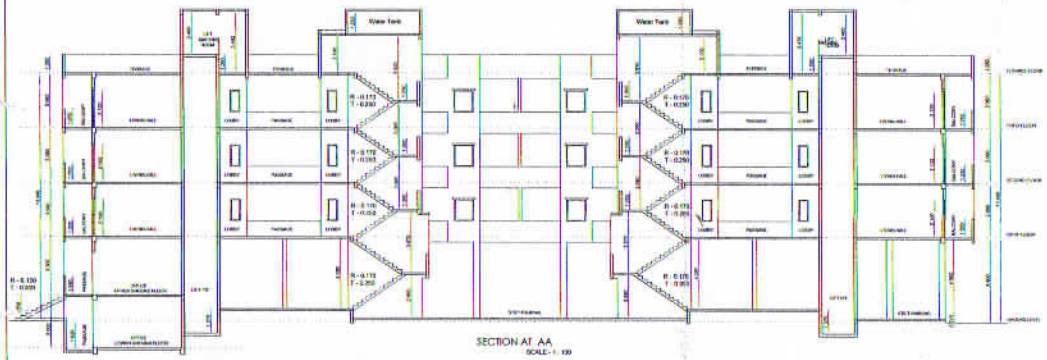
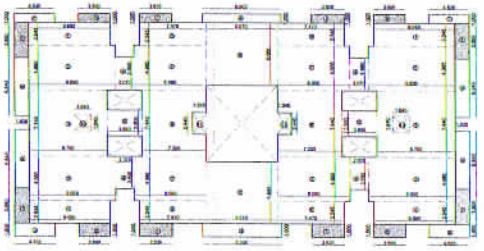
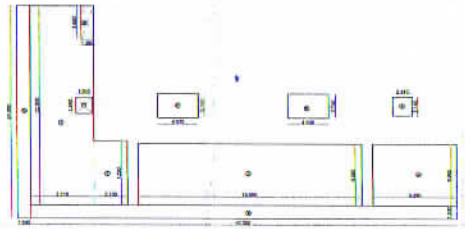


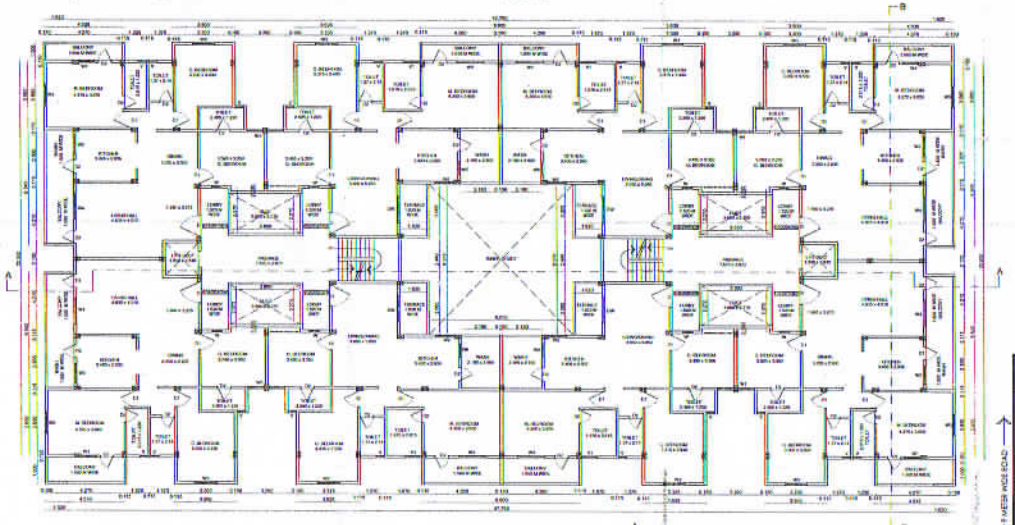
SECTION AT AA
SCALE - 1 : 100



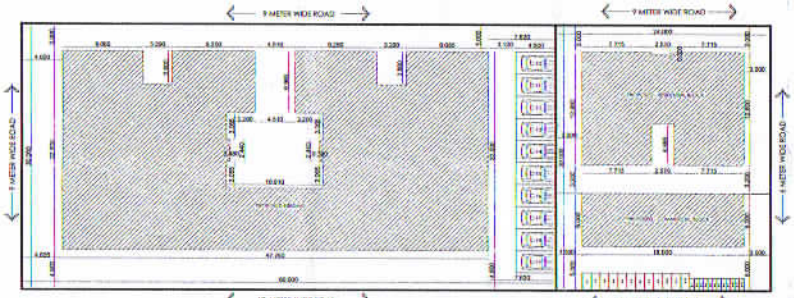
KEY PLAN FOR TYPICAL FLOOR
SCALE - 1 : 500



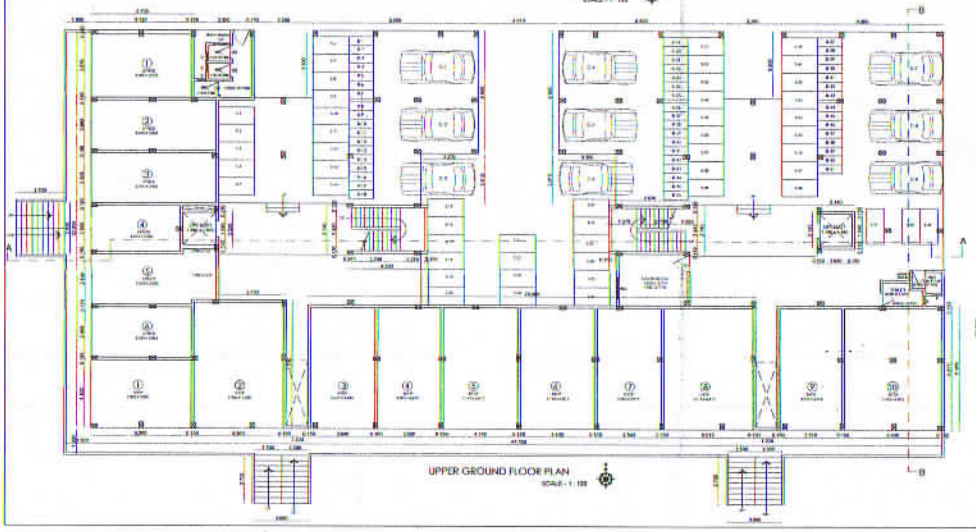
KEY PLAN FOR LOWER AND UPPER GROUND FLOOR
SCALE - 1 : 500



TYPICAL FLOOR PLAN (FIRST ,SECOND & THIRD FLOOR)
SCALE - 1 : 100



SITE PLAN
SCALE - 1 : 100



UPPER GROUND FLOOR PLAN
SCALE - 1 : 100

LAND DIVISION DETIALS
SCALE - 1 : 100

SHEET -1

PROPOSED MULTIFAMILY RESIDENTIAL C
COMMERCIAL BUILDING "NIKHIL PLANET"
PLOT. NO. 87 OF SERVEY NO.- 31/18, 31/98
31/159, 31/160, 31/161, 31/162, 31/163;
RESERVATION NO. 41, MOUZA - BALLARP
TH- BALLARPUR, DIST- CHANDRAPUR.
BELONGS TO-

1) MR. SUNIL VENKAIAH MUDCHANDANI
2) MR. NIKHIL BHIMRAO AMBATWAR
3) MRS. RAJKUMARI SUNILBABU MUDCHANDANI
4) MRS. KAJAL SUNIL MUDCHANDANI
5) MRS. ARTI ANKUSH MAHAKALKAR
6) MR. PRAMPRAKASH PUNDLIKRAO MARDEM
7) MR. SHAILENDRA ASHOK KHAIRE

AREA STATEMENT:

TOTAL PLOT AREA - 30.00 x 30.000 = 2700.0
EXTENTION OF SAID PLOT TO UNDER SHOPPING COMPLEX RESERVA
AS PER REGULATIONS THE OWNER MAY DEVELOP THE SITE WITH
NUMBER AND SIZE OF SHOPS PRESCRIBED BY THE CHIEF OFFICER
SUBJECT TO HANDING OVER 40% OF PLOT AND 50% BUILT-UP ARE
RESERVED LAND TO THE LOCAL PLANNING AUTHORITY (BMC)
THEREAFTER, THE OWNERS SHALL BE ENTITLED TO HAVE THE FU
PERMISSIBLE FSI OF THE PLOT WITHOUT PAYING WITH CONSIDERA
THE AREA SO HANDED OVER, FOR OTHER PERMISSIBLE USES IN A
ZONE WHICH IS RESIDENTIAL.

TOTAL AREA = 2700.0
AREA UNDER RESERVATION = 1350.0
AREA TO BE HANDED OVER TO LOCAL PLANNING AUTHORITY (BMC = 1350.0
PLOT AREA 40 % OF (SHOWN IN SHEET NO. 1) = 720.0
BUILT UP AREA 50 % (SHOWN IN SHEET NO. 3) = 900.0
BALANCE LAND AREA WITH OWNER (1350-720.000) = 1350.0
PERMISSIBLE F.S.I OVER TOTAL PLOT = 1.0 = 2700.0
PERMISSIBLE TDR ON 1350.00 SQ.M. (100%) = 1350.0

AREA CALCULATION OF BUILDING UNDER PRIVATE OWN

PROPOSED LOWER GROUND FLOOR BUP AREA	= 458.0
PROPOSED UPPER GROUND FLOOR BUP AREA	= 461.0
PROPOSED FIRST FLOOR BUP AREA	= 464.0
PROPOSED SECOND FLOOR BUP AREA	= 921.0
PROPOSED THIRD FLOOR BUP AREA	= 921.0
TOTAL PROPOSED BUP AREA	= 3670.0
UTILIZED TDR - 3670.476-2700.000)	= 970.0

BALCONY AREA STATEMENT

FLOORS	BUP AREA	PERMISSIBLE BALCONY AREA 10 % OF (BUP)	PROVIDED BALCONY OPEN	ENCLOSED	TOTAL	EXCESS AREA TO BE ADDED IN BUP AREA
LOWER GROUND	458.000					
FIRST	461.000	46.100	97.900	00.000	97.900	51.800
SECOND	460.000	46.000	97.900	00.000	97.900	51.900
THIRD	460.000	46.000	97.900	00.000	97.900	51.900

PARKING REQUIREMENT

RESIDENTIAL -
FOR 2 NO. TENEMENT HAVING BUILT-UP AREA IN BETWEEN 80 TO 100
PARKING REQUIREMENT IS 1 CAR, 3 SCOOTER, 3 CYCLE
HENCE FOR 12 NOS TENEMENT 4 CAR, 18 SCOOTERS, 12 BICYCLES
FOR 2 NO. TENEMENT HAVING BUILT-UP AREA MORE THAN 100 SQ.
PARKING REQUIREMENT IS 1 CAR, 2 SCOOTER, 2 CYCLE
HENCE FOR 12 NOS 10 CAR, 18 SCOOTERS, 12 BICYCLES
COMMERCIAL -
FOR 100 SQ.M. BUILT UP AREA OR FRACTION THERE OF - PARKING
REQUIREMENT IS 1 CAR, 3 SCOOTER, 3 CYCLE
HENCE FOR 677.000 SQ.M. - 9 CAR, 27 SCOOTERS, 27 BICYCLES
TOTAL PARKING REQUIREMENT - 19 CAR, 81 SCOOTER, 81 BICYCL

CAR	19 x 6.00 x 2.50	= 126.000 SQ.M.
CAR	9 x 4.50 x 2.50	= 60.150 SQ.M.
SCOOTER	81 x 2.00 x 1.00	= 162.000 SQ.M.
BICYCLES	81 x 1.40 x 0.60	= 33.700 SQ.M.
	TOTAL AREA	381.850 SQ.M.

FOR MANEUVERING REFER SITE AND GROUND FLOOR PLAN

SCHEDULE OF OPENINGS

D - 1.00 x 2.10 - DW - RCP PANELED DOOR WINDOW
D1 - 0.90 x 2.10 - DW - RCP PANELED DOOR
D2 - 0.75 x 2.10 - DW - RCP PANELED DOOR
W - 0.75 x 1.20 - RCP GLAZED WINDOW
W1 - 0.90 x 1.20 - RCP GLAZED WINDOW
W2 - 1.20 x 1.20 - RCP GLAZED WINDOW
W3 - 1.20 x 1.50 - RCP GLAZED WINDOW
W4 - 1.22 x 1.50 - RCP GLAZED WINDOW
DW - 1.50 x 1.00 - DOOR WINDOW
V - 0.60 x 0.60 - VENTILATOR
V1 - 0.90 x 0.60 - VENTILATOR

REFERENCE:-
PLOT BOUNDRY SHOWN IN THUS
PROPOSED CONSTRUCTION SHOWN IN THUS

SCALE:	DRN. BY:	CHKD BY:	APR. BY:	NORTH
1 : 100	R.A.S.	—	—	
1 : 200				

STAMP OF APPROVAL:

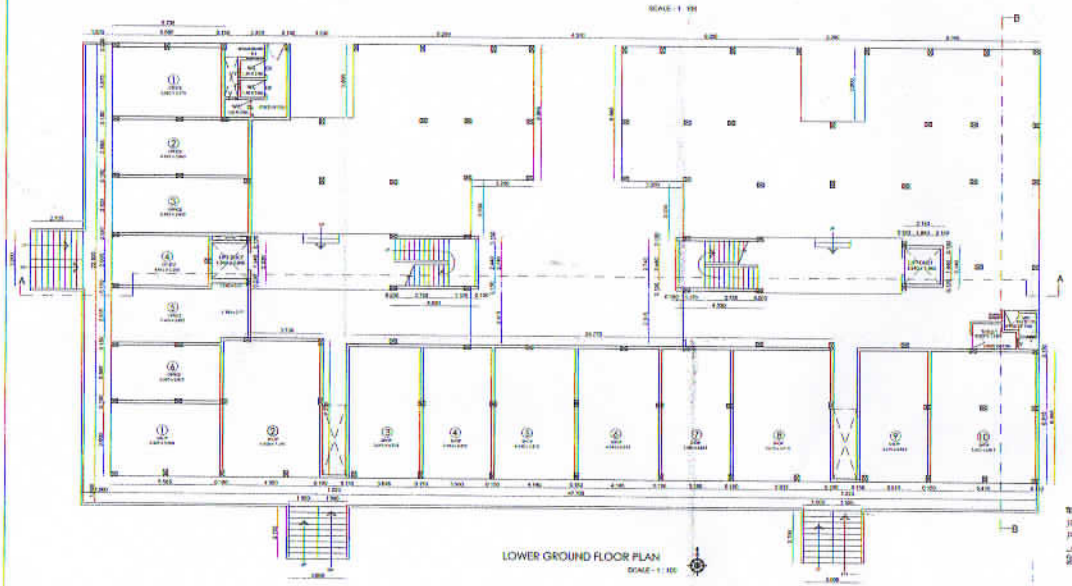
APPROVED

OWNER/CLIENT'S SIGN :

ARCHITECT'S SIGN :

SOUTH SIDE ELEVATION
SCALE - 1 : 100

WEST SIDE ELEVATION
SCALE - 1 : 100



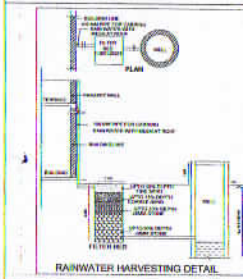
LOWER GROUND FLOOR PLAN
SCALE - 1 : 100

SECTION AT BB
SCALE - 1 : 100

SHEET -2

PROPOSED MULTIFAMILY RESIDENTIAL CU
COMMERCIAL BUILDING "NIKHIL PLANET"
PLOT. NO. 87 OF SERVEY NO.- 31/18, 31/98, 31/159, 31/160, 31/161, 31/162, 31/163;
RESERVATION NO. 41, MOUZA - BALLARPU
TH- BALLARPUR, DIST- CHANDRAPUR,
BELONGS TO-

1) MR. SUNIL REVARAM MUCHHANDANI
2) MR. VISHWAL SHANKAR MAJUMDAR
3) MR. RAJKUMAR DHOLUMDAS MUCHHANDANI
4) MRS. KAJAL SUNIL MUCHHANDANI
5) MRS. ARTI JATRAM MUCHHANDANI
6) MR. PREMPRAKASH PUNEEDEAO MAKODE
7) MR. MAHENDRA ASHOK BHAM



RAINWATER HARVESTING DETAIL

SCALE:	DRN. BY:	CHKD BY:	APR. BY:	NORTH
1 : 100 1 : 200	R.A.S.	—	—	

STAMP OF APPROVAL:

APPROVED

OWNER/CLIENT'S SIGN :

ARCHITECT'S SIGN :

AR. RAJESH SAWARKAR