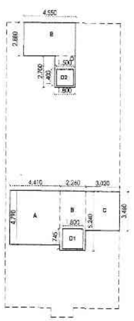
SHEET NO: 1/2

DWG TITLE:- FLOOR PLAN, SITE PLAN, AREA STATEMENT

SHEDULE OF OPENINGS

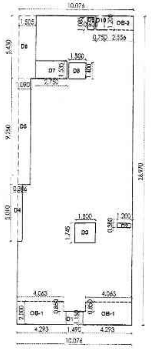
D	1.200 x 2.100	PANEL DOOR
D1	0.900 x 2.100	PANEL DOOR
D2	0.750 x 2.100	PANEL DOOR
W	2.100 x 1.500	GLAZED WINDOW
W1	1.500 x 1.500	GLAZED WINDOW
W2	1.500 x 1.200	GLAZED WINDOW
W3	0.900 x 1.500	GLAZED WINDOW
W	0.600 x 1.300	GLAZED WINDOW
V	0.750 x 0.900	GLAZED WINDOW

PROPOSED RESIDENTIAL MULTIFAMILY UNIT BUILDING
ON PLOT NO:-9, THAK NO:-183, MOUZA:- LENDRA,
C.T.S. NO:-55, SHEET NO:-18, HOUSE NO:-313,
WARD NO:-70, KHARE TOWN, NAGPUR
BELONGING TO
M/S. JD BUILDCON PRIVATE LIMITED
THROUGH ITS DIRECTOR
SHRI SANJAY SURESH JOSHI
SHRI MAHESH SHARAD DANDE



GR.FL. P-LINE AREA

GROUND FLOOR P-LINE AREA					
S.NO	L	B	NOS	TOTAL	
A	4.410	4.790	1	21.124	SQ.M.
B	2.260	5.240	1	11.842	SQ.M.
C	3.020	3.460	1	10.449	SQ.M.
D	1.800	2.700	1	4.860	SQ.M.
E	4.550	2.880	1	13.104	SQ.M.
TOTAL				61.380	SQ.M.
NET GROUND FL. P-LINE AREA				61.380	SQ.M.



TYPICAL FL. P-LINE AREA

1ST,2ND,3RD,4TH,5TH,6TH,7TH, 8TH FLOOR P-LINE AREA					
S.NO	L	B	NOS	TOTAL	
A	10.075	26.970	1	271.75	SQ.M.
DEDUCTION					
D1	1.490	1.150	1	1.7135	SQ.M.
D2	1.200	0.380	1	0.456	SQ.M.
D3	1.800	1.745	1	3.141	SQ.M.
D4	0.386	5.010	1	1.93386	SQ.M.
D5	1.090	9.250	1	10.0825	SQ.M.
D6	1.505	5.430	1	8.17215	SQ.M.
D7	2.750	1.535	1	4.221	SQ.M.
D8	1.500	1.400	1	2.100	SQ.M.
D9	0.600	1.085	1	0.651	SQ.M.
D10	0.750	1.200	1	0.900	SQ.M.
NET DEDUCTION				33.3713	SQ.M.
NET TYPICAL FL. P-LINE AREA				238.378	SQ.M.

1ST,2ND,3RD,4TH,5TH,6TH,7TH,8TH FLOOR BALCONY AREA					
S.NO	L	B	NOS	TOTAL	
OB 1	4.293	1.150	2	9.874	SQ.M.
	4.063	0.850	2	6.907	SQ.M.
OB-2	2.556	1.200	1	3.067	SQ.M.
NET OPEN BAL. ARA				19.848	SQ.M.

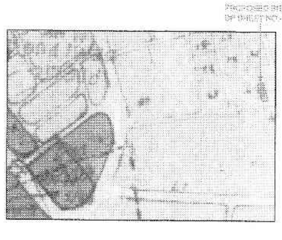
TERRACE FLOOR P-LINE AREA					
S.NO	L	B	NOS	TOTAL	
A	1.870	2.550	1	4.893	SQ.M.

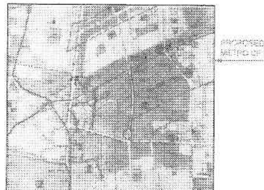
FLOOR	P-LINE AREA	B/UP AREA	ANCILLARY AREA
A	B	C	D
GROUND FLOOR	61.38	38.363	23.018
FIRST FLOOR	238.378	148.986	89.392
SECOND FLOOR	238.378	148.986	89.392
THIRD FLOOR	238.378	148.986	89.392
FOURTH FLOOR	238.378	148.986	89.392
FIFTH FLOOR	238.378	148.986	89.392
SIXTH FLOOR	238.378	148.986	89.392
SEVENTH FLOOR	238.378	148.986	89.392
EIGHTH FLOOR	238.378	148.986	89.392
TERRACE FLOOR	4.893	3.058	1.835
TOTAL	1973.297	1233.311	739.986

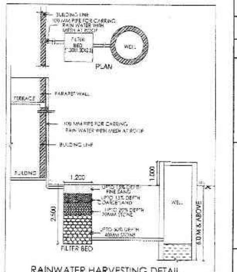
FORM OF STATEMENT 2 [SR.NO. 9 (a)]

BUILDING NO	FLOOR NO	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION	
1	2	3	
1	GROUND FLOOR	38.363	SQ.M.
	1ST. FL.	148.986	SQ.M.
	2ND. FL.	148.986	SQ.M.
	3RD. FL.	148.986	SQ.M.
	4TH.FL.	148.986	SQ.M.
	5TH. FL.	148.986	SQ.M.
	6TH. FL.	148.986	SQ.M.
	7TH. FL.	148.986	SQ.M.
	8TH. FL.	148.986	SQ.M.
	TERRACE FLOOR	3.058	SQ.M.
		1233.309	SQ.M.

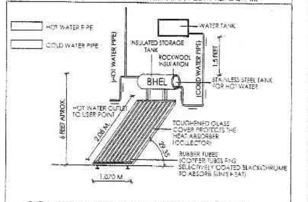
FORM OF STATEMENT 3 [(SR. NO:-9 (g)]					
BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
	GR.FL.			0	0
	1ST. FL.	101	170.397	19.848	0
	2ND. FL.	201	170.397	19.848	0
	3RD. FL.	301	170.397	19.848	0
	4TH.FL.	401	170.397	19.848	0
	5TH. FL.	501	170.397	19.848	0
	6TH.FL.	601	170.397	19.848	0
	7TH. FL.	701	170.397	19.848	0
	8TH.FL.	801	170.397	19.848	0
			1363.176	158.784	0







RAINWATER HARVESTING DETAIL



HOT WATER PIPE
COLD WATER PIPE
INSULATED STORAGE TANK
ROCKWOOL INSULATION
WATER TANK
BHEL
STAINLESS STEEL TANK FOR HOT WATER
HOT WATER OUTLET TO USER POINT
TOUGHENED GLASS COVER PROTECTS THE HEAT ABSORBER (COLLECTOR)
RUBBER TUBES (COPPER TUBES FINS SELECTIVELY COATED BLACKCHROME TO ABSORB SUN'S HEAT)
6 FEET APPROX
1.070 M

SOLAR WATER HEATING SYSTEM

PARAKING CALCULATION :- AS PER T.O.D.										
TYPE	CARPET AREA/ FSI (M2)	TENEMENT (NOS)		CAR (NOS)		SCOOTER (NOS)		CYCLE (NOS)		
		UNIT	PROP.	REQD.	PROP.	REQD.	PROP	REQD	PROP	
RESIDENTIAL										
	80- & ABOVE	1	8	1	8	2	16	1	8	
NET REQUIRED PARKING			*		8		16		8	
PROVIDED PARKING			*		8		16		12	

PROPOSED F.S.I. 1.10 = 693.374 SQ.M.
TOD F.S.I. 2.00 = 1260.680 SQ.M.
UNDER TOD AREA 1260.68-693.374 = 567.306 SQ.M.
POTENTIAL 2.00 = 1260.680 SQ.M.
60 % ANCILLARY = 756.408 SQ.M.
PERMISSIBLE AREA = 2017.088 SQ.M.
PROPOSED 'P' LINE AREA = 1973.297 SQ.M.
UTILISED ANCILLARY AREA
1973.297 - 1260.680 = 712.617 SQ.M. 10% CHARGEBLE
= 567.306 SQ.M. 35% CHARGEBLE

	AREA STATEMENT	SQ.M.
	AREA OF PLOT	
1	(Minimum area of a,b,c, to be considered)	
	(a) as per ownership document (7/12, CTS extract)	630.340
	(b) as per measurment sheet	
	(c) as per site	
2	Deductions for	
	(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	
	(b) Any D.P. Reservation area	
	(Total a+b)	
3	Balance area of plot (1-2)	630.340
4	Amenity Space (if applicable)	
	(a) Required-	
	(b) Adjustment of 2(b), if any	
	(c) Balance Proposed	
5	Net Plot Area (3-4 9 (c))	630.340
6	Recreational Open space (if applicable)	
	(a) Required-	
	(b) Proposed-	
7	Internal Road area	
8	Plotable area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5 x basic FSI 1.100)	693.374
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI- based ib road width/TOD Zone. (2.00)	567.306
	(b) Proposed FSI ON PAYMENT PREMIUM.	
11	In-situ FSI/TDR loading	
	(a) In-situ area against D.P. road (2.00 X Sr.No.2 (a)) if any	
	(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 X Sr. No.4 (b) and/or (c))	
	(c) TDR area	
	(d) Total in-situ/TDR loading proposed (11 (a)+(b)+(c))	
12	Additional FSI area under Chapter No. 7	
13	Total intitlement of FSI in the proposal	
	(a) [9 + 10(b) + 11(d)] of 12 whichever is applicable.	1260.68
	(b) Ancillary Area FSI upto 60% with payment of charges.	756.408
	(c) Total entitlement (a+b)	
14	Maximum utilization limit of F.S.I. (Building potential) Permissible as per Road width (as per Regulation No. 6.1 or 6.2 or 6.3 as applicable) X 1.6 or 1.8)	2017.088
15	Total Built-up Area in proposal (excluding area at Sr No. 17(b)	
	(a) Existing Built-up Area.	
	(b) Proposed Built-up Area (as per 'P-Line')	1973.297
	(c) Total (a+b)	1973.297
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	2.0000
17	Area for inclusive housing, if any	
	(a) Required (20% of Sr.No.5)	NA
	(b) Proposed	
	REFERENCES:-	
I	PLOT BOUNDAARY SHOWN IN	
II	PROPOSED CONSTRUCTION SHOWN IN	
III	EXISTING CONSTRUCTION SHOWN IN	
IV	TEMPARARY CONSTRUCTION TO BE DEMOLISHED SHOWN IN	

Owner's Declaration-

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/ Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

M/S. JD BUILDCON PRIVATE LIMITED THROUGH ITS DIRECTOR

1 SHRI SANJAY SURESH JOSHI

2 SHRI MAHESH SHARAD DANDE

OWNERS signature

Certificate of Area:

Certified that the plot under reference was surveyed by me on ____________ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Record/Land Records Department/City Survey records.

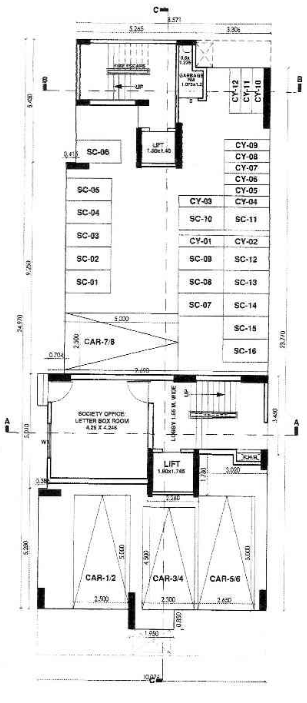
PRASHANT SATPUTE
B.ARCH (HONS.) BSAT, M.CA.
REG. No. CA/93/15815
NIT LS. No. 491
N.M.C. L.S. No. R-222

Architect/Licensed Engineer/ Supervisor name and Signature

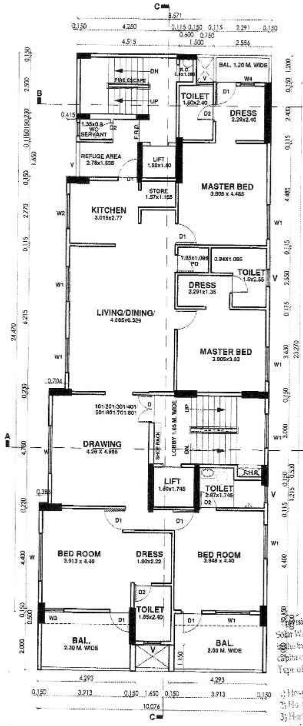
OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 450 BP/ward/[illegible]
[illegible]/1600 Date 03/3/21
SANCTIONED
subject to conditions mentioned in the building permit
3.3.21
Assistant Director
Town Planning
Nagpur Municipal Corporation

Design Cell
"The Edge", 12, Shankar Nagar, WHC Road
Nagpur - 440010 (M.S.), INDIA.
Phone +91-712-298019, +91-712-2980156
Email: design_cell@rediffmail.com,
Website: www.designcellindia.net

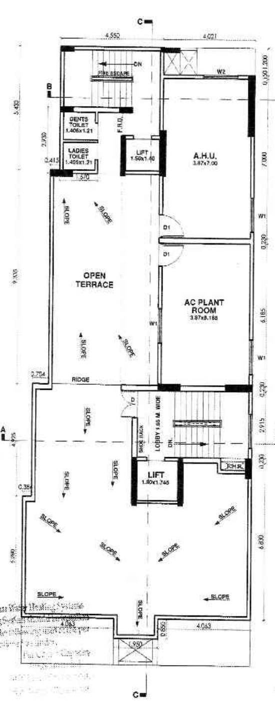
ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS



GROUND FLOOR PLAN
SCALE 1:100
PROPOSED STILT PARKING 8 CAR/16SCOOTER/12 CYCLE



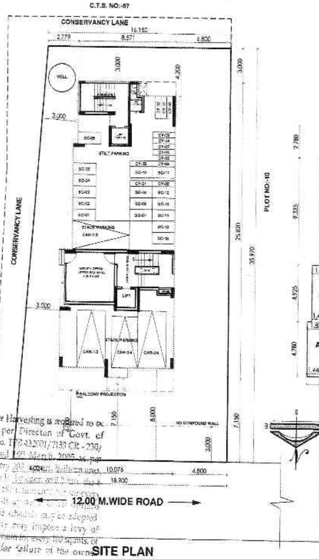
TYPICAL FLOOR PLAN SCALE 1:100
1ST,2ND,3RD,4TH,5TH,6TH,7TH,8TH FLOOR PLAN
PROPOSED 8 TENEMENT
170.397 SQ.M. CARPET AREA



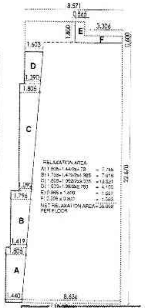
TERRACE FLOOR PLAN
SCALE 1:100

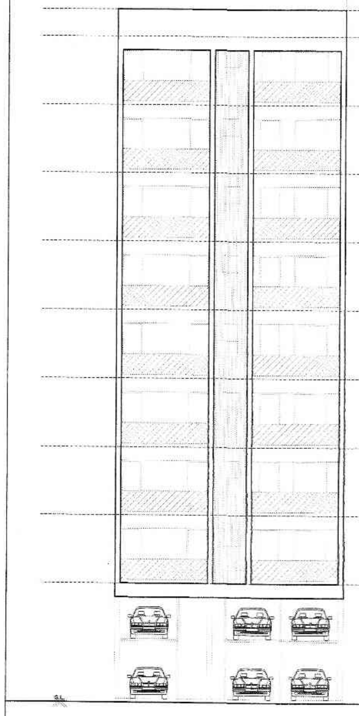
Provisions For Solar Water Heating Systems
Solar Water Heating System should be provided in the building for the following [illegible] per capita capacity mentioned [illegible]
Type of Buildings [illegible]
1) Hospitals
2) Hotels
3) Hostels [illegible] such buildings
4) Residential
If the provisions as above is not made [illegible] occupancy certificate will not be issued from NMC

The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/01/UD-11, dated 10th March 2005, as per schedule for every 300 [illegible] built-up area, the system may [illegible] mm. deep with [illegible] 300 sq.mtr. built-up [illegible] mentioned in the schedule may be adopted at The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mtr. of built-up area, for failure of the owner of the building

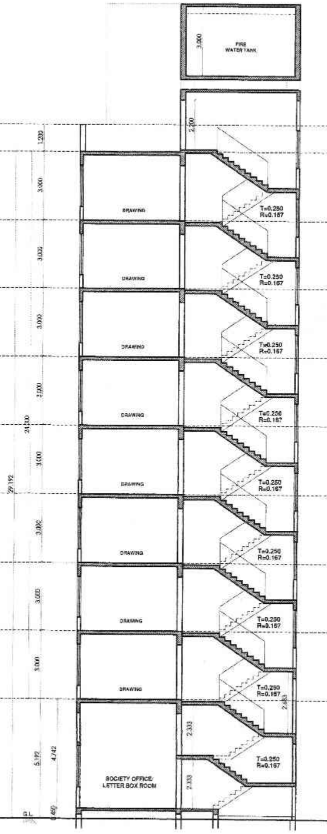


SITE PLAN
SCALE 1:200

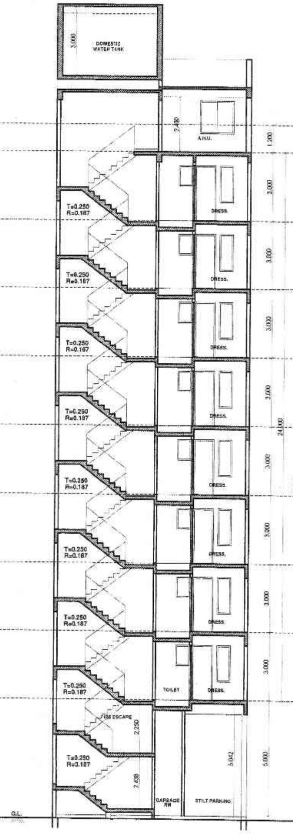




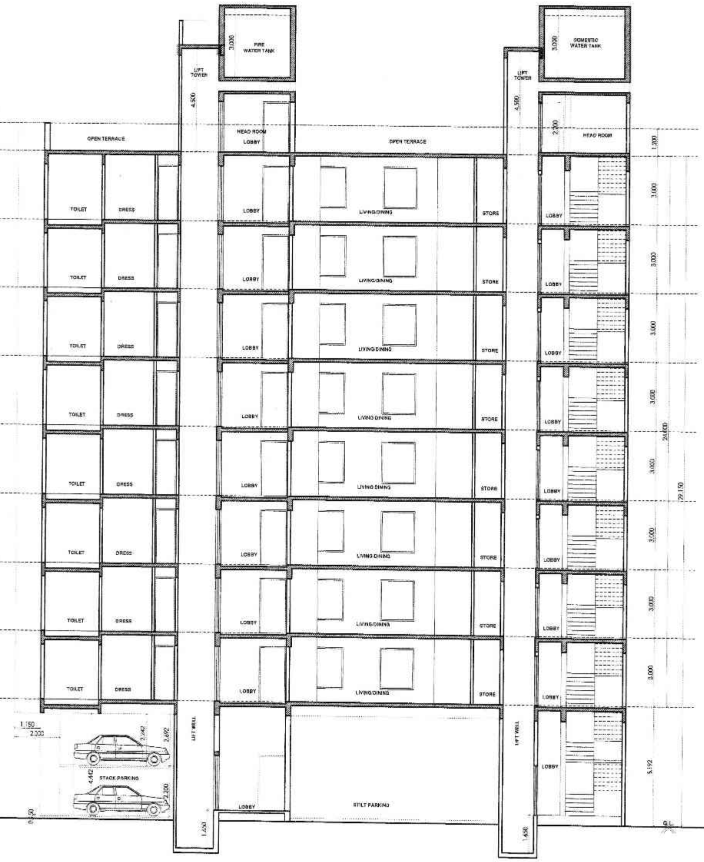
FRONT ELEVATION
SCALE 1:100



SECTION A-A
SCALE 1:100



SECTION B-B
SCALE 1:100



SECTION C-C
SCALE 1:100

FLOOR	P-LINE AREA	B/UP AREA	ANCILLARY AREA
A	B	C	D
GROUND FLOOR	61.38	38.363	23.018
FIRST FLOOR	238.378	148.986	89.392
SECOND FLOOR	238.378	148.986	89.392
THIRD FLOOR	238.378	148.986	89.392
FOURTH FLOOR	238.378	148.986	89.392
FIFTH FLOOR	238.378	148.986	89.392
SIXTH FLOOR	238.378	148.986	89.392
SEVENTH FLOOR	238.378	148.986	89.392
EIGHTH FLOOR	238.378	148.986	89.392
TERRACE FLOOR	4.893	3.058	1.835
TOTAL	1973.297	1233.311	739.986

FORM OF STATEMENT 2 [SR.NO. 9 (a)]

BUILDING NO	FLOOR NO	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION	
1	2	3	
1	GROUND FLOOR	38.363	SQ.M.
	1ST. FL.	148.986	SQ.M.
	2ND. FL.	148.986	SQ.M.
	3RD. FL.	148.986	SQ.M.
	4TH.FL.	148.986	SQ.M.
	5TH. FL.	148.986	SQ.M.
	6TH. FL.	148.986	SQ.M.
	7TH. FL.	148.986	SQ.M.
	8TH. FL.	148.986	SQ.M.
	TERRACE FLOOR	3.058	SQ.M.
		1233.309	SQ.M.

FORM OF STATEMENT 3 [(SR. NO:-9 (g)]

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT
	GR.FL.			0	0
	1ST. FL.	101	170.381	19.848	0
	2ND. FL.	201	170.381	19.848	0
	3RD. FL.	301	170.381	19.848	0
	4TH.FL.	401	170.381	19.848	0
	5TH. FL.	501	170.381	19.848	0
	6TH.FL.	601	170.381	19.848	0
	7TH. FL.	701	170.381	19.848	0
	8TH.FL.	801	170.381	19.848	0
			1363.048	158.784	0

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. [illegible]
[illegible] Date 03/12/21
SANCTIONED
subject to conditions mentioned in the building permit
25.02.
Assistant Director
& Town Planning
Nagpur Municipal Corporation

TOTAL BUILDING HEIGHT = 29.192 MTR.
EXCLUDING PARKING 29.192-5.192 = 24.00/5 = 4.800 MTR.
REQUIRED MARGIN FRONT = 4.500 MTR.
SIDE & REAR = 4.800 MTR.

SITE IN METRO CORRIDOR PROPOSED MARGIN
FRONT = 7.150 MTR.
REAR (RELAXATION) = 3.000 MTR.
W. WIDE = 4.800 MTR.
E. SIDE (RELAXATION) = 3.000 MTR.

The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPS 43000/2133 CR - 230/01/UD-11 dated 10th March, 2005 as per schedule for every [illegible] built-up area. The system [illegible] 300 sq.mtr. [illegible] options mentioned in the schedule may be adopted. a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mtrs. of built-up area, for failure of the owner of the building.

Provisions For Solar Water Heating Systems
Solar Water Heating System should be installed in the building for the following uses of the per capita capacity mentioned as under.

Type of Buildings	Per Capita Capacity Recommended
1) Hospitals	[illegible]
2) Hotels	[illegible]
3) [illegible] Staff buildings	—40 Ltrs./day/person.
4) Resident	—25 Ltrs./day/person.

If the provisions as above is not made, the occupancy certificate will not be issued from NMC

SHEET NO: 2/2

DWG TITLE:- ELEVATION, SECTIONS

PROPOSED RESIDENTIAL MULTIFAMILY UNIT BUILDING
ON PLOT NO:-9, THAK NO:-183, MOUZA:- LENDRA,
C.T.S. NO:-55, SHEET NO:-18, HOUSE NO:-313,
WARD NO:-70, KHARE TOWN, NAGPUR
BELONGING TO
M/S. JD BUILDCON PRIVATE LIMITED
THROUGH ITS DIRECTOR
SHRI SANJAY SURESH JOSHI
SHRI MAHESH SHARAD DANDE

	AREA STATEMENT	SQ.M.
1	AREA OF PLOT (Minimum area of a,b,c, to be considered)	
	(a) as per ownership document (7/12, CTS extract)	630.340
	(b) as per measurement sheet	
	(c) as per site	
2	Deductions for	
	(a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening	
	(b) Any D.P. Reservation area	
	(Total a+b)	
3	Balance area of plot (1-2)	630.340
4	Amenity Space (if applicable)	
	(a) Required-	
	(b) Adjustment of 2(b), if any	
	(c) Balance Proposed	
5	Net Plot Area (3-4 9 (c))	630.340
6	Recreational Open space (if applicable)	
	(a) Required-	
	(b) Proposed-	
7	Internal Road area	
8	Plotable area (if applicable)	
9	Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5 x basic FSI 1.100)	693.374
10	Addition of FSI on payment of premium	
	(a) Maximum permissible premium FSI- based ib road width/TOD Zone. (2.00)	587.306
	(b) Proposed FSI ON PAYMENT PREMIUM.	
11	In-situ FSI/TDR loading	
	(a) In-situ area against D.P. road (2.00 X Sr.No.2 (a)) if any	
	(b) In-situ area against Amenity Space if handed over (2.00 or 1.85 X Sr. No.4 (b) and/or (c))	
	(c) TDR area	
	(d) Total in-situ/TDR loading proposed (11 (a)+(b)+(c))	
12	Additional FSI area under Chapter No. 7	
13	Total entitlement of FSI in the proposal	
	(a) [9 + 10(b) + 11(d)] or 12 whichever is applicable.	1260.68
	(b) Ancillary Area FSI upto 60% with payment of charges.	756.408
	(c) Total entitlement (a+b)	
14	Maximum utilization limit of F.S.I. (Building potential) Permissible as per Road width ((as per Regulation No. 6.1 or 6.2 or 6.3 as applicable) X 1.6 or 1.8)	2017.088
15	Total Built-up Area in proposal (excluding area at Sr.No. 17(b))	
	(a) Existing Built-up Area	
	(b) Proposed Built-up Area (as per 'P-Line')	1973.297
	(c) Total (a+b)	1973.297
16	F.S.I. Consumed (15/13) (should not be more than serial No.14 above)	2.0000
17	Area for inclusive housing, if any	
	(a) Required (20% of Sr.No.5)	NA
	(b) Proposed	
	REFERENCES:-	
I	PLOT BOUNDAARY SHOWN IN	
II	PROPOSED CONSTRUCTION SHOWN IN	
III	EXISTING CONSTRUCTION SHOWN IN	
IV	TEMPARARY CONSTRUCTION TO BE DEMOLISHED SHOWN IN	

Owner's Declaration-

I/We undersigned hereby confirm that I/We would abide by plans approved by Authority/ Collector. I/We would execute the structure as per approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety at the work site.

	M/S. JD BUILDCON PRIVATE LIMITED THROUGH ITS DIRECTOR	
1	SHRI SANJAY SURESH JOSHI	
2	SHRI MAHESH SHARAD DANDE	
		OWNERS signature

Certificate of Area

Certified that the plot under reference was surveyed by me on ____________ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P. Scheme Record/Land Records Department/City Survey records.

PRASHANT SATPUTE
B.ARCH. (HONS) [illegible]
REG. No. CA/91/13818
NIT LS. No. 491
N.M.C. L.S. No. R-222

Architect/Licensed Engineer/ Supervisor name and Signature

Design Cell
"The Edge", 12, Shankar Nagar, WHC Road
Nagpur - 440010 (M.S.), INDIA.
Phone +91-712-2980159,+91-712-2980156
E-mail: design_cell@rediffmail.com.
Website: www.designcellindia.net

ARCHITECTS
PLANNERS &
INTERIOR
DESIGNERS