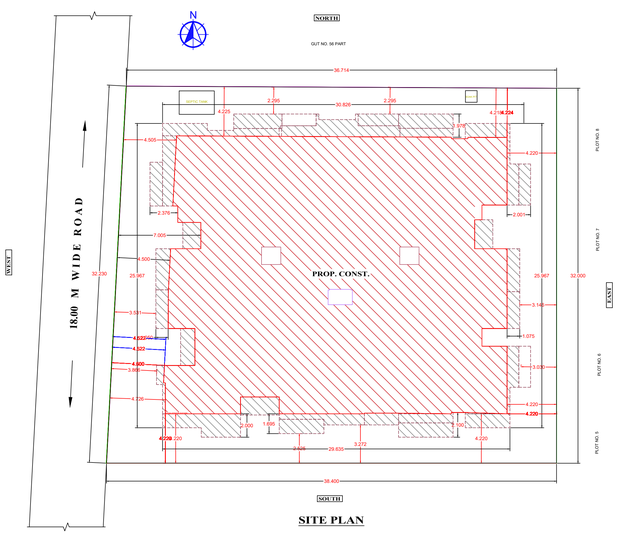
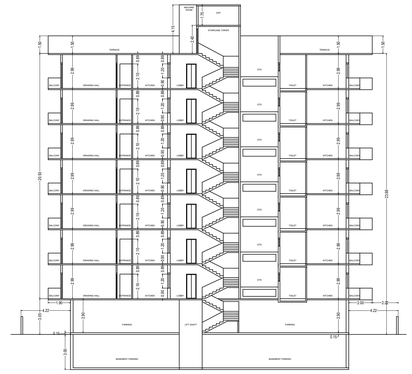
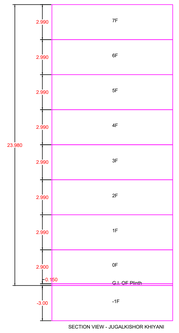


SITE PLAN

EAST SIDE ELEVATION

WEST SIDE ELEVATION





SECTION VIEW - JUGALKISHOR KHIYANI

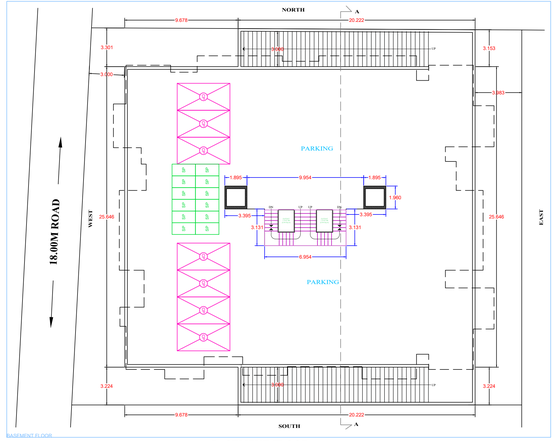
STAMP OF APPROVAL

Signature Not Verified

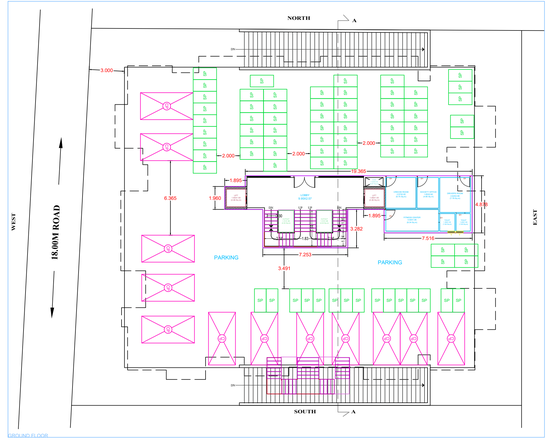
Digitally signed by Dr Mahendrakumar Uttamrao Doiphode
Date: 2023.10.22 11:54:35 IST
Reason: Approved Drawing
Location: Nanded Kshetal Municipal Corporation
Project Code : DDMCW-2307042
Application Number : DDMCW/812301036
Proposal Number : 212145
Certificate Number : DDMCW/812023/APLI/03191

Project Details

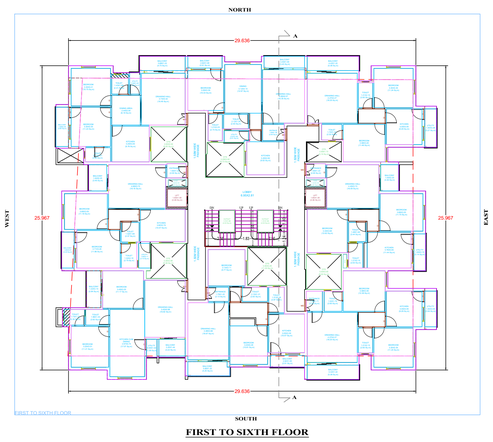
Building Type - Building Development
Zone Type - Residential Zone with Shop line. (R-2)
Location - Non-Congested
Ward No -
Plot No. - LAYOUT PLOT NO. 1
Cts No./Servey No. - 56
Sheet No. - 1
Zone Number: Zone 1
Ward Name : 1
Prorata Value : 0.00



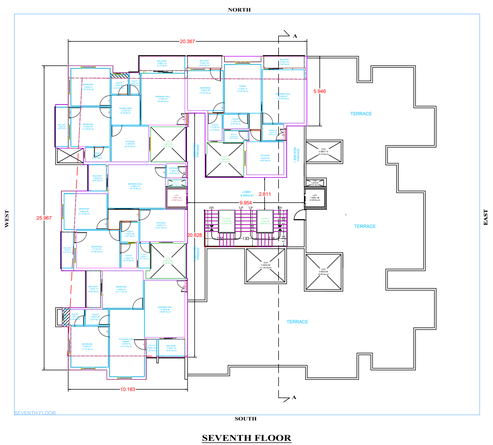
BASEMENT FLOOR



GROUND FLOOR



FIRST TO SIXTH FLOOR



SEVENTH FLOOR

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.	1205.38
(a) As per ownership document (7/12, CTS extract)	1205.76
(b) as per TILR or City Survey measurement sheet	1205.76
(c) as per Demarcated drawing area	1205.38
LESS	
2.Area not in possession	0.00
3. Entire area (1-2)	1205.38
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)	1205.38
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)	1205.38
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 2023-03-13 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.

LEGENDS:
EXISTING WALL
NOT SUBMERGED BLACK PAINTED
SUBMERGED WHITE WASHED
DRAINAGE LINE SHOWN YELLOW LIGHT
WATER LINE SHOWN BLUE
RAIN WATER PIPE SHOWN BROWN
TERRACE SHOWN DARK YELLOW
OPEN TO SKY SHOWN BLUE
EXISTING SHOWN BLUE HATCHED

Postal Address : Khiyani Complex,G.G. Road,Near Bhalerao Hospital,,Nanded,Nanded-431601,Maharashtra

DESCRIPTION OF PROJECT :
Type of Proposal : Residential
BUILDING ON CTS. NO./SURVEY NO.- 56

SITE ADDRESS
ON SR. NO. 56 (PART), LAYOUT PLOT NO. 1, MAUJE VASARNI. TQ. DIST NANDED.

Name Of Architect : SHAILESH POPATLAL VAKHARIA

LOGO	ADDRESS OF OFFICE
	OFFICE - VASUDHA, 46, ADARSH COLONY

OWNERS SIGN - Verified by applicant

TECHNICAL PERSON SIGN Signature Not Verified
Digitally signed by Dr Mahendrakumar Uttamrao Doiphode
Date: 2023.10.22 11:54:35 IST
Reason: Approved Drawing
Location: Nanded Kshetal Municipal Corporation

SCALE - 1:100	Date: 29/03/23
JOB NO - DDMCW-23-28205	CHECK BY - -

SUBMISSION DRAWING

JUGALKISHOR KHIYANI

DP PLAN
SCALE 1:4000

DP PLAN

KEY PLAN

SECTION THROUGH U- WATER TANK

PLAN OF UNDERGROUND WATER STORAGE TANK

WATER STORAGE REQUIREMENT
AS PER NORMS FOR 1 BHK FLAT = 125 LITRES
AS PER NORMS FOR 1 BHK SHOP = 125 LITRES OR 1 M3
SUMMARY
1 BHK FLAT = 125 LITRES X 52 = 6500 LITRES
PROPOSED U.G.W.T = 8 M X 3 M X 3 M = 72000 LITRES

M.S GATE
P.C.C STRIP
R.C.C. STRIP
COMPOUND WALL DETAIL

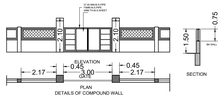
[A] [B]
PCC 60 KG/SQ.CM CPTD
RCC M-20 MIX
REFILLED PLOTTED SOIL
SUMP TANK CONSTRUCTION DETAIL

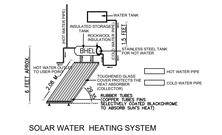
CROSS SECTION

SEPTIC TANK DETAIL

SECTION AT A-A

SOAK PIT DETAILS

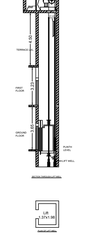




SOLAR WATER HEATING SYSTEM

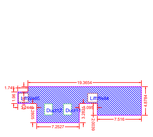
PARAPET WALL
10CM.O RAIN WATER PIPE
0.23M.W.BK WALL
BRICK BATS
CHARCOL
SAND
RODI
BOULDER

SECTION OF RAIN WATER HARVESTING SOAK PIT



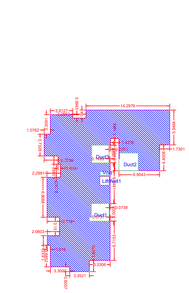
Carpet Area Table							
Building Name	Floor Name	Carpet name	Tenement No	Carpet Area	Enclosed Balcony Area	Normal Balcony Area	Total Carpet Area
JUGALKISHOR KHIYANI	FIRST TO SIXTH FLOOR	101,201,301,401,5 01,601	6	53.67	12.27	0.00	65.94
JUGALKISHOR KHIYANI	FIRST TO SIXTH FLOOR	102,202,302,402,5 02,602	6	61.73	4.09	0.00	65.82
JUGALKISHOR KHIYANI	FIRST TO SIXTH FLOOR	103,203,303,403,5 03,603	6	53.41	25.83	0.00	79.04
JUGALKISHOR KHIYANI	FIRST TO SIXTH FLOOR	104,204,304,404,5 04,604	6	52.42	11.65	0.00	64.07
JUGALKISHOR KHIYANI	FIRST TO SIXTH FLOOR	105,205,305,405,5 05,605	6	52.14	12.01	3.81	64.15
JUGALKISHOR KHIYANI	FIRST TO SIXTH FLOOR	106,206,306,406,5 06,606	6	63.06	3.93	0.00	67.01
JUGALKISHOR KHIYANI	FIRST TO SIXTH FLOOR	107,207,307,407,5 07,607	6	55.94	12.28	0.00	68.22
JUGALKISHOR KHIYANI	FIRST TO SIXTH FLOOR	108,208,308,408,5 08,608	6	61.39	5.09	0.00	66.48
JUGALKISHOR KHIYANI	SEVENTH FLOOR	701	1	53.67	12.27	0.00	65.94
JUGALKISHOR KHIYANI	SEVENTH FLOOR	702	1	61.73	0.00	0.00	61.73
JUGALKISHOR KHIYANI	SEVENTH FLOOR	703	1	53.41	25.83	0.00	79.04
JUGALKISHOR KHIYANI	SEVENTH FLOOR	704	1	52.42	11.65	0.00	64.07

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	1.10	0.50	0.90	0.00	0.00	0.00	2.50	0.00	0.00
9.2 Existing Consumed 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	1.10	0.50	0.90	0.00	0.00	0.00	0.00	0.00	0.00
9.4 Total Permissible PLine Area( )	1325.91	602.69	1084.84	0.00	1777.13	0.00	4790.57	0.00	0.00
9.5 Proposed P Line Area (Should not exceed 9.4)	1325.91	602.69	1039.50	0.00	1722.68	0.00	4690.78	0.00	4690.78
9.6 Index Consumed	1.09	0.50	0.86	0.00	0.00	0.00	2.46	0.00	0.00



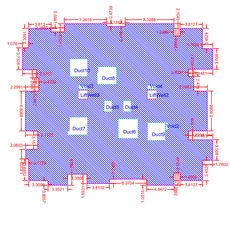
BUILT-UP AREA CALCULATION
GROUND FLOOR JUGALKISHOR KHIYANI

BUILT UP AREA CALCULATION FOR GROUND FLOOR JUGALKISHOR KHIYANI			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	21.11	8.16	97.93
		BLOCK AREA TOTAL =97.935Sq.M	
LiftWell2	-	-	2.46
LiftWell1	-	-	2.46
Dust2	-	-	2.44
Dust1	-	-	2.44
		TOTAL Deduction =9.805Sq.M	
		Net BuiltUp Area =88.13 Sq.M	



BUILT-UP AREA CALCULATION
SEVENTH FLOOR JUGALKISHOR KHIYANI

BUILT UP AREA CALCULATION FOR SEVENTH FLOOR JUGALKISHOR KHIYANI			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	27.58	21.44	352.42
		BLOCK AREA TOTAL =352.42Sq.M	
Void1	-	-	0.87
LiftWell3	-	-	2.46
Dust5	-	-	9.00
Dust4	-	-	9.73
Dust3	-	-	9.38
		TOTAL Deduction =31.44Sq.M	
		Net BuiltUp Area =320.98 Sq.M	



BUILT-UP AREA CALCULATION
FIRST TO SIXTH FLOOR J
UGALKISHOR KHIYANI

BUILT UP AREA CALCULATION FOR FIRST TO SIXTH FLOOR JUGALKISHOR KHIYANI			
AREA NAME	LENGTH	WIDTH	Area(Sq.M)
BLOCK	32.47	27.58	786.34
		BLOCK AREA TOTAL =786.340Sq.M	
Void4	-	-	0.87
Void3	-	-	0.87
Void2	-	-	0.36
LiftWell5	-	-	2.46
LiftWell4	-	-	2.46
Dust12	-	-	9.00
Dust11	-	-	9.00
Dust10	-	-	9.73
Dust9	-	-	9.38
Dust8	-	-	11.03
Dust7	-	-	2.44
Dust6	-	-	2.44
		TOTAL Deduction =60.04Sq.M	
		Net BuiltUp Area =726.30 Sq.M	

Parking Check (Table 8B)						
Building Name	USE	REQ. RATIO		NO.OF Tena/Area	PRP. RATIO	
		car	Scooter		car	Scooter
JUGALKISHOR KHIYANI	Residential	1	5	52	26.00	130.00
Total	-	-	-	-	26.00	130.00
Visitors parking(5%)	-	-	-	-	1.30	6.50
Total	-	-	-	-	27.30	136.50

SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
JUGALKISHOR KHIYANI	V	0.60	0.60	24
JUGALKISHOR KHIYANI	SD	2.47	2.10	7
JUGALKISHOR KHIYANI	SD	2.14	2.10	7
JUGALKISHOR KHIYANI	W	1.20	1.20	39

SCHEDULE OF OPENING:				
BLD NAME	NAME	LENGTH	HEIGHT	NOS.
JUGALKISHOR KHIYANI	MD	12.00	2.10	12
JUGALKISHOR KHIYANI	D	0.91	2.10	55
JUGALKISHOR KHIYANI	D1	0.84	2.10	28

Parking Check As Per Multiplying Factor : 0.60					
Building Name	Required		Proposed		Status
	Car/Mini Bus	Scooter	Car/Mini Bus	Scooter	
Total	16	82	19	87	OK

Owner details		
Owner Name	Postal Address	Contact Number
MS. MB BUILDERS AND DEVELOPERS VIA JUGALKISHOR ASSOUDAMAL KHIYANI	Khiyani Complex,G.G. Road,Near Bhalerao Hospital,,Nanded,Nanded-431601,Maharashtra	9921399217
Meena Jugalkishor Khiyani	khiyani complex g.g. road ,near bhalerao hospital , nanded nanded,maharashtra -431601	9921399217
Avanish Jugalkishor Khiyani	flat no.4, devidas complex g.g. road dr bhalerao hosptil lane g.g. road nanded ,nanded ,maharashtra -431601	9921399217

PLAN SHOWING THE PROPOSED RESIDENTIAL APARTMENT BUILDING (B+P+7) AND COMPOUND WALL FOR M/S. MB BUILDERS AND DEVELOPERS VIA PARTNERS 1] SHRI JUGALKISHOR ASUDAMAL KHIYANI, 2] SMT. MEENA JUGALKISHOR KHIYANI, 3] SHRI AVANISH JUGALKISHOR KHIYANI, ON SR. NO. 56 (PART), LAYOUT PLOT NO. 1, MAUJE VASARNI. TQ. DIST. NANDED. MAHARASHTRA.