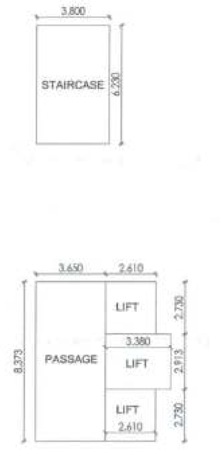
SHEET NO: 1/4

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

SCHEDULE OF OPENINGS

TYPE	SIZE	SPECIFICATION
D	1.800x2.250	PANELED DOOR
D1	1.350x2.250	PANELED DOOR
D2	1.000x2.250	PANELED DOOR
D3	0.750x2.250	PANELED DOOR
W	3.000x2.000	ALUMINUM WINDOW
W1	2.400x2.000	ALUMINUM WINDOW
W2	1.500x2.000	ALUMINUM WINDOW
W3	1.200x1.200	ALUMINUM WINDOW
V	0.750x0.750	M.S. VENTILATOR

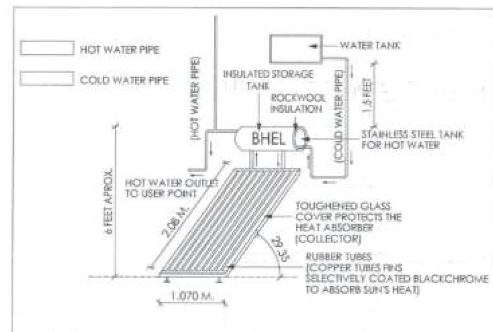


KEY-PLAN FOR BASEMENT FLOOR LOBBY/STAIRCASE AREA

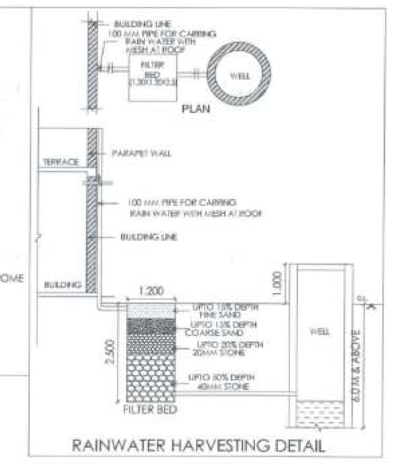
BASEMENT FLOOR STAIRCASE AREA					
S.NO	L	B	NOS	TOTAL	
	3.800	6.230	1	23.674	SQ.M.
TOTAL				23.674	SQ.M.

BASEMENT FLOOR LOBBY AREA					
S.NO	L	B	NOS	TOTAL	
	3.650	8.373	1.00	30.5615	SQ.M.
TOTAL				30.561	SQ.M.

BASEMENT FLOOR LIFT AREA					
S.NO	L	B	NOS	TOTAL	
	2.610	2.730	2	14.251	SQ.M.
	3.380	2.913	1	9.846	SQ.M.
TOTAL				24.097	

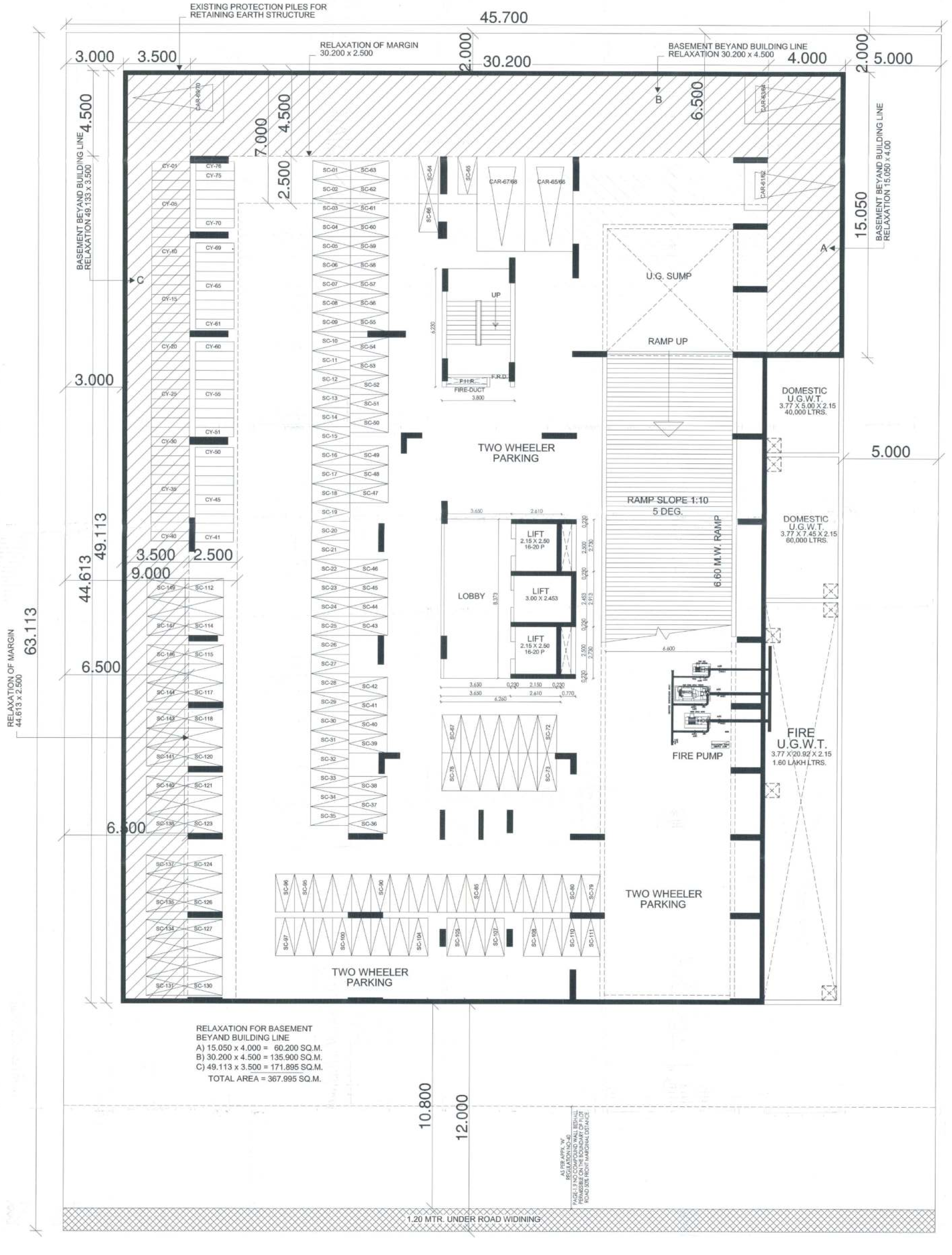


SOLAR WATER HEATING SYSTEM



RAINWATER HARVESTING DETAIL

EXISTING PROTECTION PILES FOR RETAINING EARTH STRUCTURE



RELAXATION FOR BASEMENT BEYAND BUILDING LINE
A) 15.050 x 4.000 = 60.200 SQ.M.
B) 30.200 x 4.500 = 135.900 SQ.M.
C) 49.113 x 3.500 = 171.895 SQ.M.
TOTAL AREA = 367.995 SQ.M.

BASEMENT FLOOR PLAN
SCALE:-1:100

FLOOR WISE FSI STATEMENT :-

FLOOR	PRO B/U AREA COMM	PRO B/U AREA RESI	PRO B/U AREA SPEC	EXISTING B/U AREA COMM	EXISTING B/U AREA RESI	EXISTING B/U AREA SPEC	BALCONY AREA PERM (A)	BALCONY AREA PROP(B+C)	BALCONY AREA OPEN(B)	BALCONY AREA ENCLO(C)	BALCONY AREA EXCESS (D)	ALT. TERRACE PERM.	ALT. TERRACE PROP	PROP PREMIUM AREA STAIR CASE	PROP PREMIUM AREA PASSAGE	PROP PREMIUM AREA LIFT / WALL	PROPOSED TENEMENTS	TOTAL BUILT UP AREA
BASEMENT														23.674	30.561	24.097		
GROUND		68.889												76.524	109.815	18.109		68.889
1ST FL.	393.365	460.250					128.042	184.072	184.072		56.030	170.723	40.200	21.181	145.39	7.855	3	909.645
2ND FL.		853.615					128.042	113.350	113.350			170.723	91.150	21.181	142.953	7.855	5	853.615
3RD FL.		853.615					128.042	113.350	113.350			170.723	83.650	21.181	142.953	7.855	5	853.615
4TH FL.		853.615					128.042	113.350	113.350			170.723	91.150	21.181	142.953	7.855	5	853.615
5TH FL.		853.615					128.042	113.350	113.350			170.723	83.650	21.181	142.953	7.855	5	853.615
6TH FL.		853.615					128.042	113.350	113.350			170.723	91.150	21.181	142.953	7.855	5	853.615
7TH FL.		853.615					128.042	113.350	113.350			170.723	83.650	21.181	142.953	7.855	5	853.615
8TH FL.		853.615					128.042	113.350	113.350			170.723	91.150	21.181	142.953	7.855	5	853.615
9TH FL.		853.615					128.042	113.350	113.350			170.723	83.650	21.181	142.953	7.855	5	853.615
10TH FL.		853.615					128.042	113.350	113.350			170.723	91.150	21.181	142.953	7.855	5	853.615
11TH FL.		853.615					128.042	113.350	113.350			170.723	83.650	21.181	142.953	7.855	5	853.615
12TH FL.		853.615					128.042	113.350	113.350			170.723	91.150	21.181	142.953	7.855	5	853.615
TOTAL	393.365	9918.904					1536.507	1430.922	1430.922	0.000	56.030	2048.676	1005.350	354.370	1858.249	136.466	58	10368.299

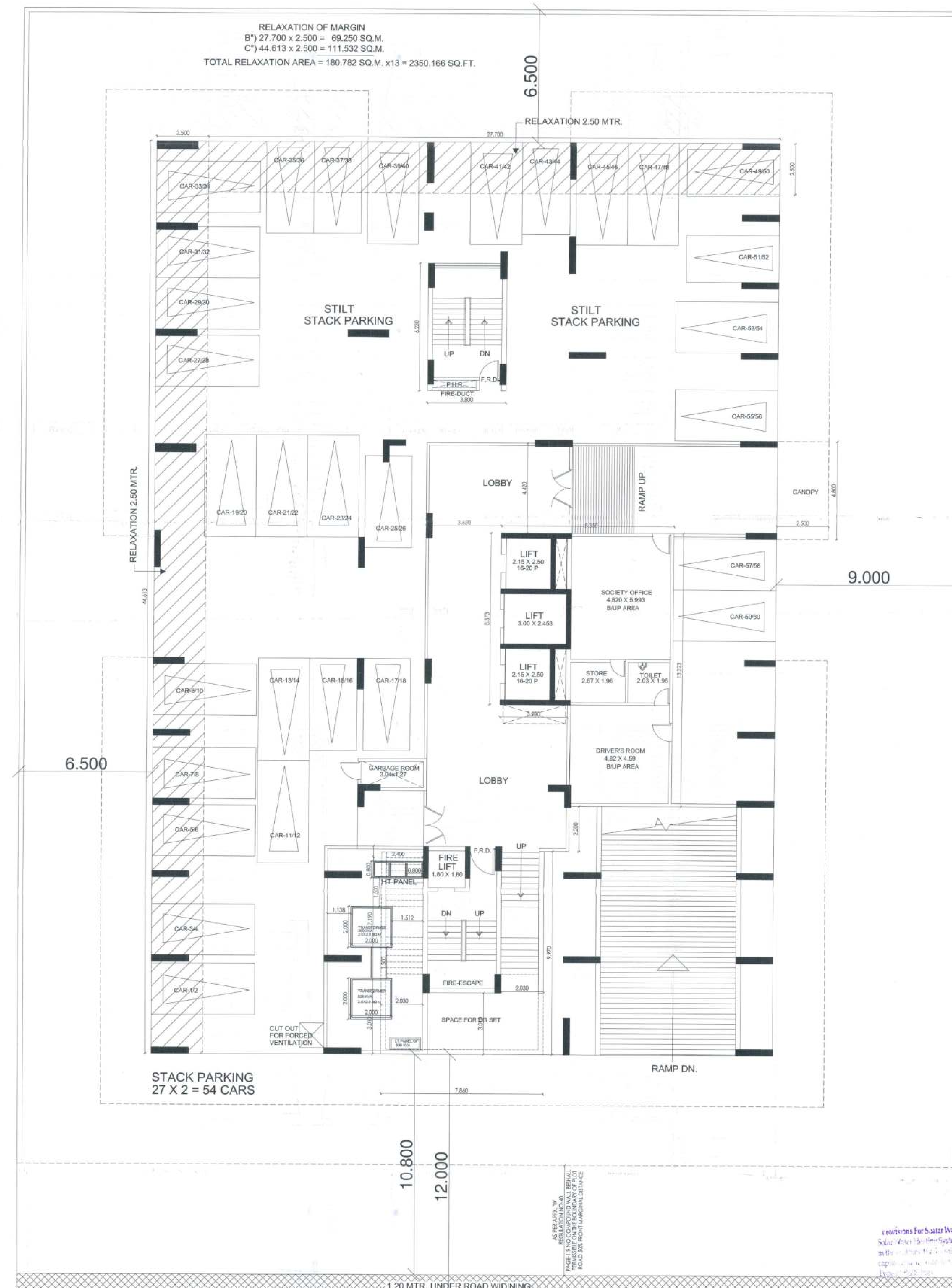
BUILDING WISE FSI STATEMENT :-

FLOOR	PRO B/U AREA COMM	PRO B/U AREA RESI	PRO B/U AREA SPEC	EXISTING B/U AREA COMM	EXISTING B/U AREA RESI	EXISTING B/U AREA SPEC	BALCONY AREA PERM (A)	BALCONY AREA PROP(B+C)	BALCONY AREA OPEN(B)	BALCONY AREA ENCLO(C)	BALCONY AREA EXCESS (D)	ALT. TERRACE PERM.	ALT. TERRACE PROP	PROP PREMIUM AREA STAIR CASE	PROP PREMIUM AREA PASSAGE	PROP PREMIUM AREA LIFT / WALL	PROPOSED TENEMENTS	TOTAL BUILT UP AREA
BLDG-1	393.365	9918.904					1536.507	1430.922	1430.922	0	56.030	2048.676	1005.350	354.370	1858.249	136.466	58	10368.299

PARAKING CALCULATION :- AS PER TOD

TYPE	CARPET AREA / FSI (M2)	TENEMENT (NOS) UNIT	TENEMENT (NOS) PROP	CAR (NOS) REQD.	CAR (NOS) PROP	SCOOTER (NOS) REQD.	SCOOTER (NOS) PROP	CYCLE (NOS) REQD.	CYCLE (NOS) PROP
RESIDENTIAL	0-40	0		0		0		0	
	40-100	0		0		0		0	
	100-150	0		0		0		0	
	80- & ABOVE 1-2-1	58		58		116		58	
COMMERCIAL	CARPET AREA 100 SQ.MT. (393.365) COMMERCIAL AREA	4		4		8		8	
TOTAL				62		124		66	

RELAXATION OF MARGIN
B") 27.700 x 2.500 = 69.250 SQ.M.
C") 44.613 x 2.500 = 111.532 SQ.M.
TOTAL RELAXATION AREA = 180.782 SQ.M. x13 = 2350.166 SQ.FT.



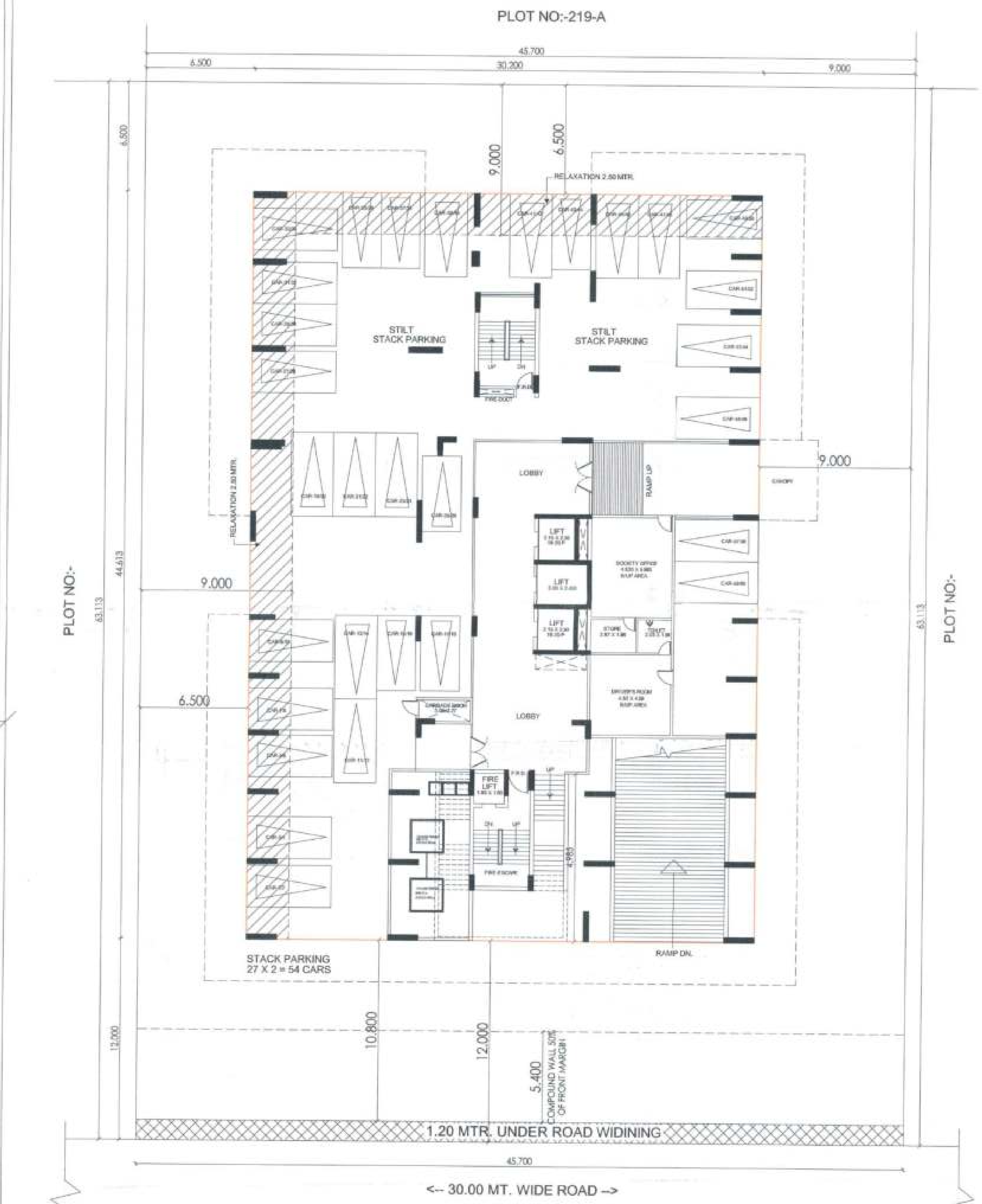
STACK PARKING
27 X 2 = 54 CARS

GROUND FLOOR PLAN
SCALE:-1:100
<<-- 30.00 M.W. ROAD -->>

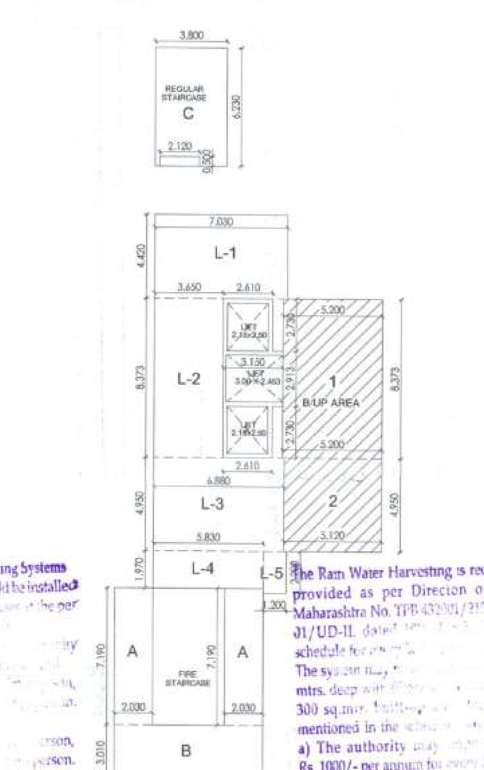
PROPOSED SITE

D.P. SHEET NO:-14
NOT TO SCALE

OWNERS
1. SMT. VANITA ANANTRAI VORA
2. SHRI PRAFUL ANANTRAI VORA
3. SHRI TARUN ANANTRAI VORA
4. SHRI LALIT ANANTRAI VORA
5. SMT. JIGNA LALIT VORA
6. SHRI LATESH RAMNIKLAL VORA
7. SMT. KAVITA LATESH VORA
8. SHRI PRERIT KIRTIKUMAR VORA
9. SHRI JITENDRA CHANDRAKANT SAVADIA
10. SHRI PARAS VIPINCHANDRA MEHTA
11. SHRI ASHOK NAVALCHAND BHAYANI
12. SMT. PRAVINA ASHOK BHAYANI
13. SHRI TEJAS ASHOK BHAYANI
14. SMT. KHUSHBU TEJAS BHAYANI



SITE PLAN
SCALE:-1:200



KEY-PLAN FOR GROUND FLOOR LOBBY/STAIRCASE AREA

GROUND FLOOR B/UP AREA					
S.NO	L	B	NOS	TOTAL	
1	5.200	8.373	1	43.5396	SQ.M.
2	5.120	4.950	1	25.344	SQ.M.
NET GROUND FL. B/UP AREA				68.884	SQ.M.

GROUND FLOOR STAIRCASE AREA					
S.NO	L	B	NOS	TOTAL	
A	7.190	2.030	2	29.191	SQ.M.
B	7.860	3.010	1	23.659	SQ.M.
C	3.800	6.230	1	23.674	SQ.M.
TOTAL				76.524	SQ.M.

GROUND FLOOR LOBBY AREA					
S.NO	L	B	NOS	TOTAL	
L-1	7.030	4.420	1.00	31.0726	SQ.M.
L-2	3.650	8.373	1.00	30.561	SQ.M.
L-3	6.880	4.950	1.00	34.056	SQ.M.
L-4	5.830	1.970	1.00	11.4851	SQ.M.
L-5	1.200	2.200	1.00	2.640	SQ.M.
TOTAL				109.815	SQ.M.

GROUND FLOOR LIFT AREA					
S.NO	L	B	NOS	TOTAL	
	2.610	2.730	2	14.251	SQ.M.
	3.150	2.913	1	9.176	SQ.M.
				23.427	
DEDUCTION					
LIFT	2.150	2.500	2	10.75	SQ.M.
LIFT	3.000	2.453	1	7.359	SQ.M.
NET DEDUCTION				18.109	SQ.M.

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 ... schedule ...
The system ... mtrs. deep ... 300 sq.mtrs ... mentioned in the ...
a) The authority may ... levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the owner ... of the building.

Provisions For Solar Water Heating Systems
Solar Water Heating Systems should be installed in the ...
3) Household ... such ...
4) Residen...
If the provisions ... made, the occupancy certificate will not be issued from NMC.

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 1027/BP/Hiwari/NMC/1969/24 Date 24/7/2024
SANCTIONED
Subject to conditions mentioned in the building permit
Assistant Director Town Planning Nagpur Municipal Corporation

Proposed Multiunit Residential Construction On Plot No.:-219-B, KH.NO:-07, Mouza:-HIWARI, WARD.No:-23, C.T.S. No:-52/1, SHEET NO:-1055/42, NMC HOUSE No:-832, Nagpur

A. AREA STATEMENT :-

No	Area Statement	Sq. Mt.
A		
1	Area Of Plot AS PER C.T.S	2884.290
2	Deductions For	
3	Deductions For (Amenity Space/Recreational Ground)	
4	Net Balance Plot Area (1-2-3)	2884.290
5	Addition For Net Plot Area (?)	
6	Net Plot Area (4+5)	2884.290
7	Permissible (FSI) 4.0 AS PER TOD	11537.160
8	Permissible (Addi. 15% Paid FSI)	432.643
9	Utilized (Addi. 30% Paid FSI)	
10	Permissible T.D.R.	
11	Utilized T.D.R. Area (N.M.C./S.R.A./NIT) (Vide Center No.............., Dt.................)	
12	Total B/U Area Permissible (7+9+11)	11969.803
13	Permissible F.S.I. (7+9+11)	
14	Proposed B/U Area	
	a) Resi.	9918.904
	b) Comm	393.365
	c) Special	
	Total	
15	Excess Balcony Area Taken in FSI	56.03
16	Existing B/U Area	
17	Total Built Up Area	10368.299
18	Consumed F.S.I.	
B	BALCONY STATEMENT	
1	Permissible	1536.507
	Proposed	1430.922
	Excess	56.030
	Enclosed	
C	ALTERNATE TERRACE STATEMENT	
2	Permissible	2219.147
	Proposed	1005.350
D	TENEMENT STATEMENT	
	Permissible	299
	Proposed	58
E	REFERENCE	
	LAND USE AS PER SANCTIONS DEVELOPMENT PLAN	Industrial
	LOCATION OF PLOT	dp sheet no 14
	ZONE R1	2, Ward-73
	PROP. BUILD IS SUBMITTED AS PER PLAN	Resi/commer
	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	SIGN
	MR. LALIT ANANTRAI VORA (THROUGH P.O.A.)	
G	ARCHITECTS SIGN	DIRECTION
	PRASHANT SATPUTE B.ARCH. (HONS.) B'BAY, M.C.A. REG. No.: CA/91/13818 NIT LS. No. 491 N.M.C. L.S. No. R-222	
H	PREVIOUS SANCTION PERMIT NO. 68/BP/HIWARI/TP/NMC/313 (DATE-30-04-2019)	
I	DRAWING SHEET NO.	

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E-mail: design_cell@rediffmail.com.
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ARCHITECTS PLANNERS & INTERIOR DESIGNERS