SHEET NO. - 01\18

SITE PLAN

REVISED PROPOSED MULTY - FAMILY RESIDENTIAL BUILDING PLAN ON KH. NO.-150/1,MOUZA- PIPLA, TAL.- NAGPUR (GRAMIN), DIST. - NAGPUR
BELONGING TO :
1) MR. NARENDRA S. MALLELWAR
2) MR. RAHUL B. MALLELWAR
3) MR. MANOJ B. SURAMWAR
4) MR. CHANDRAKANT B. SURAMWAR
5) MR. MANGESH A. MALLELWAR
6) MR. RAJU B. CHANNAWAR

PARKING AREA STATEMENT

SR. NO.	BUILDING	REQUIRED UNIT\AREA	CAR	SCOOTER	PROPOSED UNIT\AREA	CAR LARGE	CAR SMALL	SCOOTER	
1	WING-A	FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40SQ.M. BUT LESS THEN 80SQ.M.	1	5	80/2 40	40		200	
				TOTAL	=	40		200	
		5 % VISITORS PAKING				2.00		10	
						2		10	
				TOTAL	=	42		210	
2	SHOP	FOR EVERY 100SQ.M. CARPET AREA OR FRACTION THEREOF	2	6	109.959/100 1.100	2.20 / 2		6.6 / 7	
		5 % VISITORS PAKING				0.10		0.35	
						0		0	
				TOTAL	=	2		7	
		TOTAL PARKING OF WING A			=	44		217	
	MULTIPLYING FACTOR FOR NAGPUR REGION			0.7	=	30.8		151.9	
	TOTAL REQUIRED PARKING				=	31		152	
	TOTAL PROPOSED PARKING				=	16	15	152	
					=	2.5X5X16	2.3X4.5X15	1X2X152	
				TOTAL PARKING AREA		200.000	155.250	304.000	659.250

SR. NO.	BUILDING	REQUIRED UNIT\AREA	CAR	SCOOTER	PROPOSED UNIT\AREA	CAR LARGE	CAR SMALL	SCOOTER	
1	WING-B	FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40SQ.M. BUT LESS THEN 80SQ.M.	1	5	44/2 22	22		110	
				TOTAL	=	22		110	
		5 % VISITORS PAKING				1.10		5.5	
						1		6	
				TOTAL	=	23		116	
	MULTIPLYING FACTOR FOR NAGPUR REGION			0.7	=	16.1		81.2	
	TOTAL REQUIRED PARKING				=	16		81	
	TOTAL PROPOSED PARKING				=	8	8	81	
					=	2.5X5X8	2.3X4.5X8	1X2X81	
				TOTAL PARKING AREA		100.000	82.800	162.000	344.800

SR. NO.	BUILDING	REQUIRED UNIT\AREA	CAR	SCOOTER	PROPOSED UNIT\AREA	CAR LARGE	CAR SMALL	SCOOTER	
1	WING-C	FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40SQ.M. BUT LESS THEN 80SQ.M.	1	5	44/2 22	22		110	
				TOTAL	=	22		110	
		5 % VISITORS PAKING				1.10		5.5	
						1		6	
				TOTAL	=	23		116	
	MULTIPLYING FACTOR FOR NAGPUR REGION			0.7	=	16.1		81.2	
	TOTAL REQUIRED PARKING				=	16		81	
	TOTAL PROPOSED PARKING				=	8	8	81	
					=	2.5X5X8	2.3X4.5X8	1X2X81	
				TOTAL PARKING AREA		100.000	82.800	162.000	344.800

SR. NO.	BUILDING	REQUIRED UNIT\AREA	CAR	SCOOTER	PROPOSED UNIT\AREA	CAR LARGE	CAR SMALL	SCOOTER	
1	WING-D	FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40SQ.M. BUT LESS THEN 80SQ.M.	1	5	40/2 20	20		100	
				TOTAL	=	20		100	
		5 % VISITORS PAKING				1.00		5	
						1		5	
				TOTAL	=	21		105	
	MULTIPLYING FACTOR FOR NAGPUR REGION			0.7	=	14.7		73.5	
	TOTAL REQUIRED PARKING				=	15		74	
	TOTAL PROPOSED PARKING				=	8	7	74	
					=	2.5X5X8	2.3X4.5X7	1X2X74	
				TOTAL PARKING AREA		100.000	72.450	148.000	320.450

SR. NO.	BUILDING	REQUIRED UNIT\AREA	CAR	SCOOTER	PROPOSED UNIT\AREA	CAR LARGE	CAR SMALL	SCOOTER	
1	WING-E	FOR EVERY 2 TENEMENTS WITH EACH HAVING CARPET AREA EQUAL TO OR ABOVE 40SQ.M. BUT LESS THEN 80SQ.M.	1	5	80/2 40	40		200	
				TOTAL	=	40		200	
		5 % VISITORS PAKING				2.00		10	
						2		10	
				TOTAL	=	42		210	
2	SHOP	FOR EVERY 100SQ.M. CARPET AREA OR FRACTION THEREOF	2	6	102.912/100 1.029	2.06 / 2		6.17 / 6	
		5 % VISITORS PAKING				0.10		0.35	
						0		0	
				TOTAL	=	2		6	
		TOTAL PARKING OF WING A			=	44		216	
	MULTIPLYING FACTOR FOR NAGPUR REGION			0.7	=	30.8		151.2	
	TOTAL REQUIRED PARKING				=	31		151	
	TOTAL PROPOSED PARKING				=	16	15	151	
					=	2.5X5X16	2.3X4.5X15	1X2X151	
				TOTAL PARKING AREA		200.000	155.250	302.000	657.250

N.M.R.D.A.
L.S. No. NMRDA/CR/2001/27832/324
L.S. Valid Up to 31/12/2026

AREA STATEMENT OF B/UP AREA FSI & NON FSI AREA CALCULATION

SR.NO.	BUILDING BLOCK	B/UP AREA AS PER P- LINE (EXIST. /PROP.)	STILT PARKING AREA	PODIUM PARKING AREA	STAIRCSE TOWER AREA ON TERRACE	OVER HEAD WATER TANK & LIFT MACHINE	PARKING RAMP	NON APPROCHABLE TERRACE AREA ON FIRST FLOOR	E.S.S.	S.T.P.	UNDER GROUND WATER TANK	TOTAL FSI & NON FSI AREA
1	BUILDING (Wing A, Wing B, Wing C, Wing D & Wing E)	27887.401	4152.403	4442.670	135.670	179.770	244.400	2204.800	25.000	25.000	200.000	39497.114

PARKING STATEMENT

TOTAL PARKING REQUIRED (WING A,B,C,D & E):- 109 CARS + 539 SCOOTER)
TOTAL PARKING PROVIDED:- (WING A,B,C,D & E):- 109 CARS + 560 SCOOTER)
20% ELECTRIC VEHICLE PROVIDED :- 22 CARS + 112 SCOOTERS
OUT OF THIS 30% ELECTRIC VEHICLE IS USE TO COMMON ELECTRIC VEHICLE CHARGING POINT :- 17 CARS + 56 SCOOTERS

TOTAL B/UP AREA OF EXISTING & PROPOSED				
WING - A	(G.F. TO 11 TH FLOOR)	=	6948.412	SQ.MT
WING - B	(G.F. TO 12 TH FLOOR)	=	4697.878	SQ.MT
WING - C	(G.F. TO 12 TH FLOOR)	=	4697.878	SQ.MT
WING - D	(G.F. TO 11 TH FLOOR)	=	4602.317	SQ.MT
WING - E	(G.F. TO 11 TH FLOOR)	=	6940.916	SQ.MT
	TOTAL	=	27887.401	SQ.MT

TOTAL BUILT UP AREA			
GROUND FLOOR	=	725.153	Sq.m.
FIRST FLOOR	=	294.486	Sq.m.
WING A (2ND TO 11 TH)	=	6740.377	Sq.m.
WING B (2ND TO 12 TH)	=	4607.444	Sq.m.
WING C (2ND TO 12 TH)	=	4607.444	Sq.m.
WING D (2ND TO 11 TH)	=	4172.120	Sq.m.
WING E (2ND TO 11 TH)	=	6740.377	Sq.m.
TOTAL B/UP AREA	=	27887.401	Sq.m.

kh. NO. 150/1, Mouza:-PIPLA
F.S.I. Calculation As per Profarma - I of UDCPR - 2020 :- Built-up Area Calculation

	Permissible (Ratio/Area in sq. m.)	Exist./Prop. (Ratio / Area in sq. mt.)
a) Net plot area for FSI Calculation (clause No.3.9 of UDCPR-2020):-	8370.062 sq.mt.	8370.062 sq.mt.
b) Existing B/UP Area as per privious sanctioned		388.903
c) Net Proposed P- Line built up area :-		27498.498 sq.m.
d) Total area of Existing & proposed P-line B/up area		27887.401 sq.mt.
e) Dividing Factor 1.6 to arrive Basic FSI+Premium FSI+ TDR:-Pline area/(1.6):- 27498.498 / 1.6 :-		**17186.561 sq.m.**
f) Permissible ancillary FSI :- (clause No.6.3, Table No.6-G, Note-(I) of UDCPR):- (c- e) =	10311.936	**10311.936 sq.m.**
g) Permissible Basic F.S.I./B/u area :- (1.1xa)	9207.068	9207.068
h) Permissible Basic F.S.I. on premium (0.3x a) :-	0.30/2511.019	0.299/2509.357
i) Permissible In-situ FSI/TDR :- (Table No. 6-G & Proforma - I of UDCPR)		
i) In situ area against D.P. for Road Widening with compliance of Clause No. 7.2 & as per previous sanctioned dated:- 28/08/2020 :- (1.850 X 1429.938)	2645.385	2645.385 sq.mt.
ii) TDR Area as per certificate No.---- :-		3213.658 sq.mt.
iii) Total in-situ / TDR loading proposed (i+ii) :-		5859.043 sq.mt.
iv) Permissible TDR :- 0.70 of 8370.062 sq.m. =		0.70/5859.043 sq.mt.
k) Total entitlement of FSI :- (f+g+h+i (iv)) :-	27889.063	27887.401
l) Maximum Building Potential on load :- 1.51/(Excluding Ancillary FSI)	8370.062 sq.m. x 2.1 = 17577.130	(k- f) 2.099/17575.465 sq.mt.

TOTAL EXISTING B/UP AREA			
GROUND FLOOR (WING A ,B ,C)	=	293.339	SQ.MT
FIRST FLOOR (WING A ,B ,C)	=	95.564	SQ.MT
TOTAL	=	388.903	SQ.MT
TOTAL PROPOSED P-LINE B/UP AREA	=	27887.401	SQ.MT
(-) EXISTING B/UP AREA	=	388.903	SQ.MT
NET PROPOSED B/UP AREA	=	27498.498	SQ.MT

OFFICE OF THE NAGPUR METROPOLITAN REGION DEVELOPMENT AUTHORITY
Building Permit No. BE(NMRDA)/South Ngp(R)/No-30210315 80/20210324103/2533/264
SANCTIONED
5/9/2022
Assistant Engineer
Nagpur Metropolitan Region Development Authority

Occupation Certificate Shall be issued only after payment of full Premium amount

The Previous Building Permit No.BE(NMRDA)/East/Kamptee South Ngp(R) No- 17114111/20200302451/1978 Dated 28/8/2020 Building Plan is Stands to be cancelled

This sanction is subject to conditions of NA order Dt. 10/7/2020 N.A.T.P. order Dt.

This Sanction is Subject to Conditions Mentioned in Development Agreement Dt. 3/7/2020

SUBJECT TO THE PROVISIONS OF STRUCTURAL DESIGN SUFFICIENCY CERTIFICATE DATED 29/3/2022 OF STRUCTURAL DESIGNER AND APPLICANT

Subject to Complience of terms and Conditions of Environment clearance letter dated 1/3/2020

Subject to Condition of N.O.C. from Airport Authority Dt 25/6/2020

Subject to the condition laid down by Directorate of Maharashtra Fire service vide Letter No MFS/51/2021/380, dated-

This Sanction is Subject to Condition that Flats shall be released as per Condition No 18(a-e) of the Development Agreement Dt. 31/7/2020

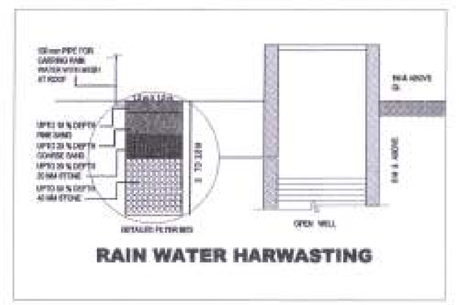
Subject to the provisions of structural drawings submitted by applicant.

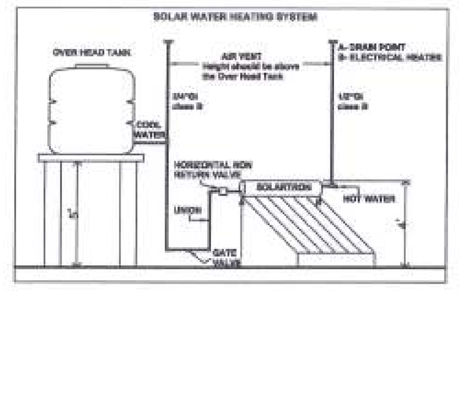
Subject to the condition that Developer/ Applicant shall construct sewage treatment plant (STP) as per the required norms of Maharashtra Pollution Control Board and shall submit the NOC from MPCB with compliance of same occupation ... not be issued

Subject to terms and condition of Government circular dated 30-01-2016 that Developer have to construct the temporary shade, toilet and arrangement of drinking water for the labours.

Necessary arrangement for rain water harvesting shall be done

~~Necessary arrangement for rain water harvesting shall be done~~





SITE PLAN
SCALE - 1:200

LEGEND:
PLOT BOUNDRY SHOWN IN
PROPOSED CONSTRUCTION SHOWN IN
EXISTING CONSTRUCTION SHOWN IN

SUBMISSION DRAWING

ARCHITECT	Date		North
	Dwg. No.	SUB./01	
	Dealt by	CHANDU SIR	
	Scale	1:200	

ARCHITECT C. D. Giripunje C. A. / 2001 / 27832 N.I.T. No.1321 N.M.C. No.R-198 M. No. 9422103220

OWNER
1) MR. NARENDRA S. MALLELWAR
2) MR. RAHUL B. MALLELWAR
3) MR. MANOJ B. SURAMWAR
4) MR. CHANDRAKANT B. SURAMWAR
5) MR. MANGESH A. MALLELWAR
6) MR. RAJU B. CHANNAWAR

VISTAAR
ARCHITECT,INTERIOR DESIGNER, PLANNER FLAT NO. 106,GROUND FLOOR,SHRILA APARTMENT, BEHIND BATUKBHAI JEWELLERS,KHARE TOWN,DHARAMPETH,NAGPUR-440010. PH.NO.(0712)-2546183