % VISITORS PAKING				1.25		2.45
						1		2
				TOTAL	=	26		51
	MULTIPLYING FACTOR FOR NAGAR PANCHAYAT REGION			0.4	=	10.40		-
	TOTAL REQUIRED PARKING				=	10		51
	TOTAL PROPOSED PARKING				=	5	5	51
					=	2.5X5X5	2.3X4.5X5	1X2X51
				TOTAL PARKING AREA		62.500	51.750	102.000

Parking Check As Per Multiplying Factor : 0.4
(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 Car/Mini Bus	Required Scooter	Required Transport Vehicle/Ambulance/Mini bus	Proposed Car/Mini Bus	Proposed Scooter	Proposed Transport Vehicle/Ambulance/Mini bus	Status
Total	10	51	0	10	51	0	OK

TOTAL PARKING REQUIRED =
(RESIDENTIAL WING B) = 10 CARS + 51 SCR
20% ELECTRIC VEHICLE CHARGING POINT TO BE PROVIDED :-
20%(10 CARS + 51 SCOOTER) = 2 CARS + 10 SCOOTER
OUT OF THIS 30% ELECTRIC VEHICLE CHARGING POINT IS COMMON
30%(2 CARS + 10 SCOOTER) = 1 CARS + 3 SCOOTER
TOTAL EV PARKING = 3 CARS + 13 SCOOTER

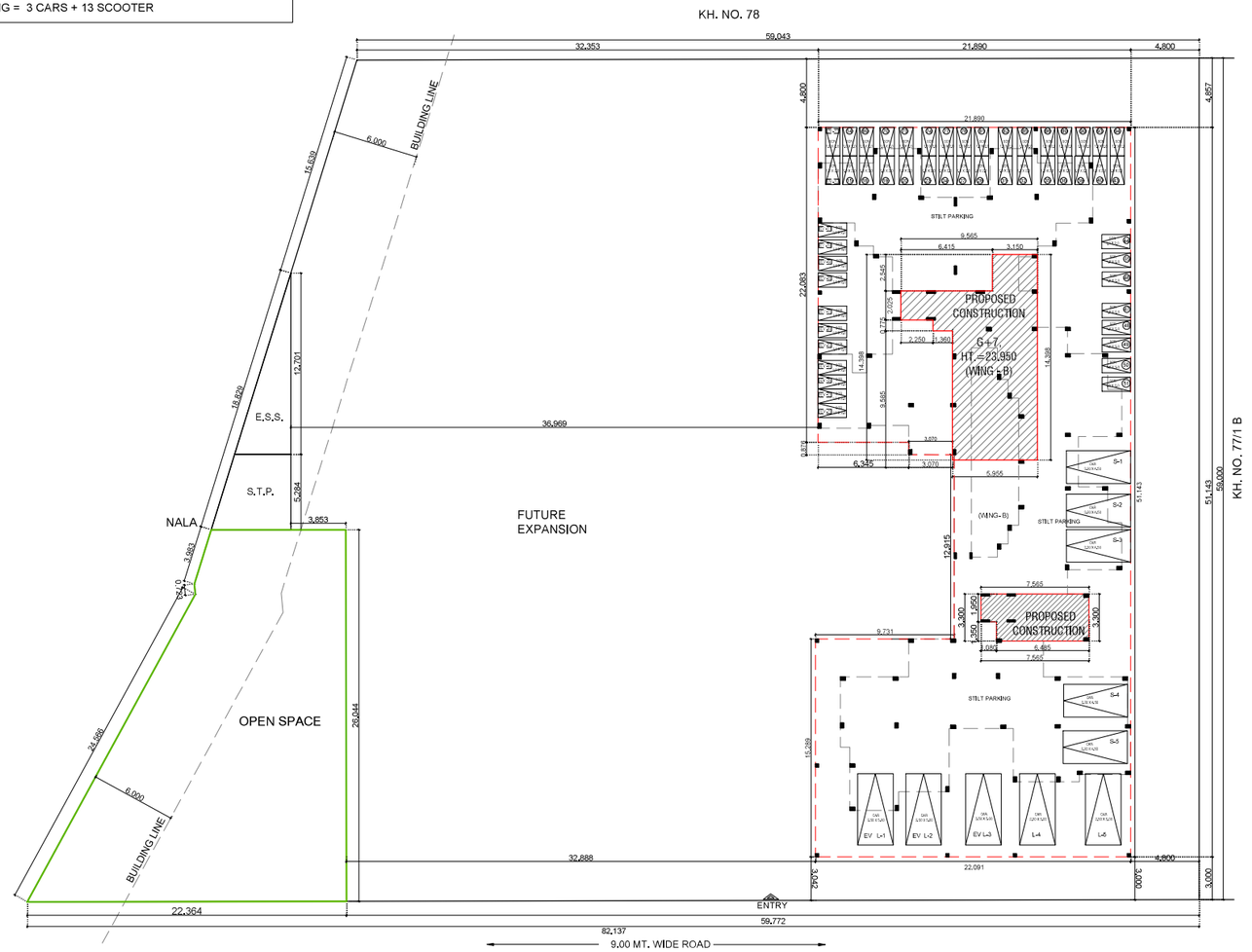
WINGB

BUILDING	FLOORS	FSI AREA COMM.	RESI.	IND.	EDU.	INS.	MEZZ.	BALCONY PROP.	TERRACE	LIFT	LIFTWELL	DUCT	VENT SHAFT	Other Deduction	TOTAL FSIAREA
WING B	SEVENTH FLOOR PLAN	0,00	674,436	0,00	0,00	0,00	0,00	75,56	0,00	0,00	7,113	42,056	0,00	0,00	625,267
WING B	2ND FLOOR TO 6TH FLOOR PLAN	0,00	3372,18	0,00	0,00	0,00	0,00	377,8	0,00	0,00	35,565	210,28	0,00	0,00	3126,335
WING B	FIRST FLOOR PLAN	0,00	674,436	0,00	0,00	0,00	0,00	75,56	0,00	0,00	7,113	42,056	0,00	0,00	625,267
WING B	GROUND FLOOR PLAN	0,00	55,141	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	0,00	55,141
WING B	Total	0,00	4776,193	0,00	0,00	0,00	0,00	528,92	0,00	0,00	49,791	294,392	0,00	0,00	4432,01

FSI DETAILS

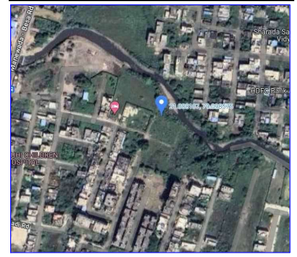
9 Index	Basic FSI (on serial no 1)	Premium FSI (on serial no 1)	TDR (on serial no 1)	Incentive FSI for green building If Applicable (on basic FSI)	Ancillary Area 60% of (2+3+4+5)	Ancillary Area 80% of (2+3+4+5)	Total	Inclusive Housing (20%) If Applicable	Drawing Value
9.1 Permissible Index	1.1	0.3	0.3	0.00	0.00	0.00	1.7	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	1.1	0.3	0.3	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area()	4344.85	1184.96	1184.96	0.00	1662.04	0.00	8376.81	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	2770.006	0.00	0.00	0.00	1662.004	0.00	4432.01	0.00	4432.01
9.6 Index Consumed	0.70	0.00	0.00	0.00	0.00	0.00	0.70	0.00	0.00

KH. NO. 78



SITE PLAN
SCALE 1:200

Project Details
Proposal code - BPNM-24-19786
Zone Type - Residential Zone
Location - Non-Congested
Name of service - Building Development
Sub service -
Cts No./Survey No. - 77???
Tahsil :
Mouza :
Prorata Value : 0





TOTAL BUILT UP AREA			
TOTAL B/UP AREA OF WING - B	=	4432.010	Sq.m.
TOTAL B/UP AREA	=	4432.010	Sq.m.

KH. NO. 77/1 A,K,D,E,U , Mouza :- BESA

F.S.I. Calculation As per Proforma - I of UDCPR - 2020 :- Built-up Area Calculation

	Permissible (Ratio/Area in sq.m.)	Exist./Prop. (Ratio /Area in sq.mt.)
a) Net plot area for FSI Calculation (clause No.3.9 of UDCPR-2020):-	3949.867	3949.867
b) Net Proposed P- Line built up area :-	-	4432.01
c) Dividing Factor 1.6 to arrive Basic FSI+Premium FSI+ TDR:-Pline area/(1.6):- 4432.01/ 1.6 :-	2770.006	2770.006
d) Permissible ancillary FSI :-	1662.004	1662.004
e) Permissible Basic F.S.I./B/u area :- (1.1xa)	4344.854	2770.006
f) Permissible Basic F.S.I. on premium (0.3x a) :-	1184.960	-
g) Permissible In-situ FSI/TDR :- (Table No. 6-G & Proforma - I of UDCPR)	-	-
(i) In situ area against D.P. for Road Widening with compliance of Clause No. 7.2 & as per previous sanctioned dated:- 00/00/0000 :-	-	-
(ii) TDR Area as per certificate no.	-	-
(iii) Total in-situ / TDR loading proposed (i+ii) :-	-	-
(iv) Permissible TDR :- =	-	-
h) Total entitlement of FSI :- (d+e+f+g) :-	7191.818	4432.01
I) Maximum Building Potential on load :- (h-d)	5529.814	2770.006
(Excluding Ancillary FSI) (1.4 X 3949.867) =	5529.814	-

Signature valid
Digitally signed by BHARAT BABURAO NANDANWAR
Date: 2024.04.18 12:16:13 IST
Reason: Approved Planning Authority
Location: Besa-Pipla Gram Panchayat
Project Code : BPNM-24-19786
Application Number : BPNM/202400068
Proposal Number : 24985
Certificate Number : BPNM/B/2024/APL/00126

SHEET NO.- 01/06 (SITE PLAN)

PROPOSED CONSTRUCTION OF RESIDENTIAL MULTIFAMILY DWELLING UNIT ON KH.NO. - 77/1 A,K,D,E,U, P.H. NO.- 38, MOUZA -BESA, TAH. - NAGPUR (GRAMIN), DIST.- NAGPUR.
BELONGING TO :
1) SHRI. ASHISH BABASAHEB LAKHE
2) SHRI. GAJANAN RAMBHAU WARAMBHE
3) SHRI. DYANESHWAR PUNDALIK PANDEY

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.	3949,87
(a) As per ownership document (7/12, CTS extract)	3949,87
(b) as per TILR or City Survey measurement sheet	3949,87
(c) as per Demarcated drawing area	4020,11
LESS	
2,Area not in possession	0,00
3, Entire area (1+2)	3949,87
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)	3949,87
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)	3949,87
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 2024-01-01 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 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.

Postal Address : House No. 495,Subhedar Len,Mahal
S,O.Nagpur,Maharashtra-440032,plot no 93, sirasepeth, samrat
ashok chouwk,nagpur -440009,plot no 14,bank colony bhagwan nagar,nagpur - 440027

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS, NO./SURVEY NO.-7????

SITE ADDRESS :
KH.NO. - 77/1 A,K,D,E,U, P.H, NO.- 38, MOUZA -BESA, TAH. - NAGPUR (GRAMIN), DIST.- NAGPUR

Name Of Architect : Chandrashekhar DEOCHAND Giripunje

LOGO	ADDRESS OF OFFICE
	OFFICE - 40,2/2 MIG COLONY, RAMBAG ROAD, MEDICAL SQUARE

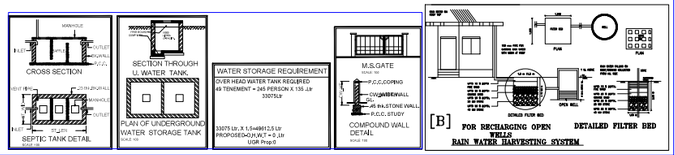
OWNERS SIGN - Verified by applicant

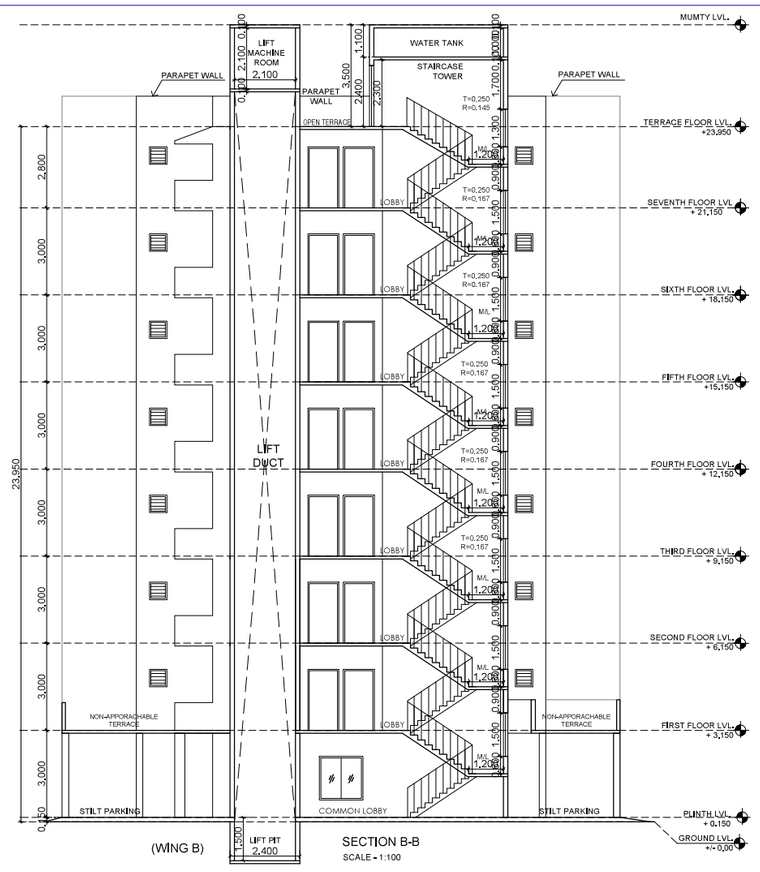
TECHNICAL PERSON SIGN
Signature valid

SCALE - 1:100	Date: 06/03/24
JOB NO - BPNM-24-19786	CHECK BY - -

SUBMISSION DRAWING

LEGENDS:
PLOT BOUNDARY SHOWN IN RED
PROPOSED WORK SHOWN IN BLACK
EXISTING WORK TO REMAIN SHOWN LIGHT WATER LINE SHOWN BLUE DOTTED
R.C.C.WORK SHOWN BROWN
TERRACE SHOWN GRAIN YELLOW
OPEN SPACE SHOWN GREEN
FACE BRICK WORK SHOWN HEAVY HATCHED

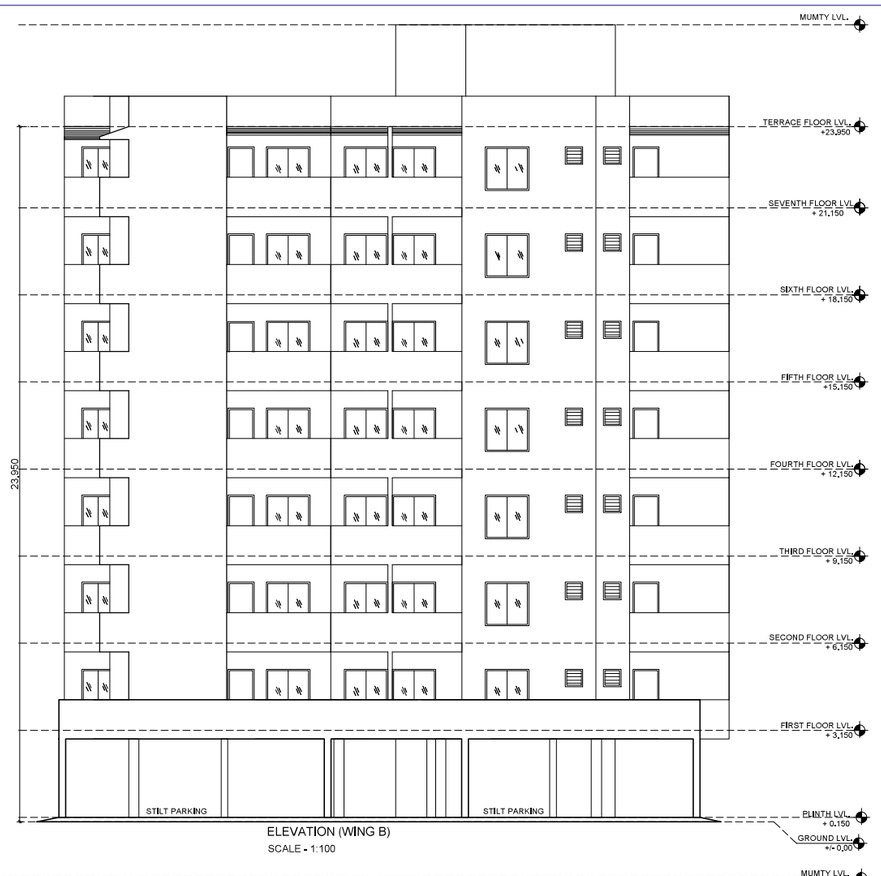




(WING B)

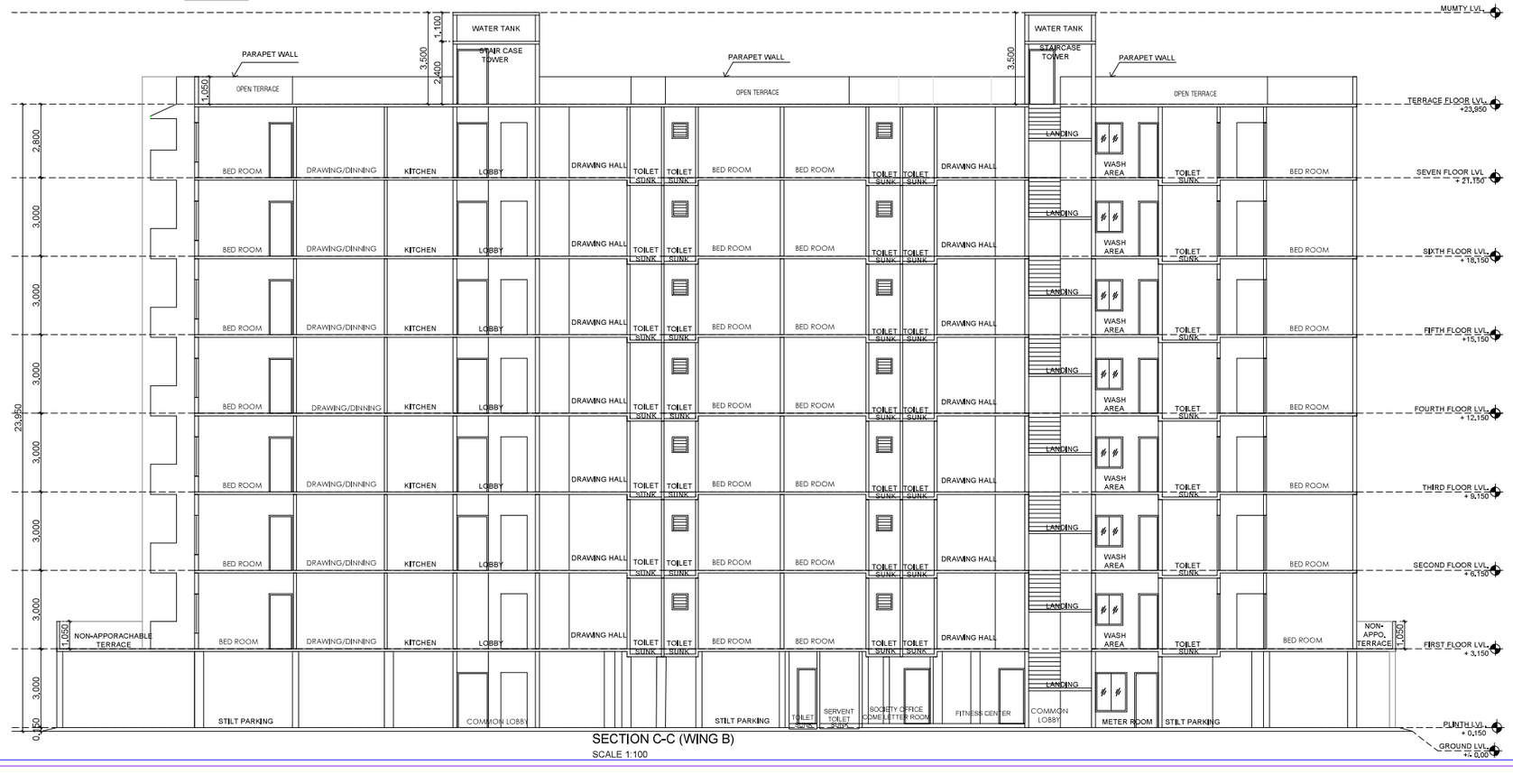
SECTION B-B

SCALE - 1:100



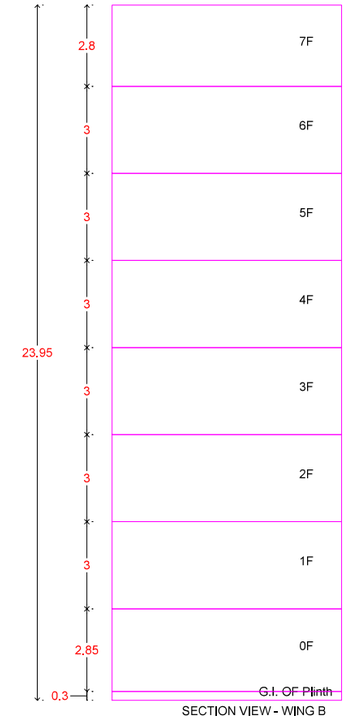
ELEVATION (WING B)

SCALE - 1:100



SECTION C-C (WING B)

SCALE 1:100



SECTION VIEW - WING B

Signature valid

Digitally signed by BHARAT BABURAO NANDANWAR
Date: 2024.04.16 12:16:14 IST
Reason: Approved Drawing
Location: Besa-Pipla Gram Panchayat
Project Code : BPNM/24-25/0086
Application Number : BPNM/B/202400068
Proposal Number : 24985
Certificate Number : BPNM/B/2024/APL/00126

SHEET NO.- 06/06 (SECTIONS & ELEVATIONS)

PROPOSED CONSTRUCTION OF RESIDENTIAL MULTIFAMILY DWELLING UNIT ON KH.NO. - 77/1 A,K,D,E,U, P.H. NO.- 38, MOUZA -BESA, TAH. - NAGPUR (GRAMIN), DIST.- NAGPUR.

BELONGING TO :
1) SHRI. ASHISH BABASAHEB LAKHE
2) SHRI. GAJANAN RAMBHAU WARAMBHE
3) SHRI. DYANESHWAR PUNDALIK PANDEY

Proforma I : Area Statement (Typical Architect Date: 2/4/2024)	
1. Area of plot (Minimum area of a, b, c to be considered) or area of subplot with sanctioned layout No. and subplot No.	3949,87
(a) As per ownership document (7/12, CTS extract)	3949,87
(b) as per TILR or City Survey measurement sheet	3949,87
(c) as per Demarcated drawing area	4020,11
LESS	
2.Area not in possession	0,00
3. Entire area (1-2)	3949,87
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)	3949,87
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)	3949,87
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 2024-01-01 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.

Postal Address : House No. 495,Subhedar Len,Mahal S,O,Nagpur,Maharashtra-440032,plot no 93, sirapeth, samrat ashok chouwk,nagpur -440009,plot no 14,bank colony bhagwan nagar,nagpur - 440027

DESCRIPTION OF PROJECT :

Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.-7777?

SITE ADDRESS :
KH.NO. - 77/1 A,K,D,E,U, P.H. NO.- 38,□ □ MOUZA -BESA, TAH. - NAGPUR (GRAMIN), □ □ DIST.- NAGPUR

Name Of Architect : Chandrashekhar DEOCHAND Giripunje

LOGO	ADDRESS OF OFFICE
	OFFICE - 40,2/2 MIG COLONY, RAMBAG ROAD, MEDICAL SQUARE

OWNERS SIGN -	TECHNICAL PERSON SIGN
Verified by applicant	Signature valid

SCALE - 1:100	Date: 06/03/24
JOB NO - BPNM-24-19786	CHECK BY - -

SUBMISSION DRAWING