

GROUND FLOOR PLAN AND SITE PLAN
(SCALE 1:500)

Details of
(A) - Residential Building No. 6,7,8,9 & Mercantile Building No. M3 & M4
(B) - Residential Building No. 4,5 & Mercantile Building No. M2.
(C) - Residential Building No. 2 & Mercantile Building No. M1.
(D) - Mercantile Building No. M5
(E) - Yoga Center.

TENEMENT DENSITY

NOTE:- 450 TENEMENTS PER Ha. SIZE OF THE TENEMENTS SHOULD BE BETWEEN 20 AND 30 SQ.M.

1) PERMISSIBLE TENEMENTS = 64236.089 SQ.M. / 25 = 2569 TENEMENTS

PROPOSED TENEMENTS TOTAL = 2374 NOS.

LEGEND

SYMBOL	DESCRIPTION
	HYRANT PIPE
	DRY CHEMICAL POWDER FIRE EXTINGUISHER
	CARBON DIOXIDE FIRE EXTINGUISHER
	YARD HYDRANT
	FIRE HOSE CABINET
	Manual call point
	Hooter.

TOTAL AREA STATEMENT

FLOOR	NET B/UP AREA	PERSNL.	PROPOSED BALCONY	ENCLOSED BALCONY	EXCESS BALCONY
COMMERCIAL					
GROUND FLOOR	1219.697	-	-	-	-
BLOCK-A (3 NOS.)					
GROUND FLOOR	(302.605x3)=907.815	-	-	-	-
FIRST FLOOR	(293.828x3)=881.484	132.223	18.777x3=56.331	-	-
SECOND FLOOR	(293.828x3)=881.484	132.223	18.777x3=56.331	-	-
THIRD FLOOR	(293.828x3)=881.484	132.223	18.777x3=56.331	-	-
FOURTH FLOOR	(293.828x3)=881.484	132.223	18.777x3=56.331	-	-
BLOCK-B (60 NOS.)					
GROUND FLOOR	(209.489x60)=12569.340	-	-	-	-
FIRST FLOOR	(293.828x60)=17629.680	2644.452	18.777x60=1126.62	-	-
SECOND FLOOR	(293.828x60)=17629.680	2644.452	18.777x60=1126.62	-	-
THIRD FLOOR	(293.828x60)=17629.680	2644.452	18.777x60=1126.62	-	-
FOURTH FLOOR	(293.828x60)=17629.680	2644.452	18.777x60=1126.62	-	-
BLOCK-C (1 NOS.)					
GROUND FLOOR	(243.369x1)=243.369	-	-	-	-
FIRST FLOOR	(261.980x1)=261.980	39.288	16.514x1=16.514	-	-
SECOND FLOOR	(261.980x1)=261.980	39.288	16.514x1=16.514	-	-
THIRD FLOOR	(261.980x1)=261.980	39.288	16.514x1=16.514	-	-
FOURTH FLOOR	(261.980x1)=261.980	39.288	16.514x1=16.514	-	-
TOTAL	90062.557	11263.852	4757.860	NIL	NIL

TOTAL BUILT-UP AREA = 90062.557
BALANCE F.S.I.= 93251.064 - 90062.557 = 3188.507 SQ.M.

PROPOSED RESIDENTIAL PLAN IN GROUP HOUSING ON KH. NO. 63, P.H.NO. 33, MOUZA TARODI (KHURD), TAHSIL KAMPTEE & DISTRICT NAGPUR, FOR AFFORDABLE HOUSING SCHEME UNDER PRADHAN MANTRI AWAS YOJANA, BELONGING TO, NAGPUR IMPROVEMENT TRUST, NAGPUR.

AREA STATEMENT

NET PLOT AREA FOR F.S.I. = 64236.089 SQ.M.
PERMISSIBLE F.S.I. = 1.20 = 64236.089x1.20 = 77083.307 SQ.M.
PERMISSIBLE PREMIUM F.S.I=0.20=64236.089x0.20= 12847.218 SQ.M.
F.S.I. AS PER CLAUSE 24.1 = 3320.539 SQ.M.
TOTAL PERMISSIBLE B/UP AREA
= 77083.307+12847.218+3320.539 = 93251.064 SQ.M.

PERMISSIBLE CONVENIENCE SHOPPING=0.2% TO 0.5% OF TOTAL BUILT UP AREA = 0.2% TO 0.5% OF 90062.557
=180.125 SQ.M. TO 450.313 SQ.M.
PROPOSED CONVENIENCE SHOPPING= 423.612 SQ.M (0.47%)

CONSUMED F.S.I = 90062.557 SQ.M. (1.20)

TOTAL COVERED B/UP AREA (FSI+NON FSI AREA)

I) B/UP AREA = 90062.557 SQ.M
II) BALCONY AREA = 4797.860 SQ.M
III) PARKING AREA AT G.F = 6330.664 SQ.M
B - 104.915 x 60 = 6294.900
C - 35.764 x 1 = 35.764
V) YOGA CENTER = 602.948 SQ.M
VI) STAIRCASE TOWER
64 x 5.490 x 2.720 = 955.699 SQ.M
VII) WATER TANK
64 x 5.490 x 2.720 = 955.699 SQ.M

TOTAL COVERED B/UP AREA= 103705.427 SQ.M

PARKING AREA STATEMENT

PARKING AREA REQUIRED FOR EVERY 4 TENEMENTS HAVING BUILT UP AREA UPTO 50.00 SQ.M. 0 CAR, 5 SC, 5 CYC AND 50% EXTRA FOR THE VISITORS OUT OF THE TOTAL PARKING AREA, HENCE FOR 2374 TENEMENTS PARKING REQUIRED= 0 CARS, 2967.5 SC, 2967.5 CYC AND 50% EXTRA FOR VISITORS= 0 CARS, 1483.75 SC, 1483.75 CYC. TOTAL PARKING REQUIRED FOR RESIDENTIAL
=0 CARS, 4452 SC, 4452 CYC.
PARKING AREA REQUIRED FOR COMMERCIAL FOR EVERY 100.00 SQ.M BUILT UP AREA 1 CAR, 3 SC, 3 CYC AND 50% EXTRA FOR VISITORS, HENCE FOR 1219.697 SQ.M. BUILT UP AREA REQUIRED 12.19 CARS, 36.59 SC, 36.59 CYC AND 50% EXTRA FOR VISITORS= 6.09 CARS, 18.29 SC, 18.29 CYC. TOTAL PARKING REQUIRED FOR COMMERCIAL
= 18.28 CARS, 54.88 SC, 54.88 CYC. SAY 19 CARS, 55 SC, 55 CYC.
TOTAL PARKING AREA REQUIRED FOR COMMERCIAL AND RESIDENTIAL = 19 CARS, 4507 SC, 4507 CYC.

LOADING/UNLOADING=2 NOS. OF 3.75 x 7.50
HANDICAPPED PARKING BAY= 3.60 x 5.00

PARKING PROVIDED

NOS. OF CARS
1) 2.50 x 5.00 x 10.00 = 125.00 SQ.M.
2) 2.30 x 4.50 x 9.00 = 93.15 SQ.M.
TOTAL 19.00 CARS = 218.15 SQ.M.
NOS. OF SCOOTERS
1) 1.00 x 2.00 x 4544.00 = 9088.00 SQ.M.
TOTAL 4544.00 SCOOTERS
NOS. OF CYCLES
1) 0.50 x 1.40 x 4550 = 3185.00 SQ.M.
TOTAL 4550.00 CYCLES
NOS. OF LOADING UNLOADING SPACE
1) 3.75 x 7.50 x 2.00 = 56.250 SQ.M.
NOS. OF PARKING BAY
1) 3.60 x 5.00 x 1.00 = 18.000 SQ.M.
TOTAL PARKING AREA PROVIDED=
(218.15)+9088.00+3185.00+56.25+18.00) = 12565.35 SQ.M.

INDEX

1) PLOT BOUNDARY AS PER K-PRAT SHOWN IN
2) PLOT AREA AS PER SURVEY SHOWN IN
3) NALLAH SHOWN IN
4) AMENITY SPACE SHOWN IN
5) OPEN SPACE SHOWN IN
6) AREA UNDER ROAD WIDENING SHOWN IN
7) CAR PARKING SHOWN IN
8) SCOOTER PARKING SHOWN IN
9) CYCLE PARKING SHOWN IN

SUBMITTED BY
YASH NAND ENGINEERS AND
SHANTI CONSTRUCTION (JV- NIT)

EXECUTIVE ENGINEER (PROJECT)
NAGPUR IMPROVEMENT TRUST

ASSISTANT ENGINEER (PROJECT)
Nagpur Improvement Trust, Nagpur

OWNER
NAGPUR IMPROOVEMENT TRUST

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1:500		ALOK
SCALE	DATE	DEALT
01/05		
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