



LOCATION PLAN N.T.S.

SR. NO.	DESCRIPTION	AREA	SQ. M.	PERCENTAGE
1	AREA OF LAND AS PER F12	=	18200	100%
2	MINIMUM AREA OF LAND AS PER K - PRAT GROSS AREA UNDER LAYOUT	=	18200	100%
3	AREA UNDER ROAD WIDENING IF ANY	=	987.962	5.43%
4	AREA UNDER OPEN SPACE	=	1820.274	10.00%
5	AREA UNDER AMENITY SPACE	=	1820.145	10.00%
6	AREA UNDER APPROACH & VEHICULAR ROAD	=	-	-
7	AREA UNDER SERVICE ROAD ROAD WIDENING AS PER CLAUSE 24.1	=	11971.918	65.80%
8	AREA UNDER RESIDENTIAL PLOTS - (A)	=	15212.038	83.57%
9	TOTAL AREA UNDER LAYOUT	=	15212.038	100%

NA = NET PLOT AREA FOR LAYOUT @ 90% OF AREA EXCLUDING AMENITY SPACE, D.P./R.P. PROPOSALS, IF ANY & AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1 FROM GROSS AREA UNDER LAYOUT.

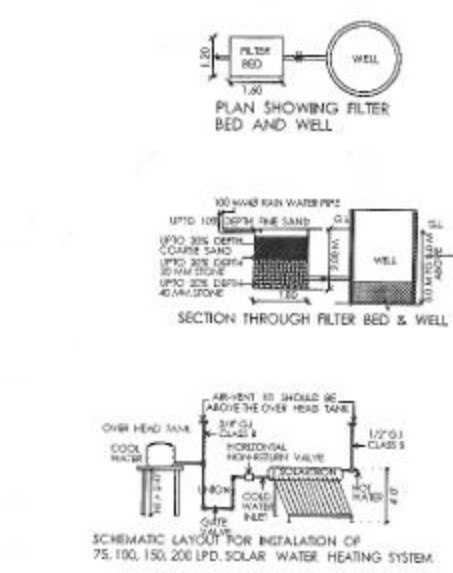
AS PER CLAUSE 13.4 OF SDCPR = 90% OF 15212.038 = 13690.830 = **12222.704 SQ.M.**

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (FBI) ON PRO - RATE BASIS 'X' AS PER CLAUSE 13.4 (I) OF SDCPR = NA = 12222.704 / 11971.918 = 1.022

AF = ADDITIONAL FBI ON AREA UNDER D.P./R.P. ROADS + AREA FOR ROAD WIDENING AND SERVICE ROAD AS PER CLAUSE 24.1 = **987.962 SQ.M.**

MULTIPLYING FACTOR FOR DISTRIBUTION OF ABOVE NET PLOT AREA (FBI) ON PRO - RATE BASIS 'Y' AS PER CLAUSE 24.1 (II) OF SDCPR = AF / NA = **987.962 / 11971.918 = 0.083**

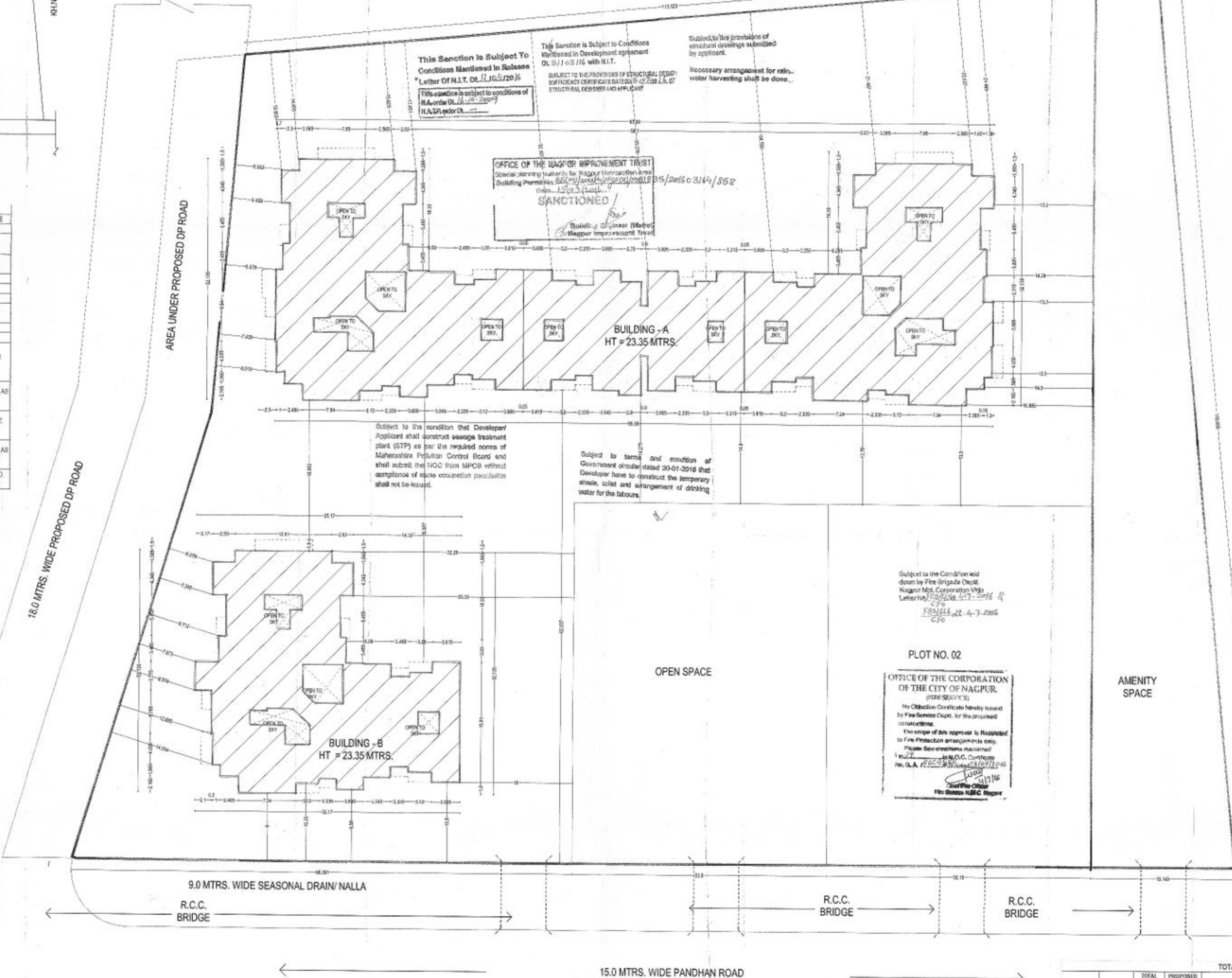
NOTE: ADDITIONAL FBI SHOWN ABOVE IS SUBJECT TO COMPLIANCE OF PROVISIONS OF CLAUSE NO. 24.1 OF SDCPR BY THE LAND OWNER



PLOT NOS.	SIZE (M)	AREA IN SQ.M.	DEDUCT TANGENT AREA (SQ.M.)	NET AREA (SQ.M.)	NET PLOT AREA FOR FSI (SQ.M.)	NO. OF PLOTS	TOTAL NET AREA (SQ.M.)	TOTAL NET PLOT AREA FOR FSI (SQ.M.)	ADDITIONAL FSI (SQ.M.)	TOTAL ADDITIONAL FSI (SQ.M.)
A	B	C	D	E = (C-D)	F = E * X	G	H = E * G	I = F * G	J = E * Y	K = J * G
1	AS DESCRIBED	10286.632	-	10286.632	10512.938	1	10286.63	10512.938	853.790	853.790
2	35.15 X 47.937	1684.986	-	1684.986	1722.055	1	1684.986	1722.055	139.854	139.854

N.T.
L.S. NO. 2266
L.S. Value up to 31-12-2018

Subject to condition that 15.00 m wide approach Pandhan Road towards western side and portion of 18.00 m wide Pandhan R.P. Road of the layout shall be developed and maintained by the applicant.



SITE PLAN
SCALE - 1:200

ASST. STATION OFFICER
FIRE & EMERGENCY SERVICE
M.E.G. NAGPUR

AREA STATEMENT

SR. NO.	DESCRIPTION	VALUE IN SQ. M.
1	AREA OF PLOT	10286.632
2	DEDUCTIONS FOR:	
3	(A) ROAD ACQUISITION AREA	-
4	(B) PROPOSED ROAD	-
5	(C) ANY RESERVATION	-
6	TOTAL = A+B+C =	12222.032
7	GROSS AREA OF PLOT (1-2)	12222.032
8	DEDUCTIONS FOR AMENITY SPACE, IF ANY	-
9	NET AREA OF PLOT = AS PER SANCTION LAYOUT PLAN	10512.938
10	NORMAL FSI PERMISSIBLE ON NET PLOT AREA = 1.1	11564.232
11	OP ROAD/RP ROAD	853.79
12	ROAD WIDENING AREA AS PER CLAUSE 24.1	2102.588
13	F & I PERMISSIBLE WITH PAYMENT OF PREMIUM =	14529.81
14	PERMISSIBLE BUILT-UP AREA	14529.81
15	EXISTING BUILT-UP AREA	-
16	PROPOSED BUILT-UP AREA	12222.032
17	TOTAL BUILT-UP AREA OF BUILDING - A	12222.032
18	TOTAL BUILT-UP AREA OF BUILDING - B	2044.445
19	TOTAL BUILT-UP AREA PROPOSED	14166.477
20	EXCESS BALCONY AREA TAKEN IN FSI (AS PER B.I.)	-
21	TOTAL BUILT-UP AREA (16-19)	14166.477

BALCONY AREA STATEMENT FOR BUILDING A

SR. NO.	DESCRIPTION	VALUE IN SQ. M.
13	PERMISSIBLE BALCONY AREA PER FLOOR	1527.127
14	PROPOSED BALCONY AREA PER FLOOR	1197.400
15	EXCESS BALCONY AREA (TOTAL)	-

BALCONY AREA STATEMENT FOR BUILDING B

SR. NO.	DESCRIPTION	VALUE IN SQ. M.
16	PERMISSIBLE BALCONY AREA PER FLOOR	588.511
17	PROPOSED BALCONY AREA PER FLOOR	447.265
18	EXCESS BALCONY AREA (TOTAL)	-

TDR

SR. NO.	DESCRIPTION	VALUE IN SQ. M.
19	PERMISSIBLE	-
20	PROPOSED TO BE UTILISED	-

PARKING STATEMENT

SR. NO.	DESCRIPTION	VALUE IN NOS.
21	PARKING REQUIRED	
22	(A) CAR	77
23	(B) SCOOTER	231
24	(C) CYCLE	231
25	GARAGES PERMISSIBLE	-
26	GARAGES PROPOSED	-
27	(A) CAR	-
28	(B) SCOOTER	-
29	(C) CYCLE	-
30	TOTAL PARKING PROVIDED	
31	(A) CAR	81
32	(B) SCOOTER	260
33	(C) CYCLE	240

LOADING/UNLOADING SPACES

SR. NO.	DESCRIPTION	VALUE IN SQ. M.
25	LOADING/UNLOADING REQUIRED	-
26	TOTAL LOADING/UNLOADING REQUIRED	-

TOTAL GROSS AREA STATEMENT

BUILDINGS	BUILT-UP	TOTAL BALCONY AREA	PROPOSED OPEN TERRACE	TOTAL AREA	LIFT SHAFT AREA	STAIRCASE AREA	TERRACE MURF BLIND AREA	STILL AREA	OHT	TOTAL GROSS AREA
	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)	(SQ.MT.)
BUILDING A	10288.397	1197.400	668.784	12154.581	140.000	265.730	145.658	1396.645	43.769	14133.630
BUILDING B	3944.445	447.265	274.433	4665.123	56.000	86.400	94.287	337.864	14.045	5044.669
TOTAL GROSS AREA										19178.299

SUBMISSION DRAWING SHEET NO. 01

PROJECT ADDRESS:
PROPOSED RESIDENTIAL MULTI-FAMILY DWELLING UNIT
ON PLOT NO. 01 SHAMBA SURENDRA NAGAR, P.W. NO. 42,
MOUZA SHANKARPUR, TASH. NAGPUR, DIST. NAGPUR,
INDIA. (SHAMBA SURENDRA NAGAR PVT. LTD.)
THROUGH DIRECTOR, SHRI RAVINDRA KUMAR KAPSE,
(2) ASHWINI DEVELOPERS THROUGH DIRECTOR
SHRI DEEPAK SAMPUR CHOPRA

APPROVAL STAMP:

NOTES:
1. DRAWING SHOULD NOT BE SCALED AND ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. ALL EXTERNAL WALLS AREA 150 MM THK. AND INTERNAL WALLS 100 MM THK. ALL ASH BRICK.

PLOT BOUNDARY SHOWN IN DISTINGUISHING COLOR IN PROPOSED WORK SHOWN IN ORANGE LINE THROUGH WATER SUPPLY LINE SHOWN IN

OWNER: SHAMBA SURENDRA NAGAR PVT. LTD.
ARCHITECT: M/s. Ekvendra Architects
PLOT NO. 01, SHAMBA SURENDRA NAGAR, P.W. NO. 42, MOUZA SHANKARPUR, TASH. NAGPUR, DIST. NAGPUR, INDIA.
CONTACT NO. 98220 98220
E-MAIL: shambasuren@gmail.com

DATE: 15/01/2019
SCALE: 1:500
REV. NO.: 01
SIGNATURE:

ASST. STATION OFFICER FIRE & EMERGENCY SERVICE M.E.G. NAGPUR