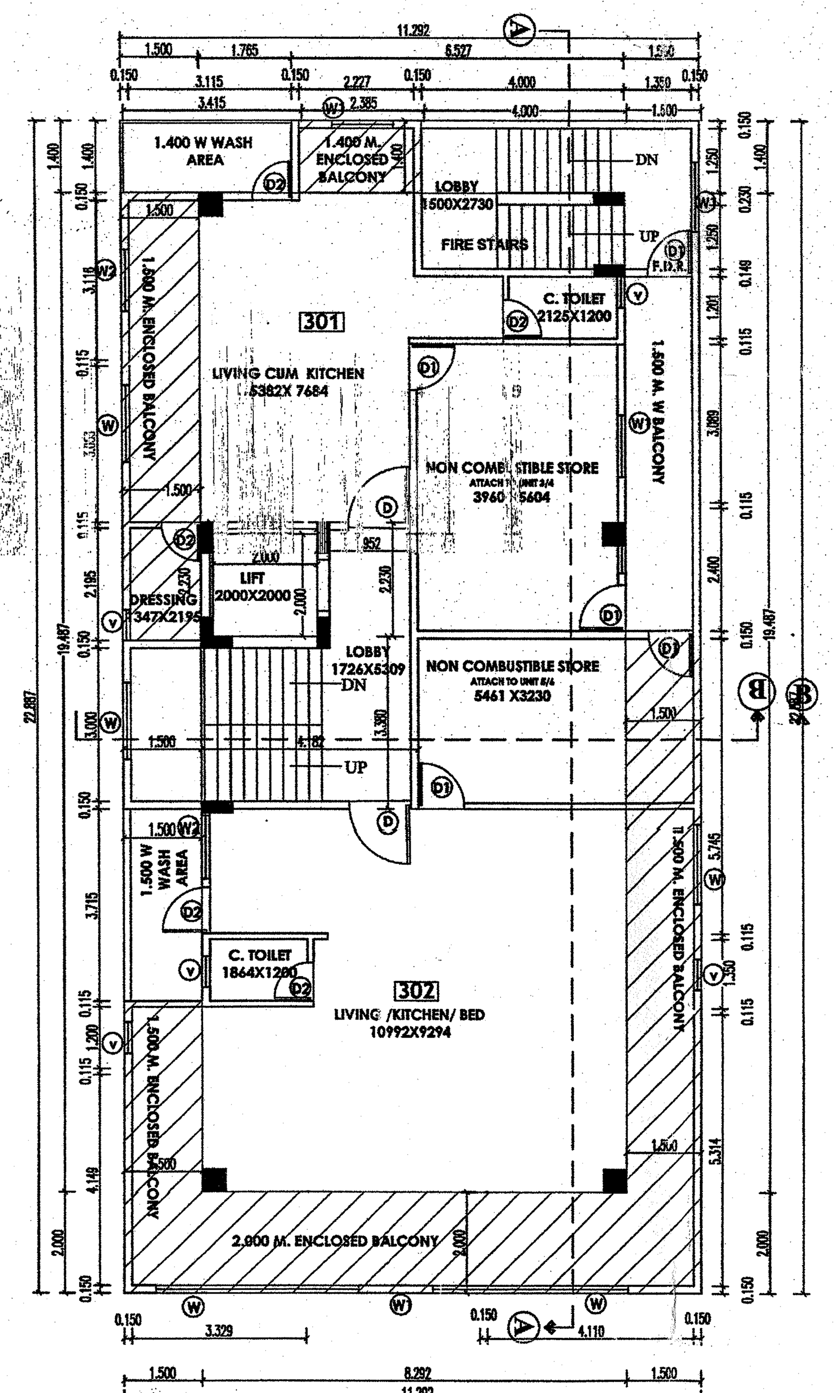
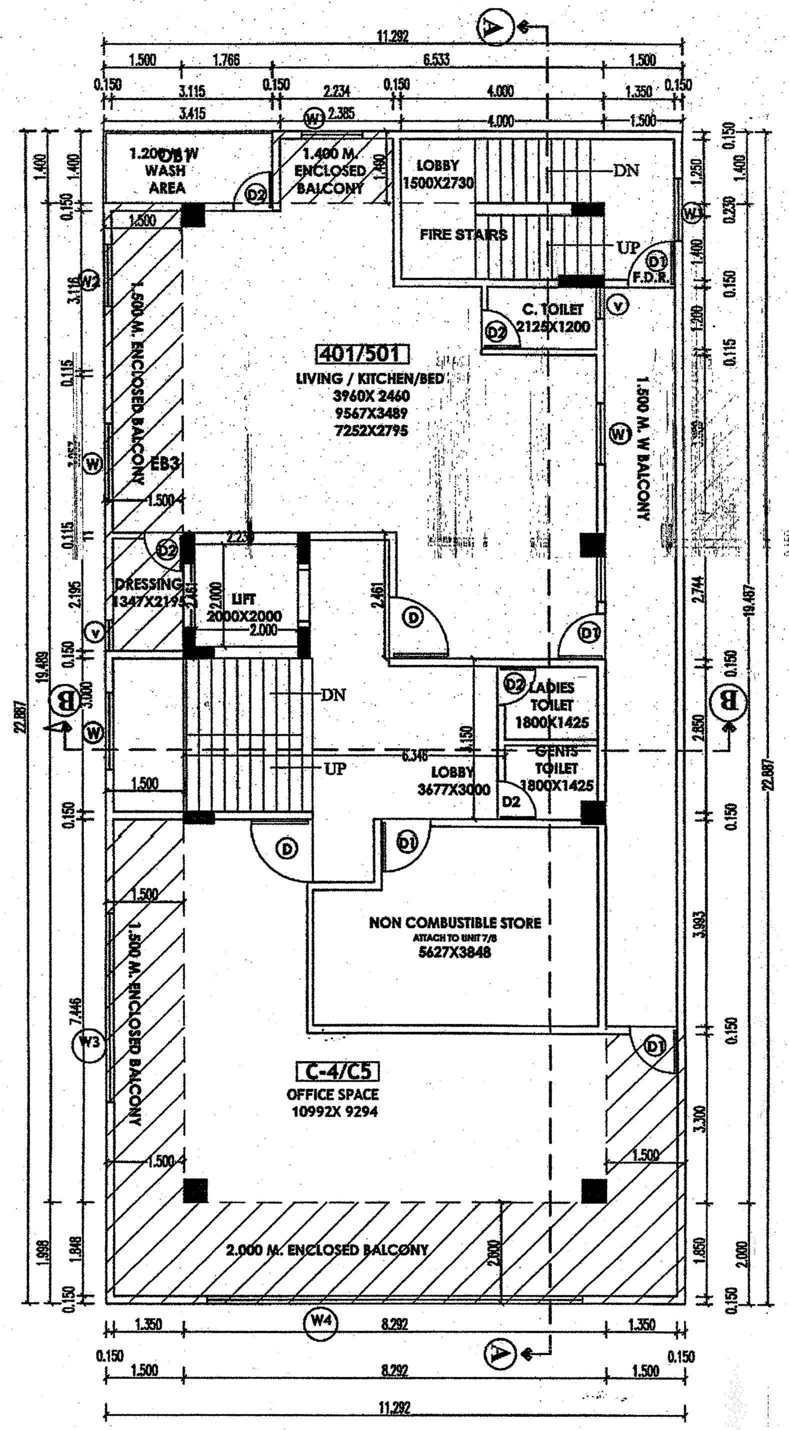
PROJECT

SHEET NO. :-1

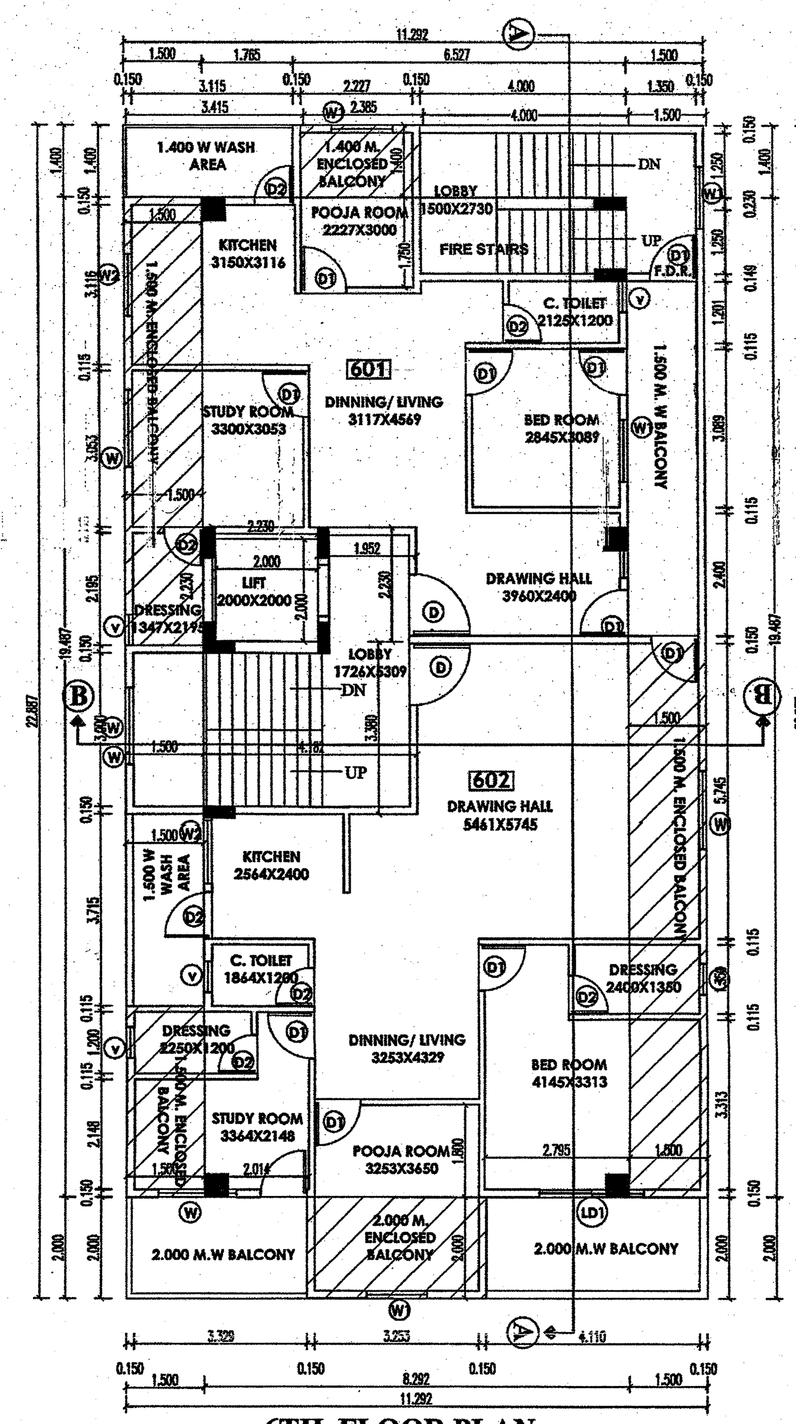
PROPOSED BUILDING PLAN OF COMMERCIAL CUM RESIDENTIAL CONSTRUCTION ON PLOT NO.9 ,IN CIVIL STATION EXPANSION SCHEME,KH.NOS. 3AND 5 ,MOUZA:-AJANI , CORPORATION HOUSE NO.398,.CITY SURVEY NO.2 AND SHEET NO.13(86A)TAHSIL - NAGPUR. DIST.- NAGPUR.
BELONGING TO -
SHRI. DAYASHANKAR NATHULAL DIXIT
THROUGH P.O.A. HOLDER
M/S SHREE CONSTRUCTION PROPRIETOR
SHRI. SACHIN A. KHARE



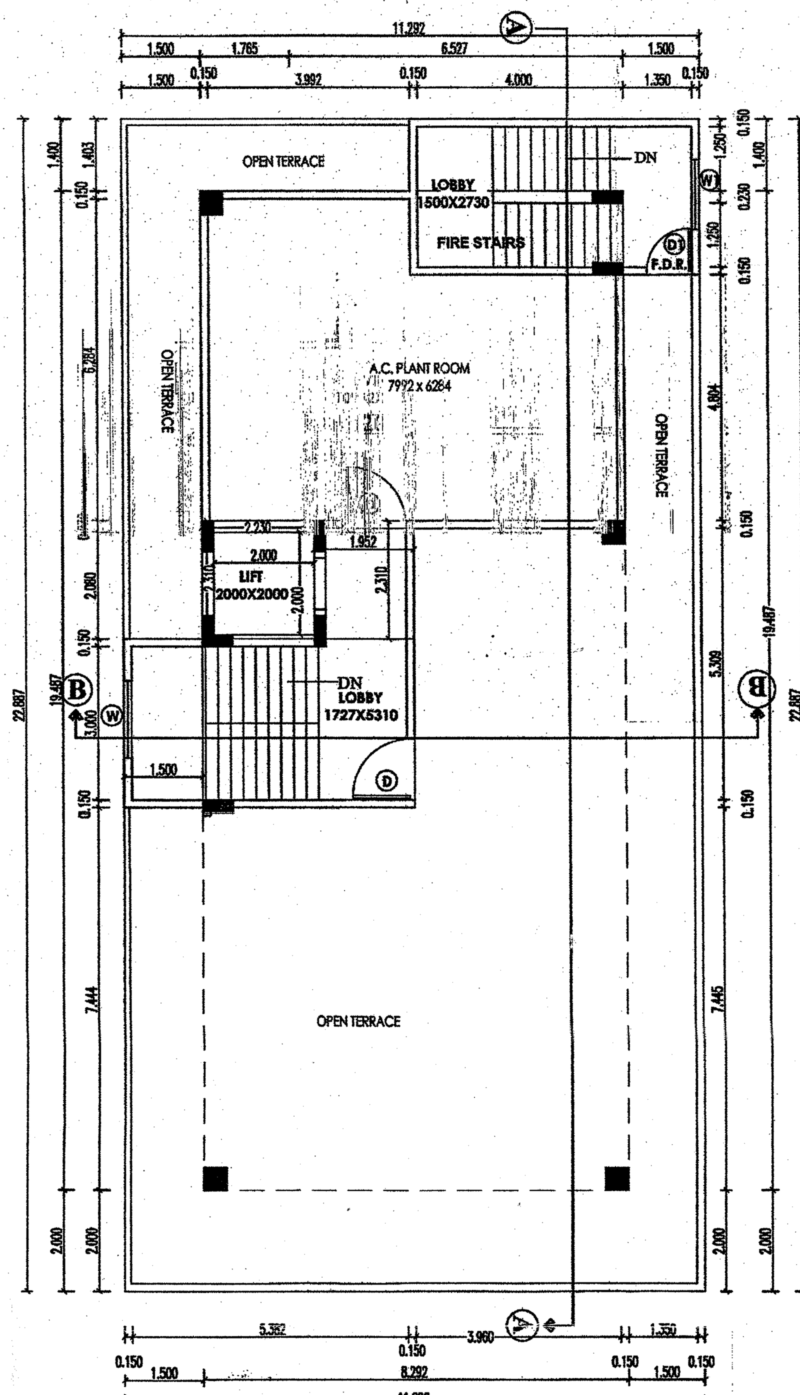
3RD FLOOR PLAN
SCALE 1:100



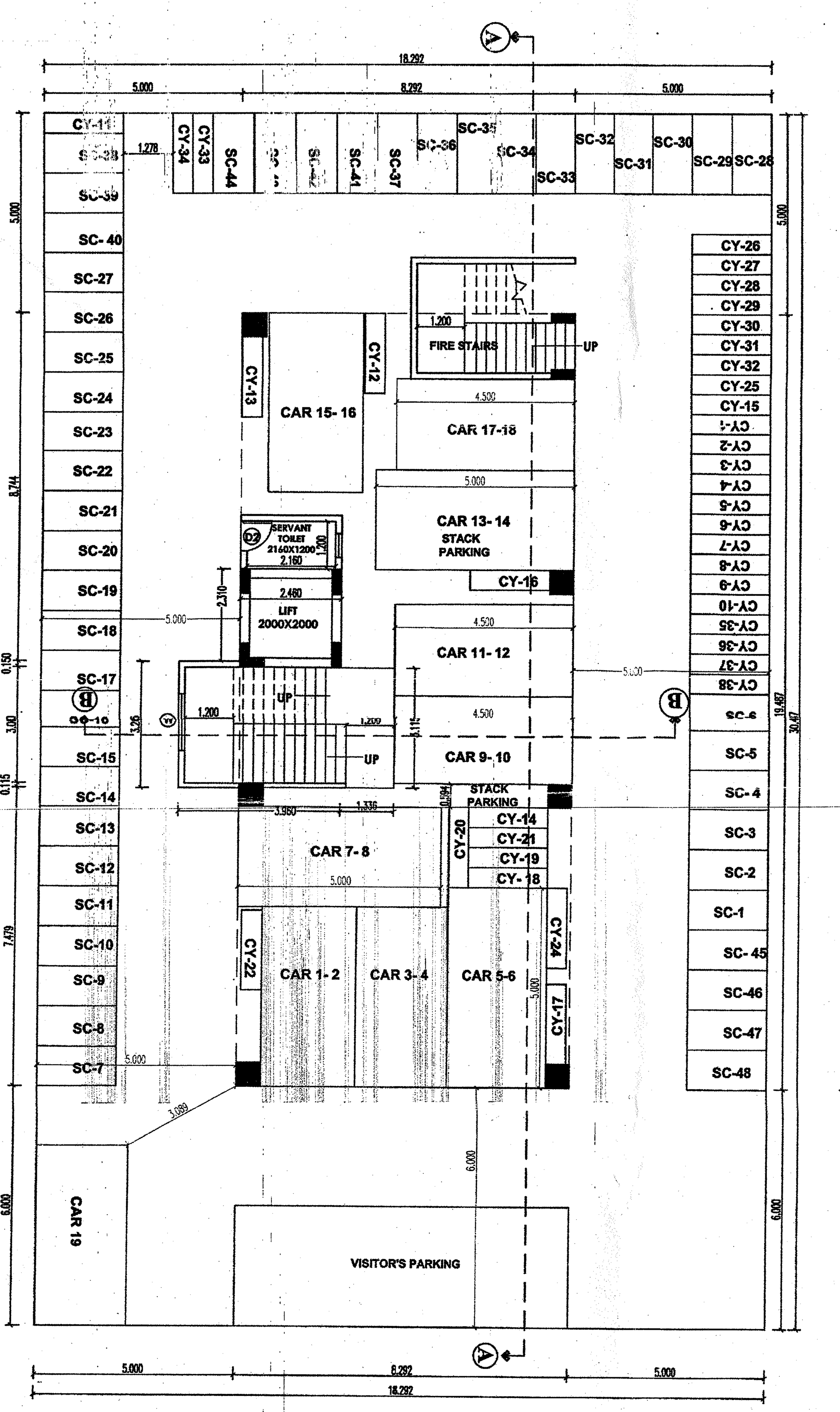
4TH & 5TH FLOOR PLAN
SCALE 1:100



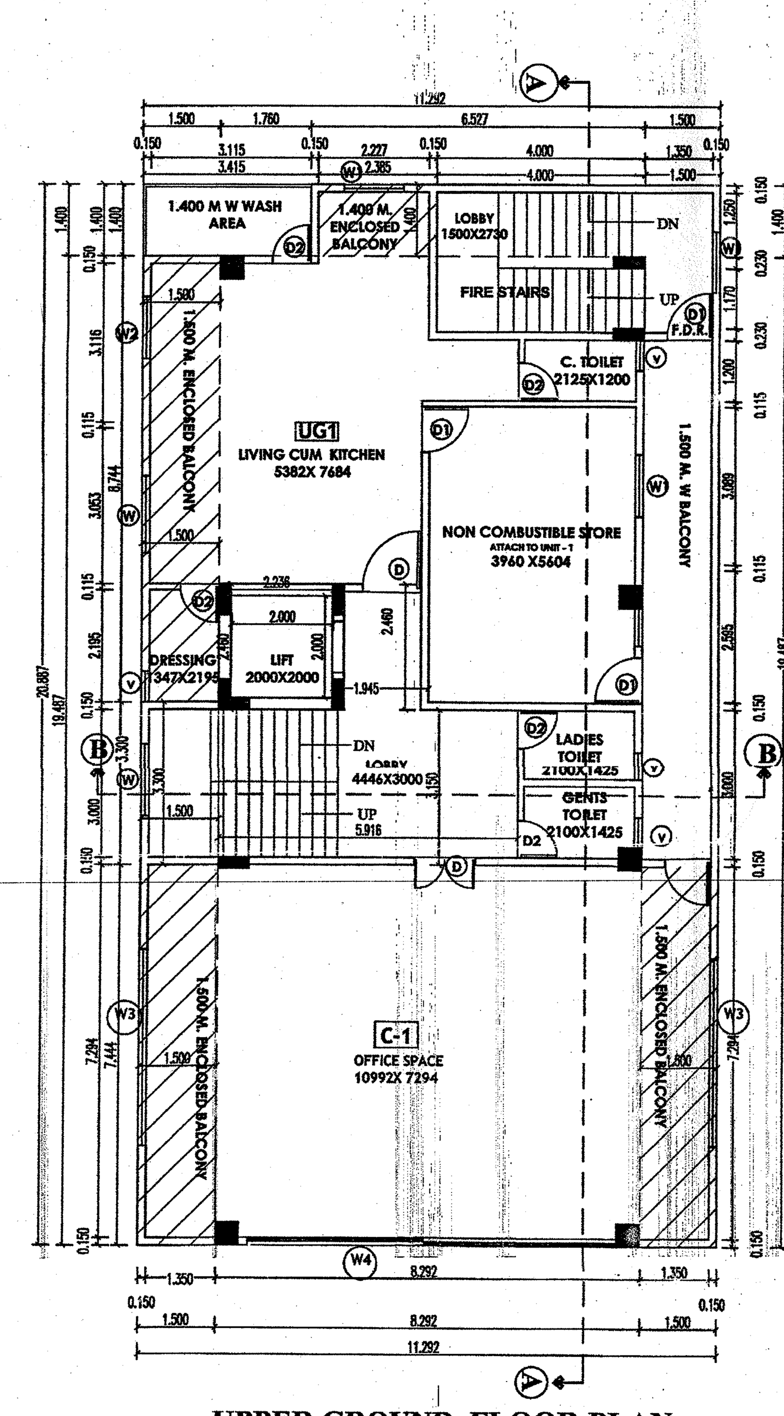
6TH FLOOR PLAN
SCALE 1:100



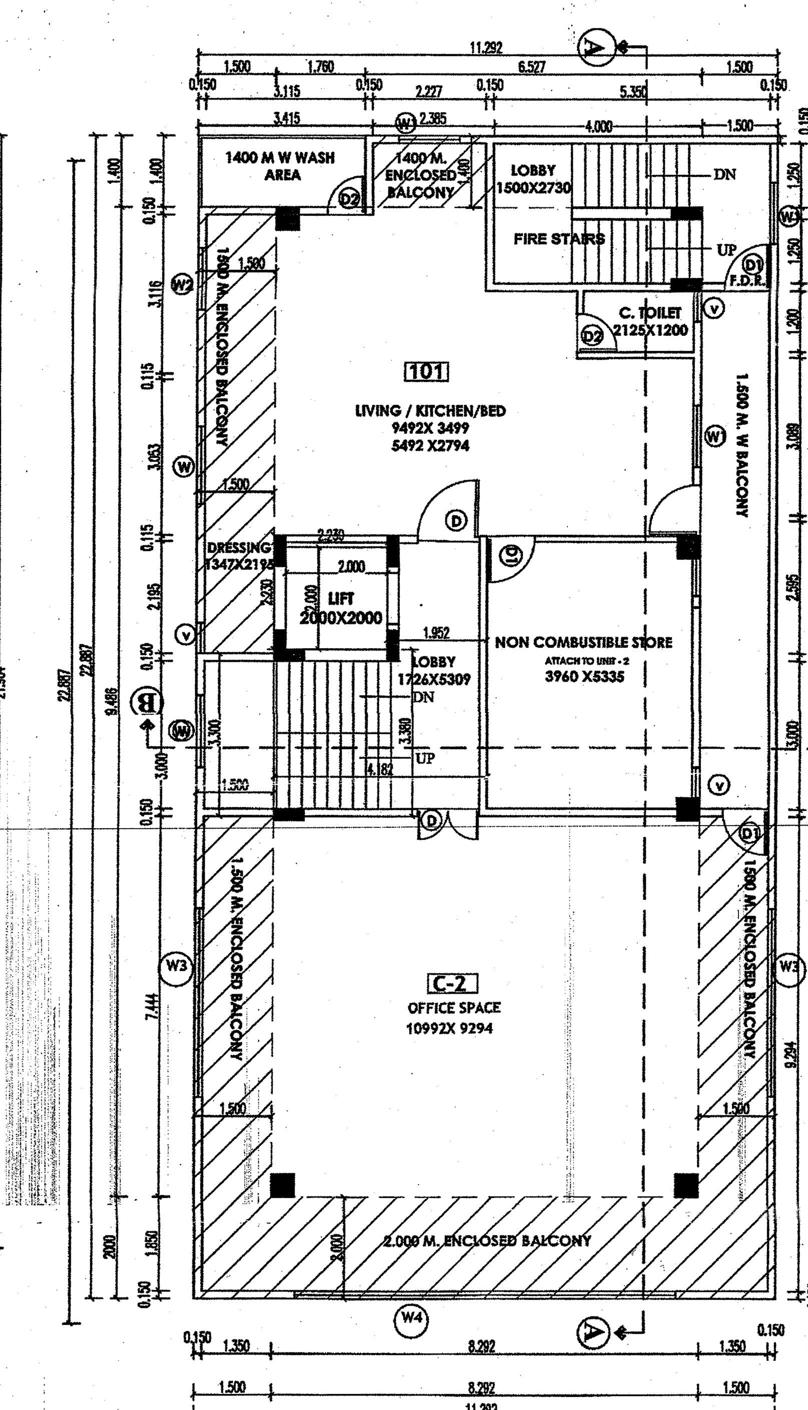
TERRACE FLOOR PLAN
SCALE 1:100



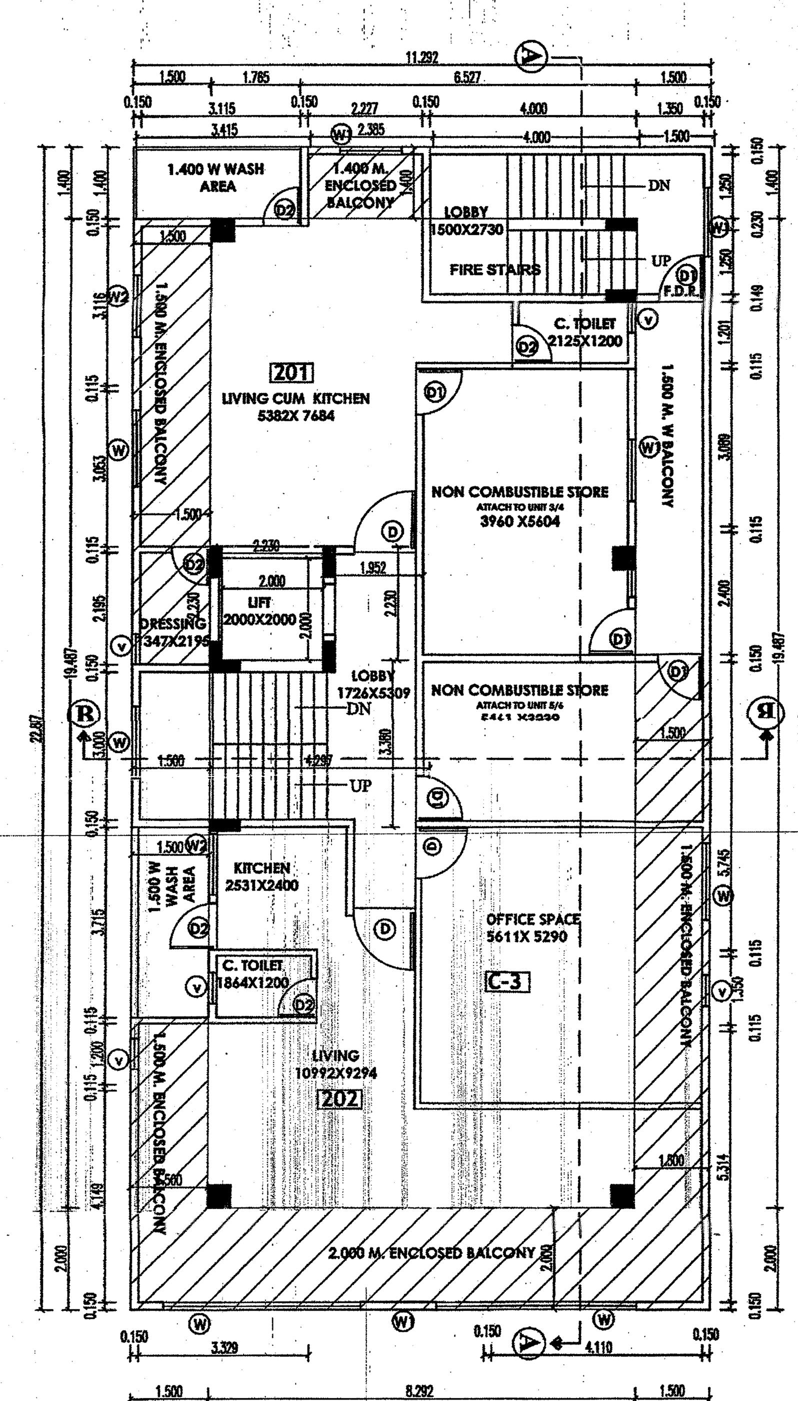
<<<S.A.ROAD>>>
LOWER GROUND FLOOR PLAN
SCALE 1:100



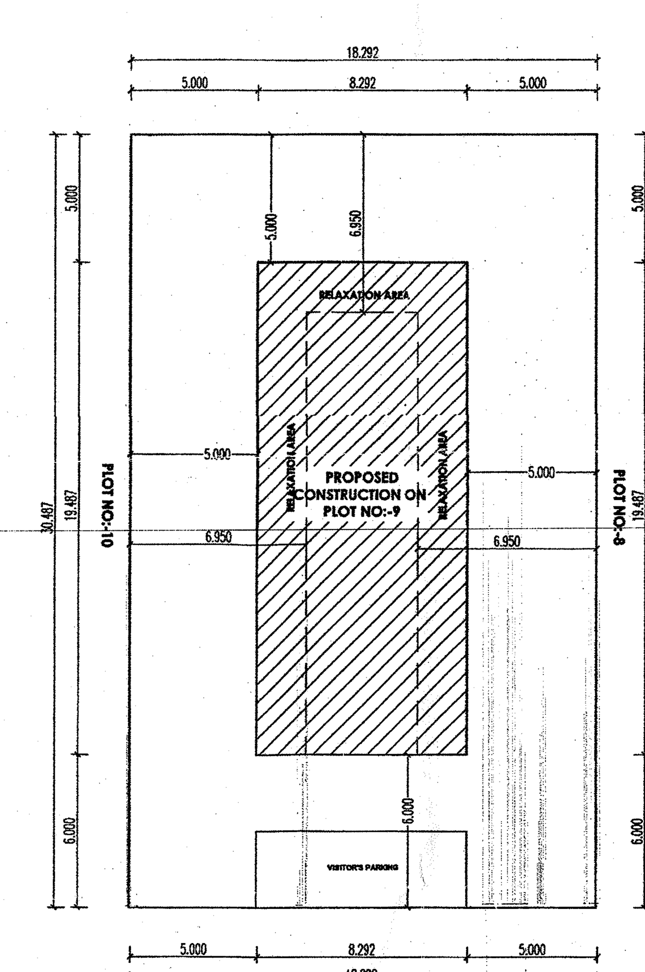
UPPER GROUND FLOOR PLAN
SCALE 1:100



1ST FLOOR PLAN
SCALE 1:100



2ND FLOOR PLAN
SCALE 1:100



<<<S.A. ROAD>>>
SITE PLAN
SCALE 1:200

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 2651BP)AJni | TP/NMC/645 Date 09/08/2019
SANCTIONED
subject to conditions mentioned in the building permit
Bhawande 9/8/19
Assistant Director
Town Planning
Nagpur Municipal Corporation

The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPB 4320[illegible]/2133 CR-230/01/UD-11 dated 10th March, 2005 as per schedule for every 300 sq.mts. built-up area. The [illegible] may be by open well 1 mtr. dia [illegible] with filtration chamber for every 300 [illegible] built-up area. Other options mentioned in the schedule may be adopted a) [illegible] authority may impose a levy of Rs [illegible] per annum for every 100 sq.mts. of built-up area, for failure of the owner of the building.

Provision For Solar Water Heating Systems: Solar Water Heating System should be installed in the [illegible] for the following uses at the per capita [illegible] [illegible] Capacity [illegible] person, [illegible] person [illegible] person, [illegible] person. If [illegible] provisions as [illegible] is not made, the [illegible] certificate will [illegible] from NMC

AREA STATEMENT

NET PLOT AREA	= 557.418 SQ.M.
PAID FSI (30%)	= 167.225 SQM.
TDR(1.15 %)	=597.064 SQM.
NET PERMISSIBLE B/UP AREA	= 1321.707 SQ.M.

B/UP AREA CALCULATIONS :-

PROPOSED B/UP AREA ON LOWER .G.F.	= 000 SQ.M
PROPOSED B/UP AREA ON UP.G.F.	= 167.137 SQ.M
PROPOSED B/UP AREA ON 1ST.F.	= 194.362 SQ.M
PROPOSED B/UP AREA ON 2ND.F.	= 194.358 SQ.M
PROPOSED B/UP AREA ON 3RD.F.	= 194.358 SQ.M
PROPOSED B/UP AREA ON 4TH.F.	= 188.567 SQ.M
PROPOSED B/UP AREA ON 5TH.F.	= 188.567 SQ.M
PROPOSED B/UP AREA ON 6TH.F.	= 194.358 SQ.M
TOTAL B/UP AREA	= 1321.707 SQ.M

PRIMIUM AREA CALCULATIONS:-

PERMISSIBLE PREMI. AREA .= 30% X1321.707	= 396.[illegible] SQ.M
PROPOSED PREMIUM AREA ON LOW.G.F.	= 22.[illegible] SQ.M
PROPOSED PREMIUM AREA ON UP.G.F.	= 29.869 SQ.M
PROPOSED PREMIUM AREA ON 1ST.F.	= 24.409 SQ.M
PROPOSED PREMIUM AREA ON 2ND.F.	= 24.409 SQ.M
PROPOSED PREMIUM AREA ON 3RD.F.	= 24.409 SQ.M
PROPOSED PREMIUM AREA ON 4TH.F.	=31.23 SQ.M
PROPOSED PREMIUM AREA ON 5TH.F.	= 31.23 SQ.M
PROPOSED PREMIUM AREA ON 6TH.F.	= 24.409 SQ.M
TOTAL PREMIUM AREA	=212.737 SQ.M

PARKING AREA STATMENT :-

PARKING REQUIRED FOR 2 UNITS HAVING CARPET AREA BETWEEN 40 TO 100 SQ.M SQ.M.
1 CAR 4 SCOOTER 2 CYCLE
THEREFORE FOR 10 UNITS HAVING CARPET AREA BETWEEN 40 TO 100 SQ.M SQ.M. PARKING REQUIRED
5 CAR 20 SCOOTER 10 CYCLE
PARKING REQUIRED FOR COMMERCIAL AREA HAVING CARPET AREA UPTO 100 SQ.M SQ.M.
2 CAR 4 SCOOTER 4 CYCLE
THEREFORE FOR COMMERCIAL AREA CARPET AREA UPTO 350 SQ.M SQ.M. PARKING REQUIRED
7 CAR 14 SCOOTER 14 CYCLE
AS PER RULE DOUBLE PARKING REQUIRED
14 CAR 28 SCOOTER 28 CYCLE

TOTAL PARKING REQUIRED
19 CAR 48 SCOOTER 38 CYCLE

PROVIDED PARKING
19 CAR 48 SCOOTER 38 CYCLE

A. AREA STATEMENT:-

No.	Area Statement	Sq. Mt.
A		
1	Area Of Plot	557.418
2	Deductions for	-
3	Deductions for	-
	(Amenity Space/Recreational Ground)	
4	Net Balance Plot Area (1-2-3)	557.418
5	Addition For Net Plot Area (2)	557.418
6	Net Plot Area (4+5)	557.418
7	Permissble (Basic FSI)	1
8	Permissble (Addi.30% Paid FSI)	167.225
9	Utilized (Addi. 30% Paid FSI)	167.225
10	Permissible T.D.R.	641.03
11	Utilized T. D. R. Area	597.064
	(N. M. C./S.R.A./NIT) (Mde Center No.............,Dt......................)	
12	Total B/U Area Proposed (7+9+11)	1321.707
13	Permissible F. S.I. (7+9+11)	2.37
14	Proposed B/U Area	
	a) Resi.	683.262
	b) Comm	200.085
	c) Special............................	
	Total	906.347
15	Excess Balcony Area Taken in FSI	451.36
16	Existing B/S Area	
17	Total Built Up Area	1321.707
18	Consumed F. S. I.	
B- BALCONY STATEMENT		
1	Permissible	135.949
	Proposed	551.31
	Excess	415.36
	Enclosed	361.905
C- ALTERNATE TERRACE STATEMENT		
2	Permissible	-
	Permissible	-
D- TENEMENT STATEMENT		
	Permissible	14
	Proposed	10
E- REFERENCE		
	LAND [illegible] AS PER SANCTIONS DEVELOPMENT PLAN	
	LO[illegible] OF PLOT	
	ZO[illegible]	
	PROP. BUILD. ISE SUBMITTED AS PER PLAN	
	PLOT BOUNDRY SHOWN IN THUS	
	PROPOSED CONSTRUCTION SHOWN IN THUS	
	EXISTING CONST. TO BE RETAINED IN THUS	
	EXISTING CONSTRUCTION DEMOLISHED SHOWN IN THUS	
F- NAME OF OWNER		SING.
G- ARCHITECTS SING		DIRECTION
H- PREVIOUS SACTION PERMIT NO.		
I- DRAWING SHEET NO.		1

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
D	1.2X2.1	T.W. DOOR
D1	1.0X2.1	T.W. DOOR
D2	0.75X2.2	T.W. DOOR
W	1.5X1.2	ALLUMIUM WINDOW
W1	1.2X1.5	ALLUMIUM WINDOW
W2	1.2X0.9	ALLUMIUM WINDOW
W3	3.0X1.8	GLASSING WINDOW
W4	7.0X1.8	GLASSING WINDOW
LD	1.0X2.2	LIFT DOOR
LD1	2.0X2.1	SLIDING DOOR
V	0.60X0.60	M.S.VENTILATOR

INDEX

PLOT BOUNDARY SHOWN IN	
PROPOSED CONSTRUCTION SHOWN IN	
EXISTING CONST. TO BE DEMOLISHED	

ARCHITECT	OWNER
SJagdale; SOURABH JAGDALE ARCHITECT CA/2003/31197 N.I.T.L.S.-1763 N.M.C./R/ 184	THROUGH P.O.A. HOLDER SHRI.SACHIN A. KHARE

NORTH		SCALE	DATE
		1:100,200	7/8/2019

SAURABH JAGDALE & ASSOCIATES
ARCHITECT INTERIORS PLANNERS
PLOT NO. - 16, NISHAD APTS., FIRST FLOOR DONGRE LAYOUT, SHRADHANAND PETH , NAGPUR.
email :sjassociates10@gmail.com +91 9422112579