KH.NO-6

9.00 WIDE ROAD

7.50 WIDE ROAD

KH.NO-5/1

1B 34 LIG HT = 14.95 G+4 — BLDG 1

2B 48 EWS HT = 14.95 G+4 — BLDG 2

3B 48 EWS HT = 14.95 G+4 — BLDG 3

4B 36 LIG HT = 14.95 G+4 — BLDG 4

1A 36 LIG HT = 14.95 G+4

2A 48 EWS HT = 14.95 G+4

3A 48 EWS HT = 14.95 G+4

4A 54 EWS HT = 14.95 G+4

COMMUNITY HALL (CLUB HOUSE)

OPEN SPACE

PLOT NO.- R1,R2,R3,R4 & R5

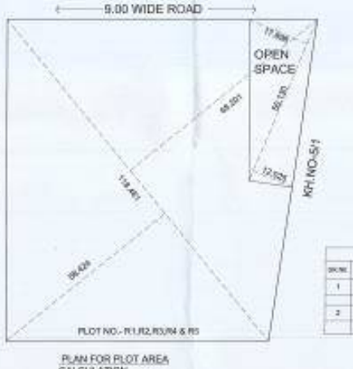
Adj. PLOT-43	Adj. 42	Adj. 41	Adj. 40	Adj. 39	Adj. 38	Adj. 37	Adj. 36

9m ROAD

9.00 WIDE ROAD

FINAL LAYOUT SANCTION (SCALE 1:200)

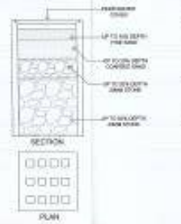
VIDE LETTER NO. ना क ज मं ल को प वेबा /PMAY/306/2019 Dated 08/11/2019



PLAN FOR PLOT AREA CALCULATION

PLOT AREA CALCULATION

SR.NO.	PLOT SIZE	PLOT AREA	AREA AS PER DOCUMENTS
1	[(66.281+66.404) X 118.40]/2	7580	7580.000
	ROAD TOWARDS OPEN SPACE		
2	[(12.025+12.088) X 50.130]	-758.0	-760.000
		6790.0	6758.000



DETAIL OF FILTER BED

SOLAR SYSTEM

BALCONY & TERRACE AREA SCHEDULE

BUILDING NO.	BUILDING TYPE	BALCONY AREA (SQ.M.)	PROPOSED BALCONY AREA (SQ.M.)	TERRACE AREA (SQ.M.)	REMARKS
1	1A	502.000	126.720	NIL	NIL
	1B			NIL	NIL
2	2A	550.000	550.000	NIL	NIL
	2B			NIL	NIL
3	3A	550.000	550.000	NIL	NIL
	3B			NIL	NIL
4	4A	497.440	704.400	NIL	NIL
	4B			NIL	NIL
	TOTAL	2,099.440	1931.200		

BUILDINGS TYPE	PARKING PROVIDED (BASEMENT)	OPEN PARKING	TOTAL NO. 4
1A	112.000	6748.000	(6748.000 + 2815.935)
1B			
2A	357.337		
2B			
3A	357.337		
3B			
4A	391.200		
4B			
TOTAL AREA	2,613.935	6,748.000	9,365.935

TENEMENTS SHARING AS PER PMAY PPP POLICY

SR. NO.	Building No.	Floor	Units	Carpet Area	Balcony Area	Category	Units for PMAY beneficiaries	Units for Developer
	Bld. No. 1							
1	1A Wing	G.F.	6	38.904	5.600	LIG	6	0
	1A Wing	1st To 4th	32	38.904	5.600	LIG	32	96
	1B Wing	G.F.	2	38.904	5.600	LIG	2	0
	1B Wing	1st To 4th	33	38.904	5.600	LIG	33	0
	Bld. No. 2					EWS		
2	2A Wing	1st To 4th	48	24.420	1.980	EWS	48	0
	2B Wing	1st To 4th	48	24.420	1.980	EWS	48	0
	Bld. No. 3			0.000	0.000			
3	3A Wing	1st To 4th	48	24.420	1.980	EWS	48	0
	3B Wing	1st To 4th	48	24.420	1.980	EWS	48	0
	Bld. No. 4			0.000	0.000			
	4A Wing	G.F.	6	27.141	5.600	EWS	6	0
4	4A Wing	1st To 4th	48	25.821	1.980	EWS	54	24
	4B Wing	G.F.	4	38.904	5.600	LIG	4	0
	4B Wing	1st To 4th	32	38.904	1.980	LIG	32	0
			352				352	30

FABRICATING STATEMENT

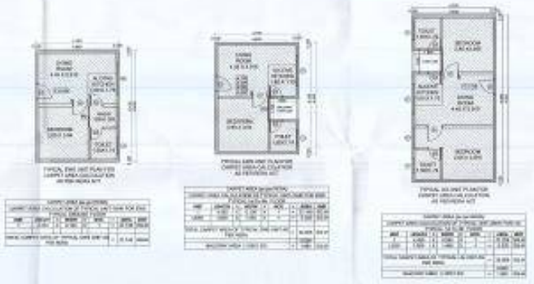
PARTICULARS	PARKING REQUIRED (CAR)	(LIG)	(EWS)	PARKING PROVIDED (CAR)	(LIG)	(EWS)
4 TON HAVING CARPET AREA UP TO 40 SQ.M.	81	33	59			
FOR 4G TENEMENTS	440	440	440			
ADD 10% FOR PARKING 5%	4	33	33			
TOTAL PARKING	85	473	492			
BUILDING 1A (LIG)						
4 TON HAVING CARPET AREA UP TO 40 SQ.M.	81	05	05			
FOR 1A TENEMENTS	85	040	040			
BUILDING 1B (LIG)						
4 TON HAVING CARPET AREA UP TO 40 SQ.M.	81	05	05			
FOR 1B TENEMENTS	85	040	040			
BUILDING-1A & 1B (LIG)				85	080	080
BUILDING 2A (EWS)						
4 TON HAVING CARPET AREA UP TO 40 SQ.M.	81	05	05			
FOR 4G TENEMENTS	912	080	080			
BUILDING 2B (EWS)						
4 TON HAVING CARPET AREA UP TO 40 SQ.M.	81	05	05			
FOR 4G TENEMENTS	912	080	080			
BUILDING-2A & 2B (LIG)	93	05	05	024	030	030
BUILDING 3A (EWS)						
4 TON HAVING CARPET AREA UP TO 40 SQ.M.	81	05	05			
FOR 4G TENEMENTS	912	080	080			
BUILDING 3B (EWS)						
4 TON HAVING CARPET AREA UP TO 40 SQ.M.	81	05	05			
FOR 4G TENEMENTS	912	080	080			
BUILDING-3A & 3B (LIG)	93	05	05	024	030	030
BUILDING 4A (EWS)						
4 TON HAVING CARPET AREA UP TO 40 SQ.M.	81	05	05			
FOR 4G TENEMENTS	912	080	080			
BUILDING-4A (LIG)						
4 TON HAVING CARPET AREA UP TO 40 SQ.M.	81	05	05			
FOR 4B TENEMENTS	93	05	05	030	030	030
BUILDING-4A & 4B (LIG)	93	05	05	030	030	030
TOTAL PARKING	85	444	440	85	440	440
ADD: VISITOR PARKING 5%	4	33	33	4	33	33
TOTAL PARKING PROVIDED	102	652	652	93	652	652

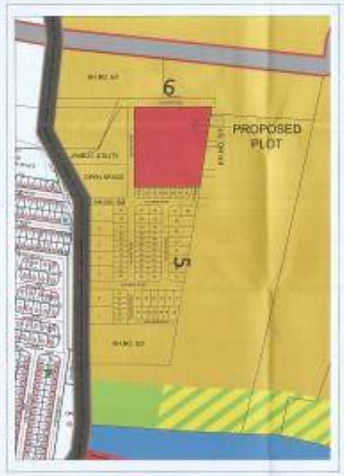
BUP AREA SHARING AS PER PMAY PPP POLICY

(1) BUILDING TYPE	(2) NO. OF WINGS	(3) NO. OF TENEMENTS	(4) TOTAL BUP AREA	(5) BUP AREA SHARING AS PER PMAY POLICY	(6) BALANCE BUP AREA	(7) BUP FOR PMAY BENEFICIARIES: EWS	(7) BUP FOR PMAY BENEFICIARIES: LIG	(8) LAND FOR DEVELOPER: EWS	(8) LAND FOR DEVELOPER: LIG
Bld. No. 1	1A Wing	38	3740.200	3511.000	1088.6840	0	0	0	0
	1B Wing	34				0	0	0	0
Bld. No. 2	2A Wing	48	3330.564	3330.564	0.0000	48	0	0	0
	2B Wing	48				48	0	0	0
Bld. No. 3	3A Wing	48	3330.564	3330.564	0.0000	48	0	0	0
	3B Wing	48				48	0	0	0
Bld. No. 4	4A Wing	54	3827.088	3662.688	2652.1920	24	0	30	0
	4B Wing	36				0	36	0	0
		352	14,229.509	13,834.833	3,886.876	216	80	30	30

F.S.I. STATEMENT

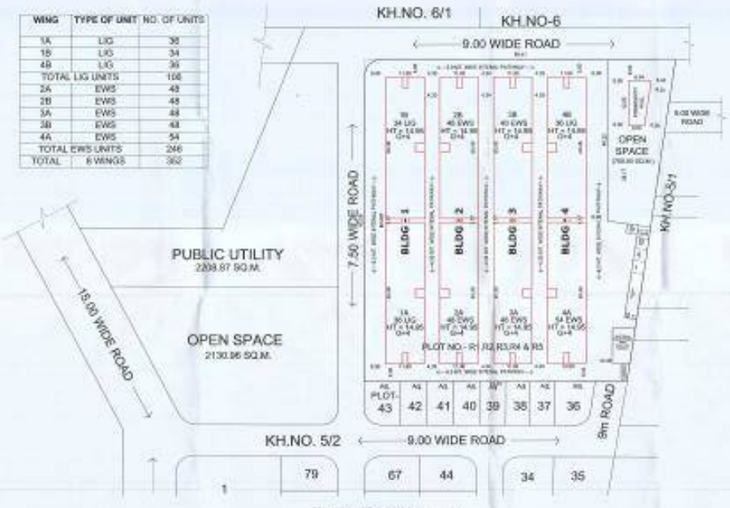
BUILDINGS TYPE	WING	NO. OF BELOW GF	NO. OF STAIRCASE	NO. OF FLOORS	BLDG. HT. UNDER	TOTAL PROPOSED BUILT-UP AREA	COVERED PARKING AREA IN SQ.MT.	PERMI. BALCONY 15%	PROP. BALCONY	EXCESS BALCONY	PERMI. TERRACE 25%	TERRACE AREA	TWO STAIRCASE AREA	TOTAL AREA (BUP AREA +PARKING+BALCONY)
1	1A	1	30	G/P + 4	14.95 M.	3740.383	510.5880	502.208	126.720	NIL	0	0	NA	4377.681
	1B	1	34	G/P + 4	14.95 M.						0	0	NA	
2	2A	1	48	G/P + 4	14.95 M.	3330.564	857.0370	492.696	126.000	NIL	0	0	NA	4377.681
	2B	1	48	G/P + 4	14.95 M.						0	0	NA	
3	3A	1	48	G/P + 4	14.95 M.	3330.564	857.0370	492.696	126.000	NIL	0	0	NA	4377.681
	3B	1	48	G/P + 4	14.95 M.						0	0	NA	
4	4A	1	54	G/P + 4	14.95 M.	3827.088	391.2000	697.448	126.400	NIL	0	0	NA	4377.681
	4B	1	36	G/P + 4	14.95 M.						0	0	NA	
4 NOS		8	352			14229.509	2615.935	1985.048	665.280					17510.724





LOCATION PLAN ON DP (1:2000)

WING	TYPE OF UNIT	NO. OF UNITS
1A	LIG	36
1B	LIG	34
4B	LIG	36
TOTAL LIG UNITS		106
2A	EWS	48
2B	EWS	48
3A	EWS	48
3B	EWS	48
4A	EWS	54
TOTAL EWS UNITS		246
TOTAL	8 WINGS	352



SITE PLAN (1:500)

SHEET NO : 01/05

Stamps of Approval of Plan:

12 DEC 2019

Approved subject to condition mentions in this office V.D.A. letter no. CE/SE/DY/AM/MKDA/ /2019, dt. 12 (Dy. Engg/Exp Permission Exam Wing MKDA)

A	AREA STATEMENT	SQM
1.	AREA OF PLOT (AS PER FINAL LAYOUT SANCTION)	
	(A) AREA OF PLOT (AS PER ⚓ EXTRACT)	7,580.00
	(B) AREA OF PLOT (AS PER DEMARCATION)	7,580.00
	(C) AREA OF PLOT (AS PER LAYOUT SANCTION)	7,580.00
2.	DEDUCTIONS AS PER SANCTIONED LAYOUT	
	a) AREA UNDER ROAD	0.00
3.	NET GROSS (Area of Plot for Residential Zone (1-2)	7,580.00
4.	DEDUCTION	0.00
	a) AMENITY SPACE- 05%	0.00
	b) OPEN SPACE - 10 % (NOT DEDUCTED)	750.00
	c) INTERNAL ROAD (NOT DEDUCTED)	
	TOTAL DEDUCTION	
5.	NET PLOT Area for F.S.I. Propose (3-4a)	7,580.00
6.	F.S.I. PERMISSIBLE as per PMAY Policy	2.50
7.	PERMISSIBLE BUILT-UP AREA	18,750.00
8.	PROPOSED BUILT-UP AREA	14,229.51
9.	EXCESS BALCONY BUILT-UP AREA	
10.	TOTAL BUILT UP AREA PROPOSED	14,229.51
11.	F.S.I. CONSUMED	1.897
	B TENEMENT STATEMENT	
	a) TENEMENTS PROPOSED EWS	246
	b) TENEMENTS PROPOSED LIG	106
	TOTAL	352

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
D	0.900 X 2.100	TEAK DOOR
DS	0.750 X 2.100	TEAK DOOR
SFD	1.200 X 2.100	SLIDING FOLDING DOOR
W1	1.200 X 1.200	ALUMINIUM WINDOW
W2	1.200 X 1.200	ALUMINIUM WINDOW
W3	1.200 X 1.200	ALUMINIUM WINDOW
W4	1.200 X 1.200	ALUMINIUM WINDOW
V	0.600 X 0.600	ALUMINIUM VENTILATOR

LEGEND

1. PLOT BOUNDARY SHOWN BLACK
2. PROPOSED WORK SHOWN RED

OWNER'S DECLARATION-

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE AGREE WITH AND SHALL CARRY FORWARD BY MYSELF/OURSELVES IN THE ACTUAL EXECUTION AS PER SANCTIONED PLANS. ALSO I/WE SHALL NOT MAKE ANY DEVIATION IN THE WORK UNDER CONSTRUCTION OF PROPER TECHNICAL PERSONS AS TO ENSURE THE QUALITY AND SAFETY OF THE WORK DONE.

Shweta Dilip Agarwala

For Sandeep Dwellers Pvt. Ltd.

Director

PROJECT

SOPL AASHRAY BELTARODI

PROPOSED MULTIFAMILY RESIDENTIAL TENAMENTS ON PLOT NO. R1, R2, R3, R4, R5 ON KH. NO. 5/2, MOUZA BELTARODI, TAH. & DIST. NAGPUR, UNDER AFFORDABLE HOUSING IN PARTNERSHIP (AHP) PUBLIC PRIVATE PARTNERSHIP MODE BY M/S SANDEEP DWELLERS PVT. LTD.

Job no.	Drawing No.	Scale	Drawn by	Checked by	Registration/ license no. of arch.
625	01 / 05	1:200, 1:200	P.PUNDKAR	AR. RAHUL	

CERTIFICATE OF AREA

CERTIFYING THAT THE PLOT UNDER REFERENCE WAS SURVEYED BY ME ON ..... AND DIMENSIONS OF SIDES ETC. OF PLOT STATED ON PLAN ARE AS MEASURED ON SITE AND THE AREA SO WORKED OUT TALLIED WITH THE AREA STATED IN DOCUMENT OF OWNERSHIP / T.P.S. RECORD / RECORDS, LAND RECORDS DEPARTMENT / CITY SURVEY RECORDS.

A.R. RAHUL AGARWALA
REG NO. - CA/2004/54368
(M) - +91 - 9 - 123
(R) - 12, XX, 0789 1234

ARCHITECT
RAHUL AGARWALA
COA/REG/NO. - CA/ 2004/ 54368

SHEET NO : 01/05

SHEET NO : 02/05

Stamps of Approval of Plan: 12 DEC 2019

Approved subject to condition mentions in this office
T.D.A. letter no. EC/BP/MAHUVA/MAHUDA/ 2019-20/ dt.
DATE: for Erection & Plinth C.C. to be issued.

Ex. Engg/Dalaj Patrakar Cell/ PMAVA
MHUDA

BUILT UP AREA STATEMENT BLOCK 1 (Bldg.-1)

SNO	PARTICULARS		AREA	UNIT
1	GROUND FLOOR	=	392.386	SQM
2	FIRST FLOOR	=	657.001	SQM
3	SECOND FLOOR	=	657.001	SQM
4	THIRD FLOOR	=	657.001	SQM
5	FOURTH FLOOR	=	657.001	SQM
	TOTAL BUILT UP	=	3,740.393	SQM

BUILT UP AREA STATEMENT BLOCK 2 (Bldg.-2)

SNO	PARTICULARS		AREA	UNIT
1	GROUND FLOOR	=	404.800	SQM
2	FIRST FLOOR	=	521.181	SQM
3	SECOND FLOOR	=	521.181	SQM
4	THIRD FLOOR	=	521.181	SQM
5	FOURTH FLOOR	=	521.181	SQM
	TOTAL BUILT UP	=	3,330.864	SQM

OPEN BALCONY AREA STATEMENT BLOCK 1 (Bldg.-1)

SNO	PARTICULARS		PERMI. BALC ONY 15%	PROP. BALCONY AREA	UNIT
1	GROUND FLOOR	=	0.000	0.000	SQM
2	FIRST FLOOR	=	125.055	31.680	SQM
3	SECOND FLOOR	=	126.068	31.680	SQM
4	THIRD FLOOR	=	126.068	31.680	SQM
5	FOURTH FLOOR	=	126.068	31.680	SQM
	TOTAL OPEN BALCONY	=	582.259	126.720	SQM

OPEN BALCONY AREA STATEMENT BLOCK 2 (Bldg.-2)

SNO	PARTICULARS		PERMI. BALC ONY 15%	PROP. BALCONY AREA	UNIT
1	GROUND FLOOR	=	0.000	0.000	SQM
2	FIRST FLOOR	=	123.174	47.520	SQM
3	SECOND FLOOR	=	123.174	47.520	SQM
4	THIRD FLOOR	=	123.174	47.520	SQM
5	FOURTH FLOOR	=	123.174	47.520	SQM
	TOTAL OPEN BALCONY	=	492.696	190.080	SQM

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
D1	0.915 X 2.45	WOOD DOOR
D2	0.76 X 2.45	PLAIN DOOR
SD1	1.83 X 2.45	SLIDING FOLDING DOOR
W1	1.83 X 1.37	ALUMINIUM WINDOW
W2	1.83 X 1.37	ALUMINIUM WINDOW
W3	1.83 X 1.37	ALUMINIUM WINDOW
W4	1.22 X 1.37	ALUMINIUM WINDOW
V1	0.915 X 0.23	ALUMINIUM VENTILATOR

ALL DIMENSIONS ARE IN METERS

DATE	SCALE	DRAWN BY	CHECKED BY
10/12/2019	1:100/1:200	P.PURNESAR	RAHUL

BUILDING-1 (WING 1A & 1B)
BUILDING-1 (WING 1A & 1B)

N W E S

OWNER'S DECLARATION-

I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE HOLD BY PLANED DEVELOPED BY MR/S. I/WE HEREBY EXECUTE THE CONSTRUCTION AS PER SANCTIONED PLANS, ALSO I/WE HEREBY ENCLOSE THE NON-JUDICIAL STAMP PAPER OF PROPER VALUE/REAL PERSON AS NO. ENSURE THE CONSTRUCTION SAFETY AT THE WORK SITE.

Owner's Name & Signature

Witness Name & Address Signature

Witness Name & Address Signature

Witness Name & Address Signature

Witness Name & Address Signature

For Sandeep Builders Pvt. Ltd.

Director

M/S. SANDEEP BUILDERS PVT. LTD.

PROJECT

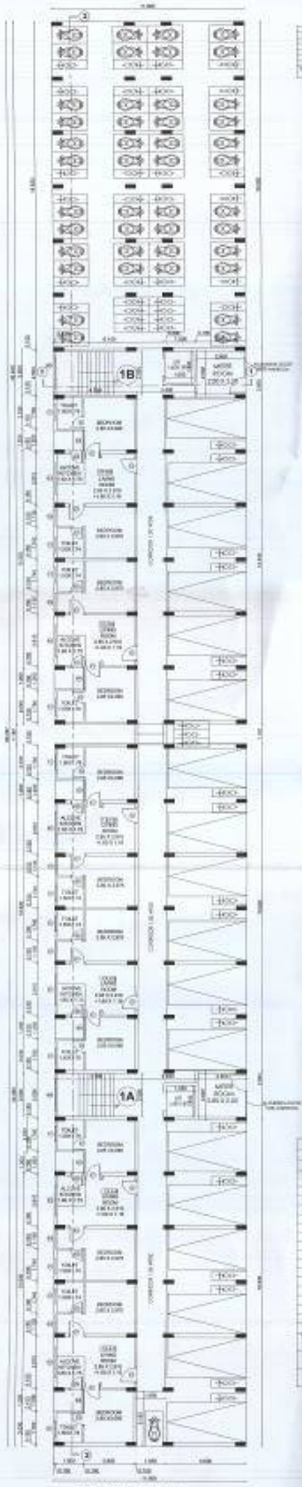
SDPL AASHRAY BELTARODI
PROPOSED MULTI-FAMILY RESIDENTIAL TENAMENTS ON PLOT NO. R1, R2, R3, R4, R5 ON KH. NO. 512, MOUZA BELTARODI, TAH. & DIST. NAGPUR, UNDER AFFORDABLE HOUSING IN PARTNERSHIP (AHP)/PUBLIC PRIVATE PARTNERSHIP MODE BY M/S SANDEEP DWELLERS PVT. LTD.

ARCHITECT

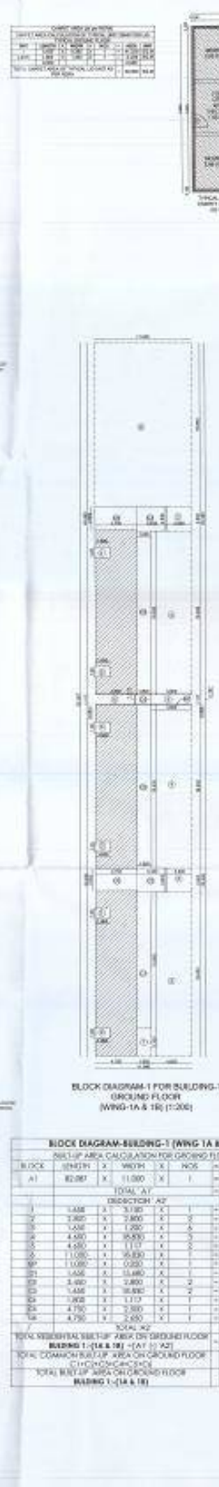
MR. RAHUL AGARWALA
REG NO.: CA/2010/41649
REF.: 49018 / 439
REF.: CC/NC/2019/1564

RAHUL AGARWALA
C.O.A. REG.NO.: CA/ 2010/41649
M.U.T.S.NO.: 2010 M.M.C. / R / 329

SHEET NO : 02/05



GROUND FLOOR PLAN
BUILDING- 1
WING-1A & WING-B



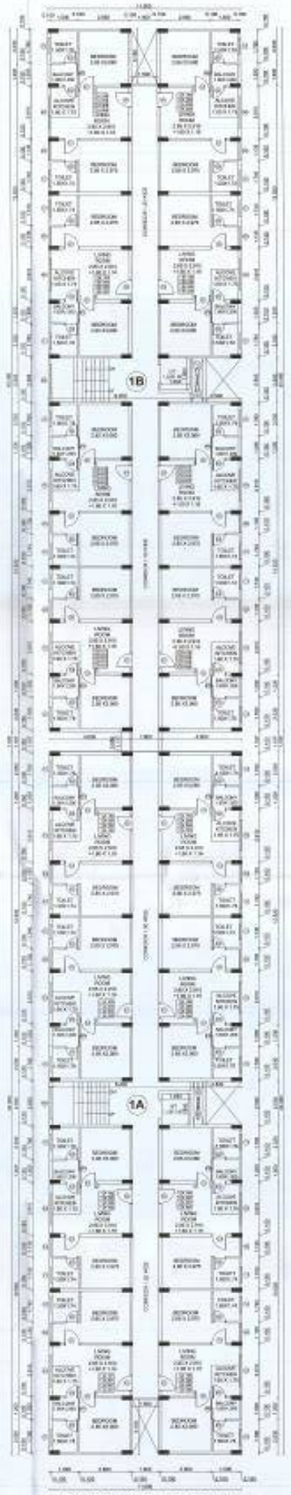
BLOCK DIAGRAM-1 FOR BUILDING-1
GROUND FLOOR
(WING-1A & 1B) (1:200)

BLOCK DIAGRAM-BUILDING-1 (WING 1A & 1B)

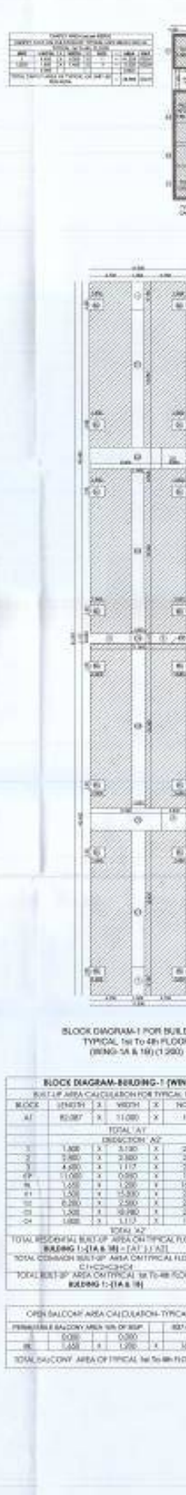
BUILT-UP AREA CALCULATION FOR GROUND FLOOR

BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
A1	82.087	X	11.000	X	1	=	902.957	SQ.m.
			TOTAL 'A1'			=	902.957	SQ.m.
			DEDUCTION 'A2'					SQ.m.
1	1.500	X	5.130	X	1	=	7.695	SQ.m.
2	2.900	X	2.900	X	2	=	16.820	SQ.m.
3	1.500	X	2.900	X	6	=	26.100	SQ.m.
4	4.480	X	10.800	X	2	=	241.920	SQ.m.
5	4.480	X	3.117	X	2	=	13.576	SQ.m.
6	11.000	X	10.800	X	1	=	237.130	SQ.m.
RP	11.000	X	0.200	X	1	=	2.200	SQ.m.
21	1.500	X	10.480	X	1	=	29.923	SQ.m.
23	3.480	X	2.900	X	2	=	19.836	SQ.m.
24	1.500	X	10.800	X	2	=	62.138	SQ.m.
25	1.900	X	1.117	X	1	=	3.011	SQ.m.
26	4.750	X	1.650	X	1	=	11.813	SQ.m.
56	4.750	X	2.650	X	1	=	12.588	SQ.m.
			TOTAL 'A2'			=	444.373	SQ.m.
TOTAL RESIDENTIAL BUILT-UP AREA ON GROUND FLOOR BUILDING 1- (1A & 1B) = (A1) - (A2)						=	458.585	SQ.m.
TOTAL COMMON BUILT-UP AREA ON GROUND FLOOR C1+C2+C3+C4+C5						=	133.804	SQ.m.
TOTAL BUILT-UP AREA ON GROUND FLOOR BUILDING 1- (1A & 1B)						=	352.389	SQ.m.

BLOCK DIAGRAM-1 FOR BUILDING-1
GROUND FLOOR
(WING-1A & 1B) (1:200)



TYPICAL 1ST,2ND,3RD & 4TH FLOOR PLAN
BUILDING- 1
WING-1A & WING-1B



BLOCK DIAGRAM-1 FOR BUILDING-1
TYPICAL 1st To 4th FLOOR
(WING-1A & 1B) (1:200)

BLOCK DIAGRAM-BUILDING-1 (WING 1A & 1B)

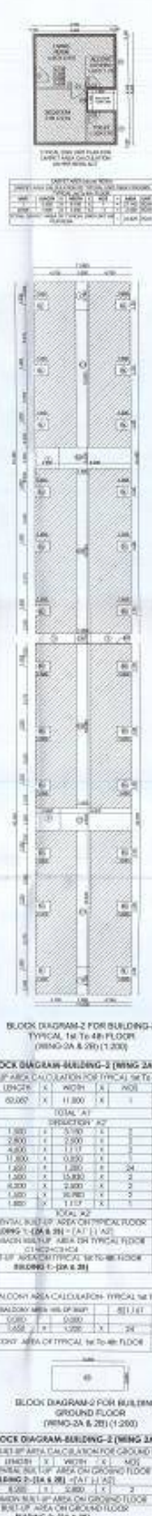
BUILT-UP AREA CALCULATION FOR TYPICAL 1st To 4th FLOOR

BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
A1	82.087	X	11.000	X	1	=	902.957	SQ.m.
			TOTAL 'A1'			=	902.957	SQ.m.
			DEDUCTION 'A2'					SQ.m.
1	1.500	X	5.130	X	2	=	7.695	SQ.m.
2	2.900	X	2.900	X	2	=	16.820	SQ.m.
3	1.500	X	2.900	X	6	=	26.100	SQ.m.
4	4.480	X	1.117	X	2	=	10.016	SQ.m.
RP	11.000	X	0.200	X	1	=	2.200	SQ.m.
RL	1.500	X	1.200	X	15	=	27.000	SQ.m.
21	1.500	X	10.480	X	2	=	47.160	SQ.m.
C1	8.200	X	2.500	X	2	=	41.000	SQ.m.
C3	1.500	X	10.780	X	2	=	64.740	SQ.m.
C4	1.900	X	1.117	X	1	=	2.011	SQ.m.
			TOTAL 'A2'			=	213.397	SQ.m.
TOTAL RESIDENTIAL BUILT-UP AREA ON TYPICAL FLOOR BUILDING 1-(1A & 1B) = (A1) - (A2)						=	689.560	SQ.m.
TOTAL COMMON BUILT-UP AREA ON TYPICAL FLOOR C1+C2+C3+C4						=	147.441	SQ.m.
TOTAL BUILT-UP AREA ON TYPICAL 1st To 4th FLOOR BUILDING 1- (1A & 1B)						=	837.001	SQ.m.

OPEN BALCONY AREA CALCULATION- TYPICAL 1st To 4th FLOOR

PERMISSIBLE BALCONY AREA 15% OF BUIP.						837.001	125.550
C2	0.000	X	0.000				
RL	1.500	X	1.200	X	35	=	37.800
TOTAL BALCONY AREA OF TYPICAL 1st To 4th FLOOR						=	37.800

GROUND FLOOR PLAN
BUILDING- 2
WING-2A & WING-2B



BLOCK DIAGRAM-2 FOR BUILDING-2
TYPICAL 1st To 4th FLOOR
(WING-2A & 2B) (1:200)

BLOCK DIAGRAM-BUILDING-2 (WING 2A & 2B)

BUILT-UP AREA CALCULATION FOR TYPICAL 1st To 4th FLOOR

BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
A1	62.057	X	11.800	X	1	=	732.257	SQ.m.
			TOTAL 'A1'			=	732.257	SQ.m.
			DEDUCTION 'A2'					SQ.m.
1	1.500	X	5.130	X	1	=	7.695	SQ.m.
2	2.900	X	2.900	X	2	=	14.000	SQ.m.
3	1.500	X	2.900	X	6	=	26.100	SQ.m.
RP	11.800	X	0.200	X	1	=	2.360	SQ.m.
RL	1.500	X	1.200	X	24	=	43.200	SQ.m.
21	1.500	X	10.800	X	2	=	47.880	SQ.m.
C2	8.200	X	2.500	X	2	=	41.000	SQ.m.
C3	1.500	X	10.780	X	2	=	64.740	SQ.m.
C4	1.900	X	1.117	X	1	=	2.011	SQ.m.
			TOTAL 'A2'			=	229.237	SQ.m.
TOTAL RESIDENTIAL BUILT-UP AREA ON TYPICAL FLOOR BUILDING 1- (2A & 2B) = (A1) - (A2)						=	503.020	SQ.m.
TOTAL COMMON BUILT-UP AREA ON TYPICAL FLOOR C1+C2+C3+C4						=	147.441	SQ.m.
TOTAL BUILT-UP AREA ON TYPICAL 1st To 4th FLOOR BUILDING 1- (2A & 2B)						=	821.101	SQ.m.

OPEN BALCONY AREA CALCULATION- TYPICAL 1st To 4th FLOOR

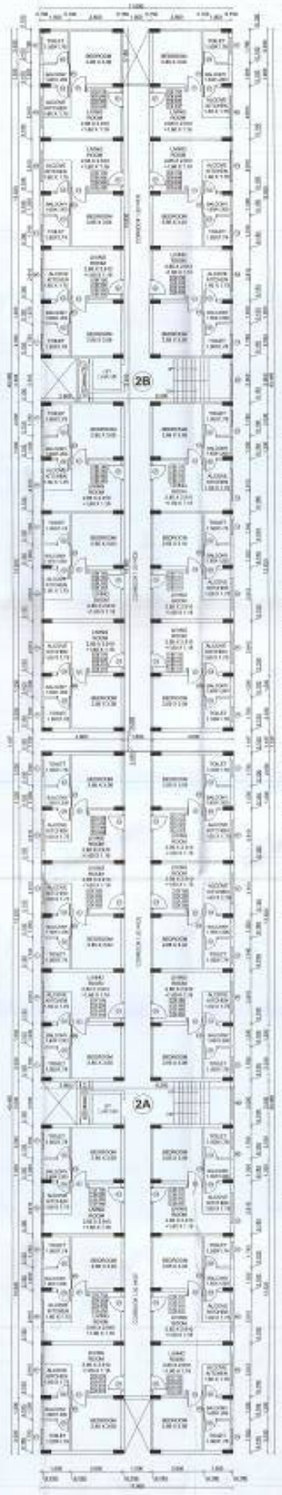
PERMISSIBLE BALCONY AREA 15% OF BUIP.						821.101	123.174
C2	0.000	X	0.000				
RL	1.800	X	1.200	X	24	=	47.520
TOTAL BALCONY AREA OF TYPICAL 1st To 4th FLOOR						=	47.520

BLOCK DIAGRAM-2 FOR BUILDING-2
GROUND FLOOR
(WING-2A & 2B) (1:200)

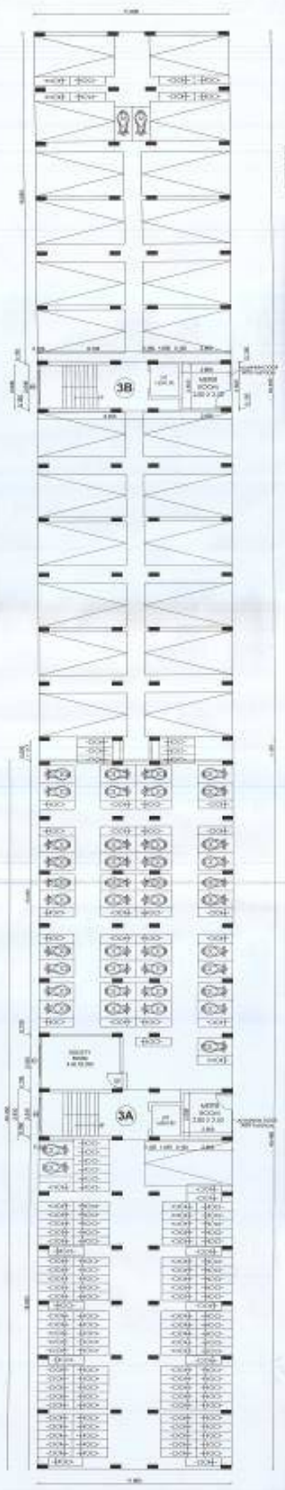
BLOCK DIAGRAM-BUILDING-2 (WING 2A & 2B)

BUILT-UP AREA CALCULATION FOR GROUND FLOOR

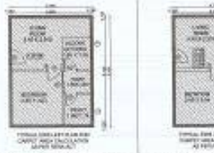
BLOCK	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
TOTAL RESIDENTIAL BUILT-UP AREA ON GROUND FLOOR BUILDING 2- (2A & 2B) =(A1) - (A2)						=	0.000	SQ.m.
C1	8.200	X	2.900	X	2	=	45.920	SQ.m.
TOTAL COMMON BUILT-UP AREA ON GROUND FLOOR						=	45.920	SQ.m.
TOTAL BUILT-UP AREA ON GROUND FLOOR BUILDING 2- (2A & 2B)						=	45.920	SQ.m.

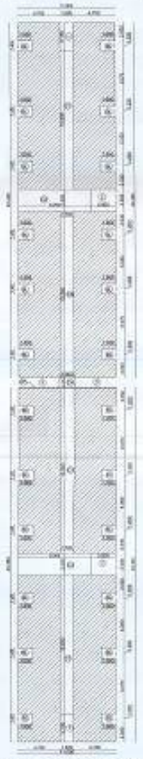


TYPICAL 1ST,2ND,3RD & 4TH FLOOR PLAN
BUILDING- 2
WING-2A & WING-2B



GROUND FLOOR PLAN
BUILDING- 3
WING-3A & WING-3B





BLOCK DIAGRAM-3 FOR BUILDING-3
GROUND FLOOR
(WING-3A & 3B) (1:200)

BLOCK DIAGRAM-BUILDING-3 (WING 3A & 3B)

BUILT-UP AREA CALCULATION FOR GROUND FLOOR

BLOCK	LENGTH		WIDTH		NOS		AREA	UNIT
TOTAL RESIDENTIAL BUILT UP AREA ON GROUND FLOOR						=	0.000	SQ.M.
BUILDING 3- (3A & 3B) =[A1] [A2]						=	45.810	SQ.M.
LT	5.200	X	1.000	X	2	=	10.400	SQ.M.
TOTAL COMMON BUILT UP AREA ON GROUND FLOOR						=	10.400	SQ.M.
TOTAL BUILT-UP AREA ON GROUND FLOOR **BUILDING 3- (3A & 3B)**						=	**56.210**	SQ.M.

BLOCK DIAGRAM-3 FOR BUILDING-3
TYPICAL 1st To 4th FLOOR
(WING-3A & 3B) (1:200)

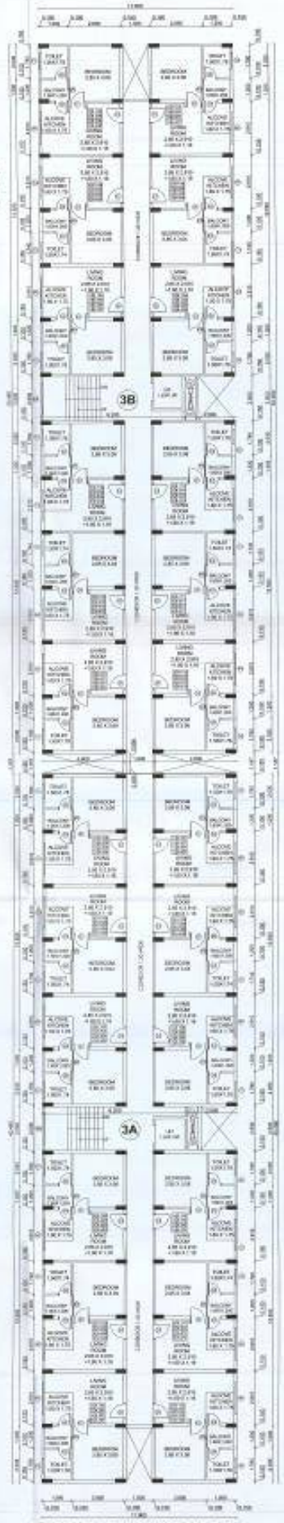
BLOCK DIAGRAM-BUILDING-3 (WING 3A & 3B)

BUILT-UP AREA CALCULATION FOR TYPICAL 1st To 4th FLOOR

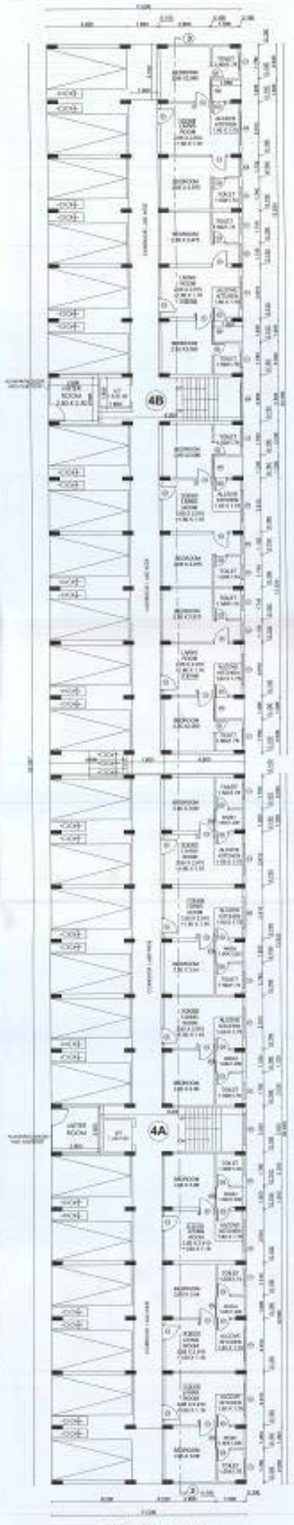
BLOCK	LENGTH		WIDTH		NOS		AREA	UNIT
A1	82.067	X	11.800	X	1	=	902.957	SQ.M.
TOTAL 'A1'						=	902.957	SQ.M.
DEDUCTION 'A2'								SQ.M.
1	1.500	X	3.150	X	2	=	9.450	SQ.M.
2	2.800	X	2.800	X	2	=	14.000	SQ.M.
3	4.600	X	1.117	X	2	=	10.276	SQ.M.
BP	11.000	X	0.250	X	1	=	2.750	SQ.M.
BL	1.500	X	1.200	X	24	=	43.200	SQ.M.
C1	1.500	X	15.800	X	2	=	47.400	SQ.M.
C2	8.200	X	2.900	X	2	=	47.560	SQ.M.
C3	1.500	X	15.760	X	2	=	47.280	SQ.M.
C4	1.600	X	1.117	X	3	=	5.351	SQ.M.
TOTAL 'A2'						=	226.267	SQ.M.
TOTAL RESIDENTIAL BUILT UP AREA ON TYPICAL FLOOR **BUILDING 3- (3A & 3B)** = [A1] [A2]						=	676.690	SQ.M.
TOTAL COMMON BUILT UP AREA ON TYPICAL FLOOR (1 NOS.)						=	147.441	SQ.M.
TOTAL BUILT-UP AREA ON TYPICAL 1st To 4th FLOOR **BUILDING 3- (3A & 3B)**						=	**824.131**	SQ.M.

OPEN BALCONY AREA CALCULATION- TYPICAL 1st To 4th FLOOR

PERMISSIBLE BALCONY AREA 15% OF BUA*					821.161		123.174
	3.000		0.600				
BL	1.500	X	1.200	X	24	=	47.520 SQ.M.
TOTAL BALCONY AREA OF TYPICAL 1st To 4th FLOOR						=	47.520 SQ.M.



TYPICAL 1ST,2ND,3RD & 4TH FLOOR PLAN
BUILDING- 3
WING-3A & WING-3B



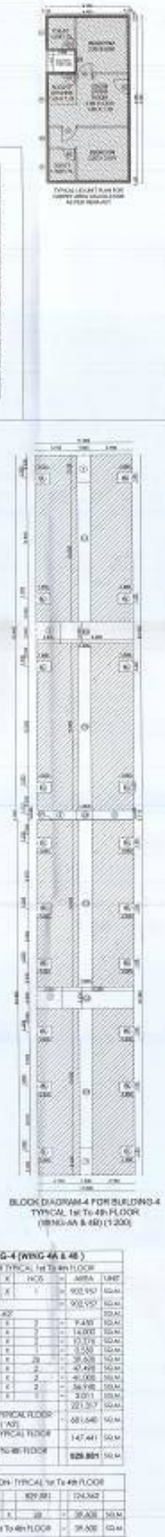
GROUND FLOOR PLAN
BUILDING- 4
WING-4A & WING-4B

BLOCK DIAGRAM-BUILDING-4 (WING 4A & 4B)

BUILT-UP AREA CALCULATION FOR GROUND FLOOR

BLOCK	LENGTH		WIDTH		NOS		AREA	UNIT
A1	82.067	X	11.800	X	1	=	902.957	SQ.M.
TOTAL 'A1'						=	902.957	SQ.M.
DEDUCTION 'A2'								SQ.M.
1	1.500	X	3.150	X	2	=	10.395	SQ.M.
2	2.800	X	2.800	X	2	=	15.680	SQ.M.
3	4.600	X	1.117	X	4	=	17.870	SQ.M.
4	4.600	X	10.800	X	4	=	198.720	SQ.M.
5	4.600	X	1.117	X	2	=	10.276	SQ.M.
BP	11.000	X	0.250	X	1	=	2.750	SQ.M.
BL	1.500	X	1.200	X	28	=	50.400	SQ.M.
C1	1.500	X	15.800	X	2	=	47.400	SQ.M.
C2	8.200	X	2.900	X	2	=	47.560	SQ.M.
C3	1.500	X	15.760	X	2	=	47.280	SQ.M.
C4	1.600	X	1.117	X	3	=	5.351	SQ.M.
TOTAL 'A2'						=	451.657	SQ.M.
TOTAL RESIDENTIAL BUILT UP AREA ON GROUND FLOOR **BUILDING 4- (4A & 4B)** =[A1] [A2]						=	451.300	SQ.M.
TOTAL COMMON BUILT UP AREA ON GROUND FLOOR (1 NOS.)						=	147.441	SQ.M.
TOTAL BUILT-UP AREA ON GROUND FLOOR **BUILDING 4- (4A & 4B)**						=	**598.741**	SQ.M.

BLOCK DIAGRAM-4 FOR BUILDING-4
GROUND FLOOR
(WING-4A & 4B) (1:200)



BLOCK DIAGRAM-4 FOR BUILDING-4
TYPICAL 1st To 4th FLOOR
(WING-4A & 4B) (1:200)

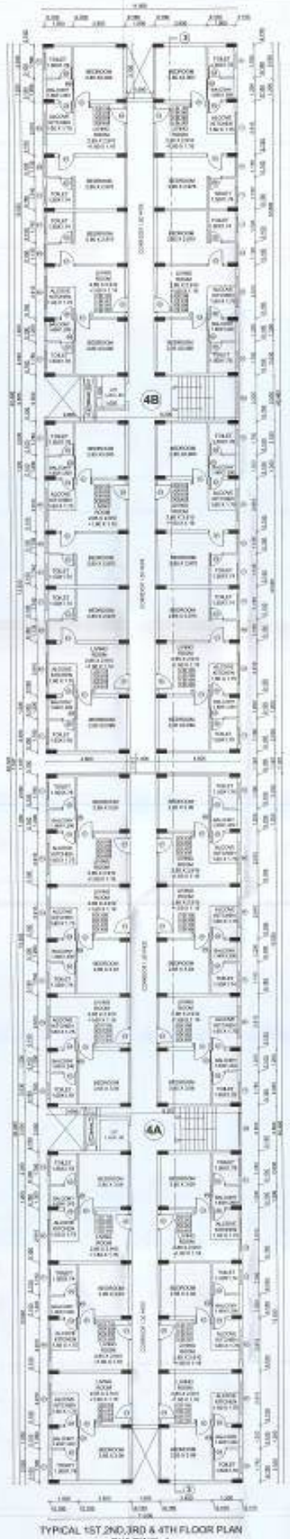
BLOCK DIAGRAM-BUILDING-4 (WING 4A & 4B)

BUILT-UP AREA CALCULATION FOR TYPICAL 1st To 4th FLOOR

BLOCK	LENGTH		WIDTH		NOS		AREA	UNIT
A1	82.067	X	11.800	X	1	=	902.957	SQ.M.
TOTAL 'A1'						=	902.957	SQ.M.
DEDUCTION 'A2'								SQ.M.
1	1.500	X	3.150	X	2	=	9.450	SQ.M.
2	2.800	X	2.800	X	2	=	14.000	SQ.M.
3	4.600	X	1.117	X	2	=	10.276	SQ.M.
BP	11.000	X	0.250	X	1	=	2.750	SQ.M.
BL	1.500	X	1.200	X	28	=	50.400	SQ.M.
C1	1.500	X	15.800	X	2	=	47.400	SQ.M.
C2	8.200	X	2.900	X	2	=	47.560	SQ.M.
C3	1.500	X	15.760	X	2	=	47.280	SQ.M.
C4	1.600	X	1.117	X	3	=	5.351	SQ.M.
TOTAL 'A2'						=	221.367	SQ.M.
TOTAL RESIDENTIAL BUILT UP AREA ON TYPICAL FLOOR **BUILDING 4- (4A & 4B)** = [A1] [A2]						=	681.640	SQ.M.
TOTAL COMMON BUILT UP AREA ON TYPICAL FLOOR (1 NOS.)						=	147.441	SQ.M.
TOTAL BUILT-UP AREA ON TYPICAL 1st To 4th FLOOR **BUILDING 4- (4A & 4B)**						=	**829.801**	SQ.M.

OPEN BALCONY AREA CALCULATION- TYPICAL 1st To 4th FLOOR

PERMISSIBLE BALCONY AREA 15% OF BUA*					829.801		124.342
	0.000		0.600				
BL	1.500	X	1.200	X	28	=	39.600 SQ.M.
TOTAL BALCONY AREA OF TYPICAL 1st To 4th FLOOR						=	39.600 SQ.M.



TYPICAL 1ST,2ND,3RD & 4TH FLOOR PLAN
BUILDING- 4
WING-4A & WING-4B

SHEET NO : 03/05

Stamps of Approval of Plan: 12 DEC 2019

Approval subject to condition mention in the Office U.O.L. letter no. EE/PP/KPK/AHMADA/ 5764 /20 Dt. DATE 11/12/2019 & PMC/C.C. to be issued.

Ex. Engg/Dy Formission/Cell PMAY/A MHADA

BUILT UP AREA STATEMENT BLOCK 3 (Bldg.-3)

SNO	PARTICULARS		AREA	UNIT
1	GROUND FLOOR	=	46.928	SQM
2	FIRST FLOOR	=	821.161	SQM
3	SECOND FLOOR	=	821.161	SQM
4	THIRD FLOOR	=	821.161	SQM
5	FOURTH FLOOR	=	821.161	SQM
	TOTAL BUILT UP	=	3,330.984	SQM

BUILT UP AREA STATEMENT BLOCK 4 (Bldg.-4)

SNO	PARTICULARS		AREA	UNIT
1	GROUND FLOOR	=	811.984	SQM
2	FIRST FLOOR	=	829.081	SQM
3	SECOND FLOOR	=	829.081	SQM
4	THIRD FLOOR	=	829.081	SQM
5	FOURTH FLOOR	=	829.081	SQM
	TOTAL BUILT UP	=	3,807.388	SQM

OPEN BALCONY AREA STATEMENT BLOCK 3 (Bldg.-3)

SNO	PARTICULARS		PERMISSIBLE ONLY 15%		PROP. BALCONY AREA	UNIT
1	GROUND FLOOR	=	0.000		0.000	SQM
2	FIRST FLOOR	=	123.174		47.520	SQM
3	SECOND FLOOR	=	123.174		47.520	SQM
4	THIRD FLOOR	=	123.174		47.520	SQM
5	FOURTH FLOOR	=	123.174		47.520	SQM
	TOTAL OPEN BALCONY	=	492.696		190.080	SQM

OPEN BALCONY AREA STATEMENT BLOCK 4 (Bldg.-4)

SNO	PARTICULARS		PERMISSIBLE ONLY 15%		PROP. BALCONY AREA	UNIT
1	GROUND FLOOR	=	0.000		0.000	SQM
2	FIRST FLOOR	=	124.302		39.600	SQM
3	SECOND FLOOR	=	124.302		39.600	SQM
4	THIRD FLOOR	=	124.302		39.600	SQM
5	FOURTH FLOOR	=	124.302		39.600	SQM
	TOTAL OPEN BALCONY	=	497.448		158.400	SQM

SCHEDULE OF OPENINGS

MARK	SIZE	DESCRIPTION
D	0.900 X 2.100	RUBBUD DOOR
D1	0.750 X 2.100	RUBBUD DOOR
SFD	1.200 X 2.100	SLIDING FOLDING DOOR
W1	1.200 X 1.200	ALUMINIUM WINDOW
W2	1.200 X 1.200	ALUMINIUM WINDOW
W3	1.200 X 1.200	ALUMINIUM WINDOW
W4	1.200 X 1.200	ALUMINIUM WINDOW
V1	0.600 X 0.600	ALUMINIUM VENTILATOR

ALL DIMENSIONS ARE IN METERS

DATE	SCALE	DRAWN BY	CHECKED BY
10/12/2019	1:100/1:200	P.PUNEKAR	RAHUL

BUILDING-3 (WING 3A & 3B)
BUILDING-4 (WING 4A & 4B)

N W E S

OWNER'S DECLARATION:

M/S SANDEEP DWELLERS PVT. LTD.

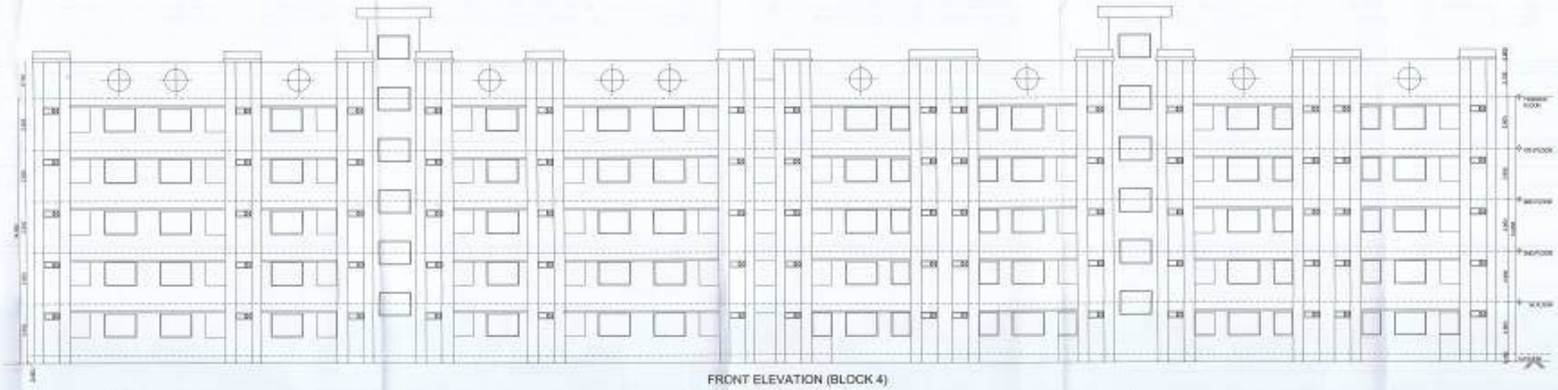
PROJECT

SDPL AASHRAY BELTARODI
PROPOSED MULTIFAMILY RESIDENTIAL TENAMENTS ON PLOT NO. R1, R2, R3, R4, R5 ON KH. NO. 5/2, MOUZA BELTARODI, TAH. & DIST. NAGPUR, UNDER AFFORDABLE HOUSING IN PARTNERSHIP [AHP] PUBLIC PRIVATE PARTNERSHIP MODE BY M/S SANDEEP DWELLERS PVT. LTD.

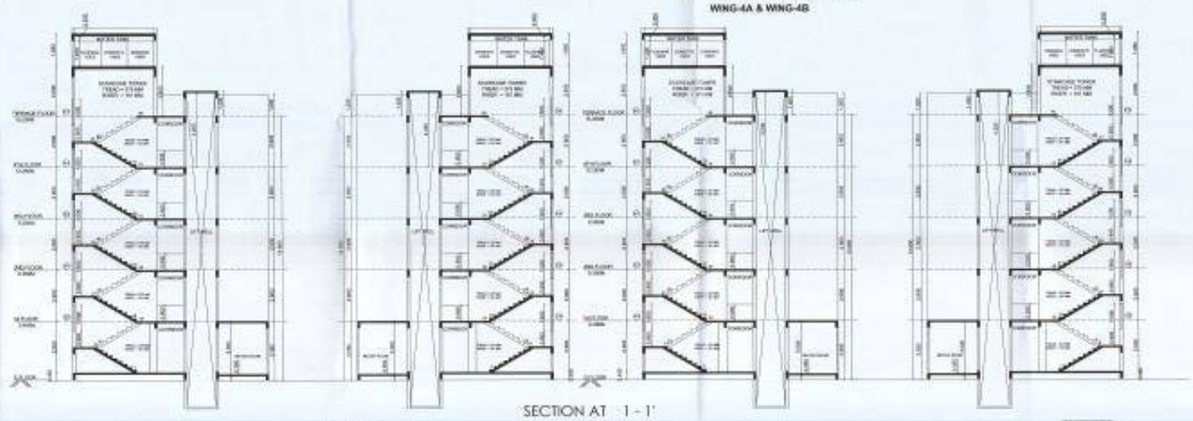
ARCHITECT

RAHUL AGARWALA
C.O.A. REGD.NO. (CA/ 2003/ 41918)
M.U.T.S. (S.NO.: 12030) H.N.O.: / R : 029

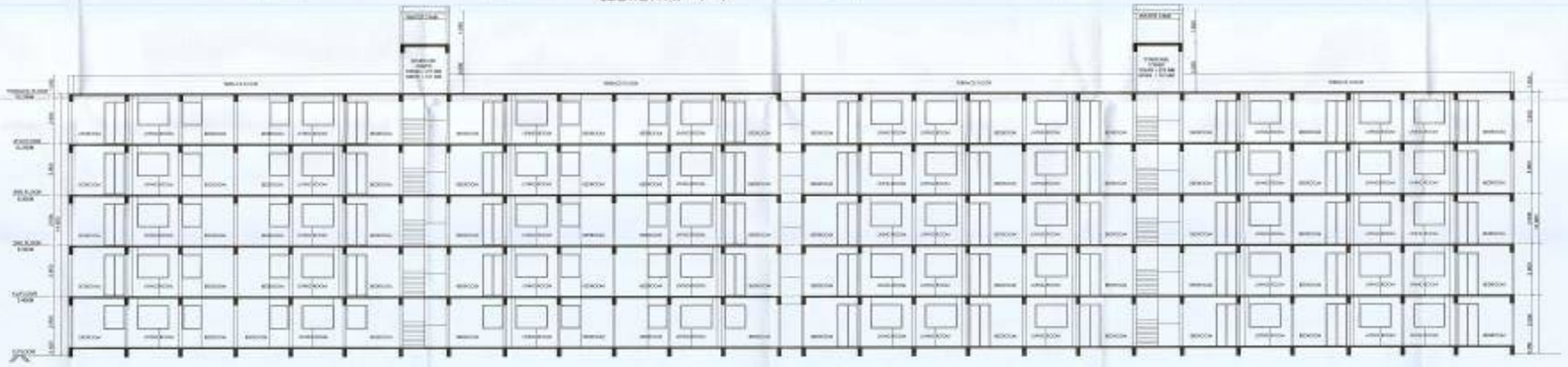
SHEET NO : 03/05



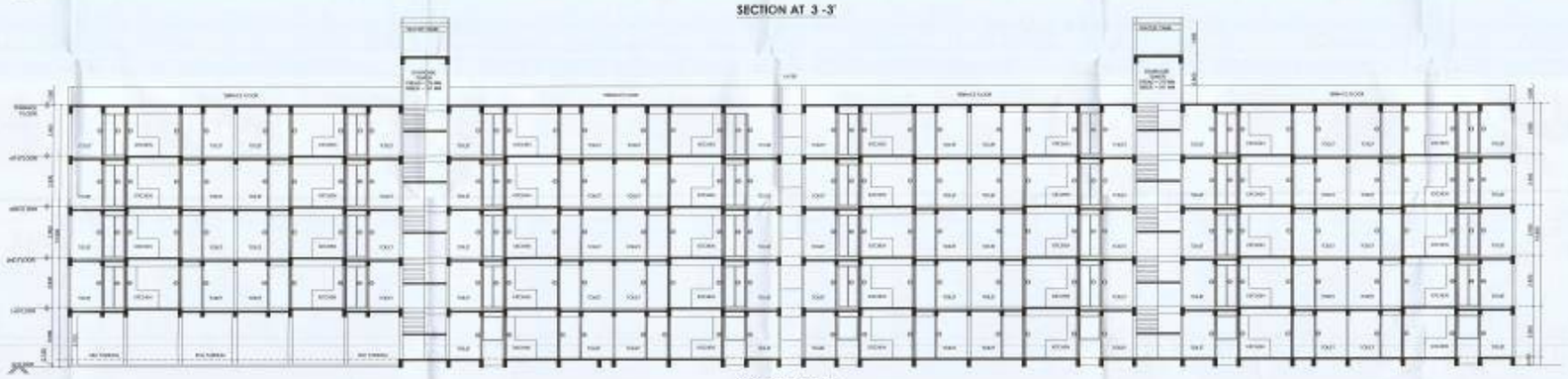
FRONT ELEVATION (BLOCK 4)
WING-4A & WING-4B



SECTION AT 1 - 1'



SECTION AT 3 -3'



SECTION AT 2 -2'

SHEET NO : 04/05

Stamps of Approval of Plan: 12 DEC 2016

Approved subject to condition mentioned in this Office
LOI/IOA letter no. LE/DP/NAP/KAMPTEE/..... dtd. .....
Occupancy/Part/Full O.C. to be issued.

Dy. Engg/Bldg Permission Cell / Nagpur
MHADA

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
D1	0.90 X 2.40	FLUSH DOOR
D2	0.75 X 2.40	FLUSH DOOR
SD1	1.20 X 2.40	SLIDING POLISHED DOOR
W1	1.80 X 1.20	ALUMINIUM WINDOW
W2	1.05 X 1.20	ALUMINIUM WINDOW
W3	1.80 X 1.50	ALUMINIUM WINDOW
W4	1.20 X 1.50	ALUMINIUM WINDOW
V1	0.60Ø DIA	ALUMINIUM VENTILATOR

ALL DIMENSIONS ARE IN METERS

DATE	SCALE	DRAWN BY	CHECKED BY
10/12/2016	1:100/1:200	P.JHUNJHUN	RAHUL

COMMUNITY HALL, SECTIONS & ELEVATIONS

N
W E
S

OWNER'S DECLARATION:

WE, (JOINT OWNERS) HEREBY DECLARE THAT WE HAVE BUY PLANS AND SIGNED BY ARCHI-TECT/ENGINEER/SURVEYOR/STRUCTURAL ENGINEER AND ALL CONSTRUCTION WORKS SHALL BE CARRIED OUT AS PER SANCTIONED PLANS. ALSO WE SHALL EMPLOY ONLY REGISTERED ARCHITECT/ENGINEER/SURVEYOR/STRUCTURAL ENGINEER TO CARRY OUT THE WORK UNDER SUPERVISION OF THEIR QUALIFIED TECHNICAL PERSON AS AND WHEN REQUIRED.

Shri Vinay Suresh Kolte (Co. Applicant)
Shri Shankar Dattatraya Kolte (Co. Applicant)
Shri Vinay Suresh Kolte (Co. Applicant)
Shri Ashish Kumar Gupta (Co. Applicant)
Shri Vinay Suresh Kolte (Co. Applicant)
Shri Sanjay Krishna Kumar Gupta (Co. Applicant)

For Sandeep Dwellers Pvt. Ltd.
Director

M/s. SANDEEP DWELLERS PVT. LTD.

PROJECT

SDPL AASHRAY BELTARODI
PROPOSED MULTIFAMILY RESIDENTIAL TENAMENTS ON PLOT NO. R1, R2, R3, R4, R5 ON KH. NO. 3/2, MOUZA BELTARODI, TAH. & DIST. NAGPUR, UNDER AFFORDABLE HOUSING IN PARTNERSHIP (AHP) PUBLIC PRIVATE PARTNERSHIP MODE BY M/S SANDEEP DWELLERS PVT. LTD.

ARCHITECT

AR. RAHUL AGARWALA
REG NO. CA/2008/47491
C.O.A. NO.: CA/2008/47491
VALID UPTO: 31/12/2017
RAHUL AGARWALA
C.O.A.NO.: CA/ 2008/47491
VALID UPTO: 31/12/2017

SHEET NO : 04/05

KH.NO. 6/1 | KH.NO-6

9.00 WIDE ROAD

9.00 WIDE ROAD

ENTRY

PUBLIC UTILITY

7.50 WIDE ROAD

OPEN SPACE

PLOT-43 | 42 | 41 | 40 | 39 | 38 | 37 | 36

ENTRY

9M ROAD

ELECTRICAL TRANSFORMER AREA 6.70 X 4.00

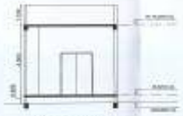
PARKING PLAN (1:200)

PARKING STATEMENT						
PARKING		PARKING REQUIRED			PARKING PROVIDED	
		CARS	SCOOTER	CYCLES	CARS	SCOOTER / CYCLES
4 TEN HAVING CARPET AREA UP TO 40.00 SQ.M.	91	46			46	
FOR 282 TENEMENTS	282	141			141	
NOTE : VISITOR PARKING 5%	4	20			20	
TOTAL PARKING	92	461			461	
BUILDING 1A (LIG)						
4 TEN HAVING CARPET AREA UP TO 40.00 SQ.M.	01	00			00	
FOR 96 TENEMENTS	96	192			192	
BUILDING 1B (LIG)						
4 TEN HAVING CARPET AREA UP TO 40.00 SQ.M.	01	00			00	
FOR 91 TENEMENTS	90	187			187	
BUILDING 1A & 1B (LIG)					518	380
BUILDING 2A (LIG)						
4 TEN HAVING CARPET AREA UP TO 40.00 SQ.M.	01	35			35	
FOR 48 TENEMENTS	512	960			960	
BUILDING 2B (LIG)						
4 TEN HAVING CARPET AREA UP TO 40.00 SQ.M.	01	00			00	
FOR 48 TENEMENTS	512	960			960	
BUILDING 2A & 2B (LIG)	00	00			00	1920
BUILDING 3A (LIG)						
4 TEN HAVING CARPET AREA UP TO 40.00 SQ.M.	01	35			35	
FOR 96 TENEMENTS	512	960			960	
BUILDING 3B (LIG)						
4 TEN HAVING CARPET AREA UP TO 40.00 SQ.M.	01	35			35	
FOR 48 TENEMENTS	512	960			960	
BUILDING 3A & 3B (LIG)	00	00			00	1920
BUILDING 4A (LIG)						
4 TEN HAVING CARPET AREA UP TO 40.00 SQ.M.	01	35			35	
FOR 96 TENEMENTS	512	960			960	
BUILDING 4B (LIG)						
4 TEN HAVING CARPET AREA UP TO 40.00 SQ.M.	01	35			35	
FOR 72 TENEMENTS	09	360			360	
BUILDING 4A & 4B (LIG)	00	00			00	1720
TOTAL PARKING	92	460			460	460
ADD: VISITOR PARKING 5%	4	23			23	23
TOTAL PARKING PROVIDED	92	483			483	483

COMMUNITY HALL (CLUB HOUSE)

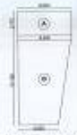
GROUND FLOOR PLAN (SCALE 1:100)

FRONT ELEVATION (SCALE 1:100)



SECTION-A A (SCALE 1:100)

SECTION-B B (SCALE 1:100)



BUILT UP AREA CALCULATION
FOR COMMUNITY HALL (CLUB HOUSE)

BUILT-UP AREA CALCULATION GROUND FLOOR							
A	0.000	X	2.781	0	=	70.659	SQ.M
B	0.00	+	4.000	00	X	16.150	0	=	64.600	SQ.M
TOTAL BUILT UP AREA ON GROUND FLOOR							=	75.249	SQ.M

PARKING REQUIREMENTS				
TOTAL AREA OF COMMUNITY HALL AND CLUB HOUSE			=	10.648 SQM
AS PER NOTIFICATION NO. TPS-2413/2013/CR-1710/13/UD-9 DATED 20TH SEPTEMBER 2013 BY THE MAHARASHTRA GOVERNMENT				
PARKING REQUIRED IN NON-CONGESTED AREA	CARS	SCOOTER / MOTOR CYCLES	CYCLES	VISITORS
COMMUNITY HALL AND CLUB HOUSE IN LAYOUT OPEN SPACE - FOR EVERY 100 SQ.MT. CARPET AREA OR FRACTION THEREOF	1	4	2	5%
REQUIRED PARKING				
MULTIPLICATION FACTOR	=	10.648/100	=	0.106
CARS	=	1 X 1	=	1
SCOOTER	=	1 X 4	=	4
CYCLES	=	1 X 2	=	2

SITE PLAN (SCALE 1:200)

SHEET NO : 05/05

Stamps of Approval of Plan: 12 DEC 2018

Approved subject to condition mentions in this office U.D.A. letter no. ELE/NAP/NAM-HOK/ 2211 /... 09.19 DATE: 04/12/2018 & Fresh C.C. to be issued

Ex. Engg/Beg Permission Cell/ PMPYA MHADA

Regulation No.- 34.3.8 Stucture and uses which can be permitted free of FSI in the recreational open spaces (Club House).

COMMUNITY HALL (CLUB HOUSE) OPEN SPACE -PERMISSIBLE B/UP

PARTICULARS			AREA	UNIT
AREA UNDER OPEN SPACE			750.000	SQM
PLAMOSIBLE AREA FOR GROUND FLOOR	10%	=	75.000	SQM
PERMISSIBLE AREA FOR FIRST FLOOR	5%	=	37.500	SQM
TOTAL		=	112.500	SQM

COMMUNITY HALL (CLUB HOUSE) OPEN SPACE -PROPOSED B/UP

PARTICULARS			AREA	UNIT
PROPOSED AREA FOR GROUND FLOOR		=	10.648	SQM
PROPOSED AREA FOR FIRST FLOOR		=	0.000	SQM
TOTAL		=	10.648	SQM
			0.000	
BALANCED AREA BUILT UP AREA ON GROUND FLOOR		=	4.452	SQM
BALANCED AREA BUILT UP AREA ON FIRST FLOOR		=	37.500	SQM
			0.000	

SCHEDULE OF OPENINGS

TYPE	SIZE	DESCRIPTION
D1	0.90 X 2.40	TEAK DOOR
D2	0.75 X 2.40	TEAK DOOR
D2C	1.20 X 2.40	SLIDING FOLDING DOOR
W1	1.80 X 1.20	ALUMINIUM WINDOW
W2	1.20 X 1.20	ALUMINIUM WINDOW
W3	1.80 X 1.20	ALUMINIUM WINDOW
W4	1.20 X 1.20	ALUMINIUM WINDOW
V1	0.90 X 0.30	ALUMINIUM VENTILATOR

ALL DIMENSIONS ARE IN METERS

DATE	SCALE	DRAWN BY	CHECKED BY
12/12/2018	1:100/1:200	P.PUNEKAR	RAHUL

COMMUNITY HALL (CLUB HOUSE), SECTIONS & ELEVATIONS

N W E S

OWNER'S DECLARATION:

I/WE UNDERSIGNED HEREBY UNDERTAKE THAT I/WE ABIDE BY THE LAND DIRECTIONS BY MHADA AND MCGM IN CHECKING THE STRUCTURE AS PER SANCTIONED PLANS. ALSO I/WE PROMISE EXECUTE THE WORKS UNDER SUPERVISION OF REGISTER ENGINEERS. I/WE ALSO AS TO ENSURE THAT WORK BY AND MANY AT LINE BEING DONE.

For Sandeep Dwellers Pvt. Ltd.

Director

PROJECT

SDPL AASHRAY BELTARODI
PROPOSED MULTIFAMILY RESIDENTIAL TENAMENTS ON PLOT NO: R1, R2, R3, R4, R5 ON RH. NO. 5/2, MOUZA BELTARODI, TAH. & DIST. NAGPUR, UNDER AFFORDABLE HOUSING IN PARTNERSHIP (AHP)/PUBLIC PRIVATE PARTNERSHIP MODE BY M/S SANDEEP DWELLERS PVT. LTD.

ARCHITECT

RAHUL AGARWALA.
C.O.A.REGD.NO. CA/ 2008/41249
M.C.S.REGD.NO. - 2010 M.M.C. / R / 329

SHEET NO : 05/05