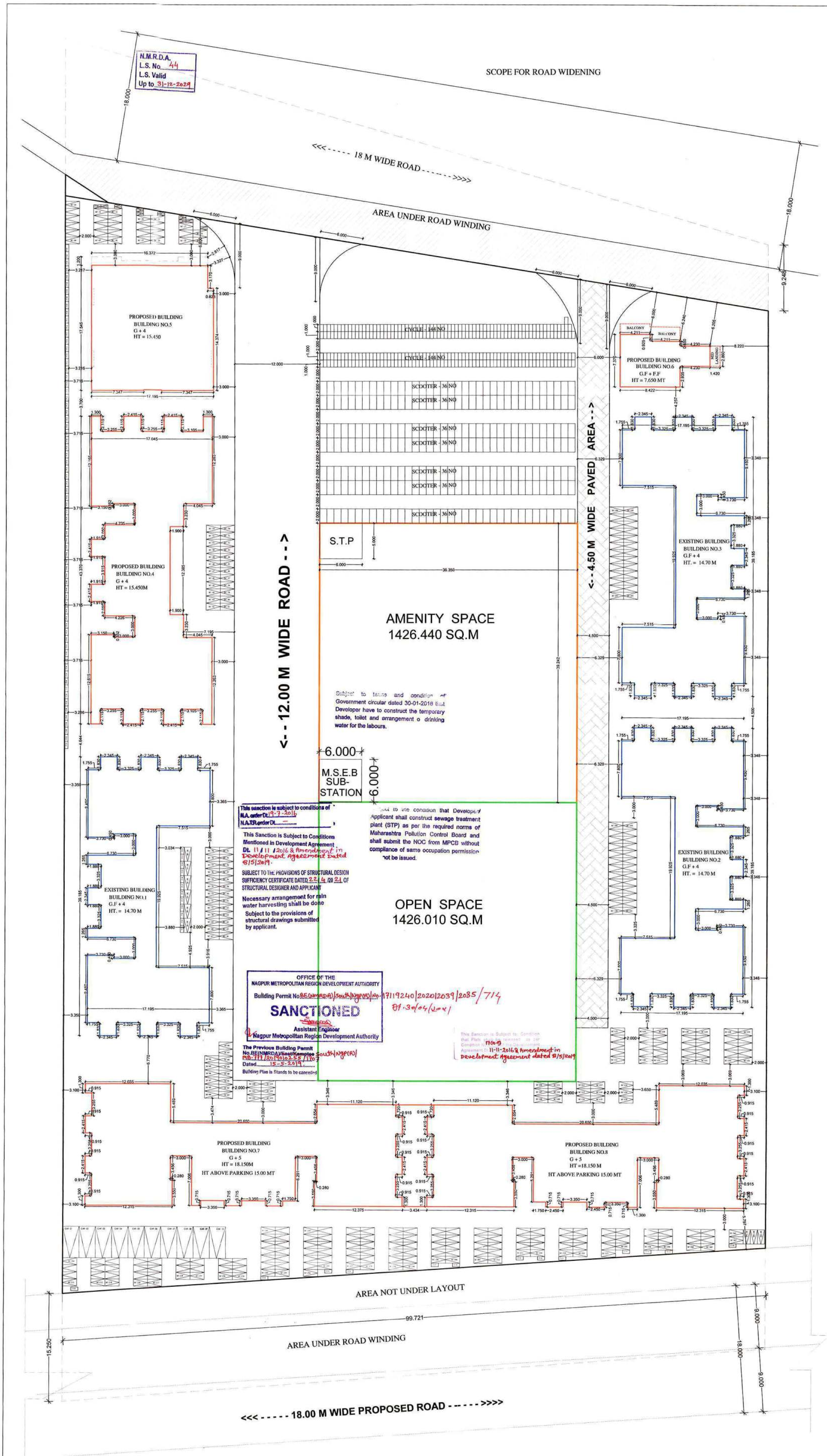
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



SITE PLAN
SCALE 1:200

EXISTING & PROPOSED CONSTRUCTION OF MULTI FAMILY RESIDENTIAL BUILDING (GROUP HOUSING) ON KH. NO. 109,P.H.NO.35, MOUZA – BAHADURA , TAH –DIST – NAGPUR.

1) SHRI. SUJIT JAGESHWAR BHANARE
2) SMT. MEENAKSHI SUJIT BHANARE
3) SMT. ANITA PURUSHOTTAM BHANARE
4) SHRI. SKYLAB ANAND BHANARE
5) SHRI. ATUL NAMDEVRAO SHRIRAO

PLOT AREA FOR CALCULATION OF FSI = 11496.200 SQ.M
BASIC ZONAL FS I – 1.1 = 12645.820 SQ .M
ADDITIONAL F.SI – 30% = 3448.860 SQ. M
(ON PAYMENT OF PREMIUM)

EXISTING BUILT UP AREA :
BUILDING NO 1. = 2321.364 SQ.M
BUILDING NO 2. = 2321.364 SQ.M
BUILDING NO 3. = 2321.364 SQ.M

NET EXISTING BUILT UP AREA = 6964.092 SQ.M

PROPOSED BUILT UP AREA :
BUILDING NO 4. = 2799.962 SQ.M
BUILDING NO 5. = 1497.195 SQ.M (230.751 SQ MT – COMMERCIAL + 1266.444 SQ MT RESIDENTIAL
BUILDING NO 6. = 163.409 SQ.M (COMMERCIAL)
BUILDING NO 7 & 8 = 5643.978 SQ.M

NET PROPOSED BUILT UP AREA = 10104.544 SQ.M

TOATL AREA = EXISTING + PROPOSED
TOATL AREA = 6964.092 + 10104.544
TOATL AREA = 17068.636 SQ MT

1. NET PLOT AREA FOR FSI CALCULATION = 11496.20 SQ MT
2. EXISTING BUIL UP AREA AS PER PRIVIOUS SANCTION = 6964.092 SQ MT
3. PROPOSED NET P – LINE BUILT UP AREA = 10104.544 SQ MT
4. DIVIDING FACTOR 1.60 TO ARRIVE BASIC FSI + PREMIUM FSI 10104.544/1.60 = 6315.340 SQ MT
5. PERMISSIBLE ANCILLARY FSI = 10104.544 – 6315.340 = 3789.204 SQ MT
6. PERMISSIBLE BASIC FSI = 1.10 / 12645.820
7. BASIC FSI CONSUMED = 12645.820
8. PERMISSIBLE ADDITIONAL FSI =0.30 = 3448.860 SQ MT
9. CONSUMED ADDITIONAL FSI = 0.05/633.612 SQ MT
10. TOTAL ENTITLEMENT OF FSI = (5 + 7 + 9)
= 17068.636 SQ MT

PARKING AREA STATEMENT

EXISTING BUILDING PARKING STATMENT

TOTAL PARKING REQUIRED FOR EXISTING BUILDING NO. 1,2 & 3 AS PER PREVIOUS SANCTIONED DETAIL 01/02/2017

PARKING PROVIDED FOR EXISTING BUILDING
EXISTING BUILDING NO 1.
TOTAL TENAMENTS ON ALL FLOORS = 70 NO
ALL TENAMENTS HAVING BUILT UP AREA LESS THAN 50.00 SQMT. PARKING REQUIRED
[FOR EVERY 4 TENANEMENT 0 CAR + 5 SCOOTER + 5 CYCLE.]
FOR 70 TENAMENTS 0 CAR + 88 SCOOTER + 88 CYCLE.
ADD 50% METROPOLITION AREA
0 CAR + 44 SCOOTER + 44 CYCLE.
TOTAL PARKING REQUIREMENT
0 CAR + 132 SCOOTER + 132 CYCLE.

EXISTING BUILDING NO 2.
TOTAL TENAMENTS ON ALL FLOORS = 70 NO
ALL TENAMENTS HAVING BUILT UP AREA LESS THAN 50.00 SQMT.
[FOR EVERY 4 TENANEMENT 0 CAR + 5 SCOOTER + 5 CYCLE.]
FOR 70 TENAMENTS 0 CAR + 88 SCOOTER + 88 CYCLE.
ADD 50% METROPOLITION AREA
0 CAR + 44 SCOOTER + 44 CYCLE.
TOTAL PARKING REQUIREMENT
0 CAR + 132 SCOOTER + 132 CYCLE.

EXISTING BUILDING NO 3.
TOTAL TENAMENTS ON ALL FLOORS = 70 NO
ALL TENAMENTS HAVING BUILT UP AREA LESS THAN 50.00 SQMT.
[FOR EVERY 4 TENANEMENT 0 CAR + 5 SCOOTER + 5 CYCLE.] FOR 70 TENAMENTS 0 CAR + 88 SCOOTER + 88 CYCLE. ADD 50% METROPOLITION AREA
0 CAR + 44 SCOOTER + 44 CYCLE.
TOTAL PARKING REQUIREMENT
0 CAR + 132 SCOOTER + 132 CYCLE.

TOTAL PARKING REQUIRED FOR EXISTING BUILDING NO 1,2 & 3 AS PER PRIVIOUS SACTION DATE 1/7/2017

TOTAL PARKING REQUIREMENT
0 CAR + 396 SCOOTER + 396 CYCLE.

PROPOSED BUILDING PARKING STATMENT

PARKING REQUIREMENT OF BUILDING NO – 4
REQUIRED PARKING = 16 CAR + 121 SCOOTER

PARKING REQUIREMENT OF BUILDING NO – 5
REQUIRED PARKING = 10 CAR + 48 SCOOTER

PARKING REQUIREMENT OF BUILDING NO – 6 (COMMERCIAL)
REQUIRED PARKING = 2 CAR + 6 SCOOTER

PARKING REQUIREMENT OF BUILDING NO – 7 & 8
REQUIRED PARKING = 11 CAR + 305 SCOOTER

TOTAL PARKING REQUIRED FOR PROPOSED CONSTRUCTION
MULTIPLYING FACTOR =0.70
TOTAL PARKING REQUIRED = 0.7(39 CARS + 480 SCOOTERS)
= 27 CARS + 336 SCOOTERS

TOTAL PARKING REQUIRED FOR EXISTING & PROPOSED CONSTRUCTION

i) EXISTING CONSTRUCTION (BUILDING 1,2,3)
= 0 CARS + 396 SCOOTERS + 396 CY

ii) PROPOSED CONSTRUCTION (BUILDING 4,5,6,7,8)
= 27 CARS + 336 SCOOTERS

TOTAL PARKING REQUIRED = 27 CARS + 732 SCOOTERS + 396 CY

PARKING PROVIDED
BUILDING NO 5 = 01 CARS + 06 SCOOTERS + 0 CY
BUILDING NO 7 & 8 = 50 CARS + 134 SCOOTERS + 0 CY
OPEN PARKING = 11 CARS + 602 SCOOTERS + 396 CY
TOTAL PARKING PROVIDED = 62 CARS + 742 SCOOTERS + 396 CY

FORM OF STATEMENT - 2 (PROPOSED BUILDING)

PROPOSED BUILDING	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR AS PER OUTER CONSTRUCTION LINE
1	2	3
BUILDING - 4	GROUND FLOOR	547.986 SQ MT
	FIRST FLOOR	562.994 SQ MT
	SECOND FLOOR	562.994 SQ MT
	THIRD FLOOR	562.994 SQ MT
	FOUTH FLOOR	562.994 SQ MT
		2799.962 SQ MT
BUILDING - 5	GROUND FLOOR	230.751 SQ MT
	FIRST FLOOR	316.611 SQ MT
	SECOND FLOOR	316.611 SQ MT
	THIRD FLOOR	316.611 SQ MT
	FOURTH FLOOR	316.611 SQ MT
		1497.195 SQ MT
BUILDING - 6	GROUND FLOOR	74.335 SQ MT
	FIRST FLOOR	89.074 SQ MT
		163.409 SQ MT
BUILDING 7 & 8	GROUND FLOOR	106.333 SQ MT
	FIRST FLOOR	1107.529 SQ MT
	SECOND FLOOR	1107.529 SQ MT
	THIRD FLOOR	1107.529 SQ MT
	FOURTH FLOOR	1107.529 SQ MT
	FIFTH FLOOR	1107.529 SQ MT
		5643.978 SQ MT

GRAND TOTAL BUILT UP AREA OF BUILDING 4,5,6,7 & 8
2799.962 + 1497.195 + 163.409 + 5643.978 = 10104.544 SQ MT

TOTAL COVERED BUILT UP AREA STATEMENT (FSI + NON FSI)

BUILDING NO	NO OF FLOORS	B/UP AREA	BALCONY AREA	STILT PARKING	LIFT DUCT AREA	STAIRCASE TOWER AREA	LIFT TOWER AREA	WATER TANK AREA	TOTAL COVERED AREA
BUILDING NO - 01	G+4	2321.364	129.456	0.000	21.600	25.012	34.72	18.584	2550.736
BUILDING NO - 02	G+4	2321.364	129.456	0.000	21.600	25.012	34.72	18.584	2550.736
BUILDING NO - 03	G+4	2321.364	129.456	0.000	21.600	25.012	34.72	18.580	2550.732
BUILDING NO - 04	G+4	2799.962	0.000	0.000	18.600	34.476	31.428	13.918	2898.384
BUILDING NO - 05	G+4	1497.195	0.000	72.709	17.316	16.525	23.384	6.300	1633.429
BUILDING NO - 06	G+1	163.409	0.000	0.000	0.000	16.588	0.000	7.150	187.147
BUILDING NO - 07 & 08	G+5	5643.978	0.000	1493.933	46.500	68.9520	50.648	20.300	7324.311
TOTAL		17068.636	388.368	1566.642	147.216	211.577	209.62	103.416	19695.475

KHASARA BOUNDRY SHOWN IN
OPEN SPACE SHOWN IN
AMENITY SPACE SHOWN IN
PROPOSED CONSTRUCTION
EXISTINGCONSTRUCTION SHOWN IN

OWNER'S SIGN.

S.J. Bhanare
1) SHRI. SUJIT JAGESHWAR BHANARE

M.S. Bhanare
2) SMT. MEENAKSHI SUJIT BHANARE

A.P. Bhanare
3) SMT. ANITA PURUSHOTTAM BHANARE

4) SHRI. SKYLAB ANAND BHANARE

5) SHRI. ATUL NAMDEORAO SHRIRAO

ARCHITECT/L.S. :-

DESIGNER & PLANNERS, Architect ANJALI KADAM, B.Arch., C.O.A./ 43423, NAGPUR

WAVE
DESIGNERS & PLANNERS
flat no.G-6,Cheenab Apt.Chunnabhatti Road,
Near Ajni Sq.Nagpur-440003

SCALE : 1:200 SHEET NO : 01/08

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT