

AREA KEY PLAN
TYPICAL 1ST FLOOR PLAN
SCALE- 1:200

AREA CALCULATIONS = 1ST FLOOR PLAN

TOTAL AREA OF BLOCK A

SR.NO.	NAME	NO.	DIMENSION		AREA
1	A	1	15.2360	23.430	356.9795
				TOTAL	356.979

OFFSET DEDUCTIONS

SR.NO.	NAME	NO.	DIMENSION		AREA
1	D1	1	2.395	1.50	3.592
2	D2	1	2.93	1.50	4.395
3	D3	1	0.3	4.085	1.226
4	D4	1	1.5000	3.2800	4.920
5	D5	2	1.5000	2.8000	8.400
6	D6	2	1.5000	1.1300	3.390
7	D7	1	8.3930	2.0000	16.786
8	D8	1	3.4630	2.4000	8.311
9	D9	1	5.0580	2.4000	12.139
9	D10	1	1.5000	1.8150	2.723
		TOTAL AREA			65.882

NET AREA (1) = 356.979 - 65.882 SQ.M
= 291.097 SQ.M

PREMIUM AREA DEDUCTION

SR.NO.	NAME	NO.	DIMENTION		AREA
1	P1	1	3.600	2.600	3.825
2	P2	1	2.800	2.400	6.720
3	P3	1	5.280	3.200	16.906
4	P4	1	5.878	4.322	25.405
5	P5	1	0.758	1.922	1.457
				TOTAL	54.312

NET AREA (2) = NET AREA (1)- 54.312
= 291.097 - 54.312 SQ.M.
= 236.785 SQ.M.

LIFT DEDUCTION

NAME	NO.	DIMENTION		AREA
L1	2	1.600	1.800	5.760
			TOTAL	5.760

TOTAL PREMIUM AREA = 54.312- 5.760 SQ.M.
= 48.552 SQ.M.

BALCONY AREA DEDUCTION

OPEN BALCONY

SR.NO.	NAME	NO.	DIMENSION		AREA
1	B1	1	2.811	1.500	4.217
2	B2	2	1.500	2.765	8.295
		TOTAL AREA			12.512

TOTAL BALCONY AREA = 12.512 SQ.M.

ENCLOSED BALCONY

SR.NO.	NAME	NO.	DIMENSION		AREA
1	CB1	2	3.4000	1.5000	10.200
4	CB2	1	1.2000	2.8850	3.192
6	CB3	2	1.5500	3.3700	10.110
7	CB4	2	1.5000	2.6000	10.800
8	CB5	2	1.9220	2.0000	7.688
8	CB6	1	1.5000	3.9000	5.850
		TOTAL AREA			47.750

ENCLOSED BALCONY AREA = 47.750 SQ.M.

TOTAL BALCONY AREA = OPEN BALCONY + ENCLOSED BALCONY
= 12.512 + 47.750 SQ.M.
= 60.262 SQ.M.

NET AREA (3) = NET AREA (2) - 60.262
= 236.785- 60.262 SQ.M.
= 176.523 SQ.M.

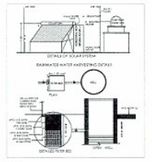
BUILT UP AREA OF 1ST FLOOR
= 176.523 SQ.M.

EXCESS BALCONY AREA = PERMISSIBLE BALCONY - PROPOSED BALCONY
(15% OF B/UP OF 1ST FLOOR)
= 26.478 - 60.262

EXCESS BALCONY AREA = 33.784 SQ.M
(OF 1ST FLOOR)

FLOOR WISE FSI STATEMENT

FLOOR	PRO. B/UP AREA			EXISTING B/UP AREA			BALCONY AREA				TOTAL B/UP AREA	ALT. TERRACE	PROP. PREMIUM AREA			PROPOSED TENAMENTS	TOTAL B/UP AREA
	COMM.	RESI.	SPEC.	COMM.	RESI.	SPEC.	PERM. (A)	PROP (B+C)	OPEN (B)	ENCLOSED (C)	EXCESS (D)	(EXCESS BAL.=NET B/UP)	PERM.	PROP.	STAIRCASE	PASSAGE	LIFT/WELL		
G.F	0.0000	-----	0.0000	0.0000	0.0000	0.0000	-----	-----	-----	-----	-----	0.0000	-----	-----	8.1480	16.7730	8.4800	0	0.0000
1ST	0.0000	176.523	0.0000	0.0000	0.0000	0.0000	26.4780	60.2620	12.5120	47.7500	33.7840	210.3070	26.4766	-	10.5450	38.0070	1.3770	3	210.3070
2ND	0.0000	176.523	0.0000	0.0000	0.0000	0.0000	26.4780	60.2620	12.5120	47.7500	33.7840	210.3070	26.4766	23.932	10.5450	38.0070	1.3770	3	210.3070
3RD	0.0000	176.523	0.0000	0.0000	0.0000	0.0000	26.4780	60.2620	12.5120	47.7500	33.7840	210.3070	26.4766	23.950	10.5450	38.0070	1.3770	3	210.3070
4TH	0.0000	176.523	0.0000	0.0000	0.0000	0.0000	26.4780	60.2620	12.5120	47.7500	33.7840	210.3070	26.4766	23.932	10.5450	38.0070	1.3770	3	210.3070
5TH	0.0000	176.523	0.0000	0.0000	0.0000	0.0000	26.4780	60.2620	12.5120	47.7500	33.7840	210.3070	26.4766	23.950	10.5450	38.0070	1.3770	3	210.3070
6TH	0.0000	176.523	0.0000	0.0000	0.0000	0.0000	26.4780	60.2620	12.5120	47.7500	33.7840	210.3070	26.4766	23.932	10.5450	38.0070	1.3770	3	210.3070
TOTAL	0.0000	1059.1380	0.0000	0.0000	0.0000	0.0000	158.8680	361.5720	75.0720	286.5000	202.7040	1261.8420	158.8596	119.6960	71.4180	244.8150	16.7420	18	1261.8420



* 1261.842
30% = 378.552 SQM

PARKING CALCULATION

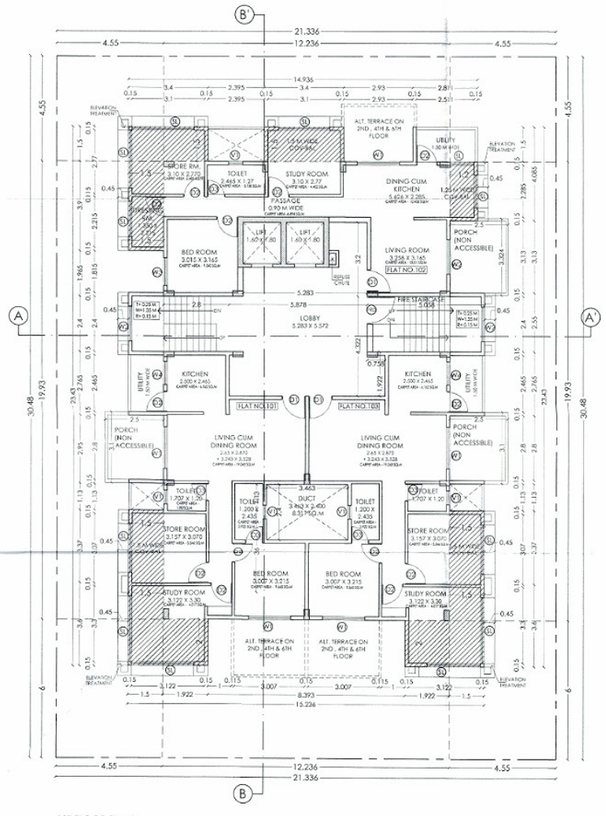
TYPE		CARPET AREA/ITS (MQ)	TENAMENTS (NOS)		CARS (NOS)		SCOOTER (NOS)		CYCLE (NOS)	
			UNIT	PROP.	BY RULE	PROPOSED	BY RULE	PROPOSED	UNIT	PROPOSED
RESIDENTIAL		0-40	0	0	0	0	0	0	0	0
		40-100	2	18	1	9	4	36	2	18
		100-150	0	0	0	0	0	0	0	0
		150 & ABOVE	0	0	0	0	0	0	0	0
COMM.		EVERY 100 SQM				1		2		1
5% VISITORS										
TOTAL		REQUIRED	---	---	---	10	---	38	---	19
		PROPOSED	---	---	---	11	---	38	---	24

TDR STATEMENT

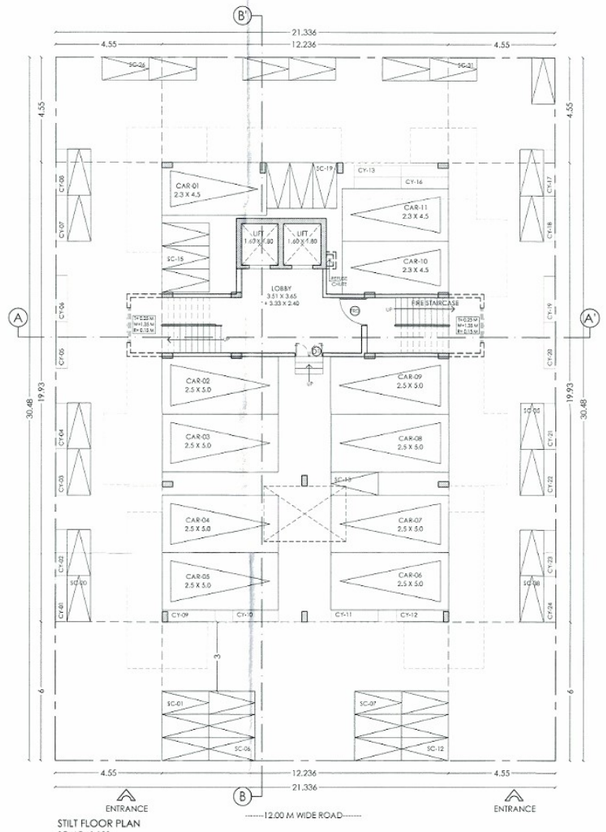
DFC NO.	
RESERVES DETAILS	
NAME	1) M/S OMKARA BUILDERS & DEVELOPERS, THROUGH PARTNERS, SHRI RAVINDRA S. SONKUSARE& SHRI SADANAND M. KOKATE
AREA AS PER CHECKLIST	
UTILIZED AREA	422.708 SQM
BALANCE AREA	

CARPET DETAILS

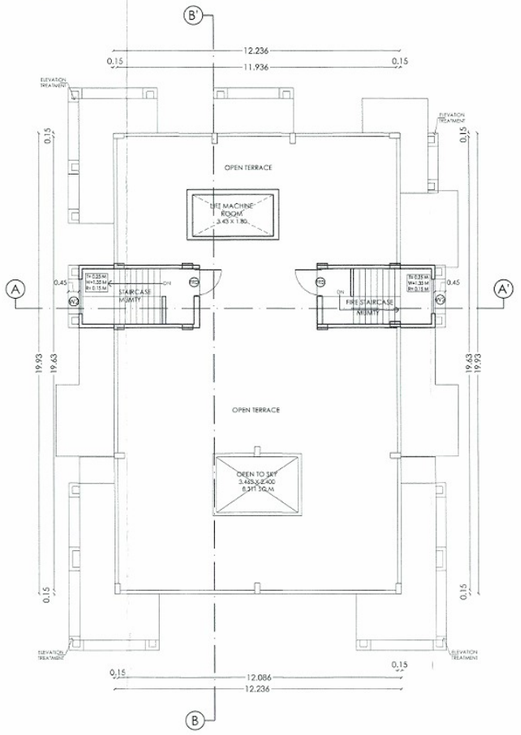
BUILDING NAME	FLOOR NAME	CARPET NAME	CARPET AREA (SQM)	ENCLOSED BALCONY AREA (DEDUCTING WALL)	TOTAL AREA (CARPET AREA + EXCESS BALCONY AREA)
1	G.FLOOR	-----	-----	-----	-----
	1ST FLOOR	101	51.952	15.832	67.784
		102	57.352	11.877	69.229
		103	57.352	11.877	69.229
	2ND FLOOR	201	51.952	15.832	67.784
		202	57.352	11.877	69.229
		203	57.352	11.877	69.229
	3RD FLOOR	301	51.952	15.832	67.784
		302	57.352	11.877	69.229
		303	57.352	11.877	69.229
	4TH FLOOR	401	51.952	15.832	67.784
		402	57.352	11.877	69.229
		403	57.352	11.877	69.229
	5TH FLOOR	501	51.952	15.832	67.784
		502	57.352	11.877	69.229
		503	57.352	11.877	69.229
	6TH FLOOR	601	51.952	15.832	67.784
		602	57.352	11.877	69.229
		603	57.352	11.877	69.229



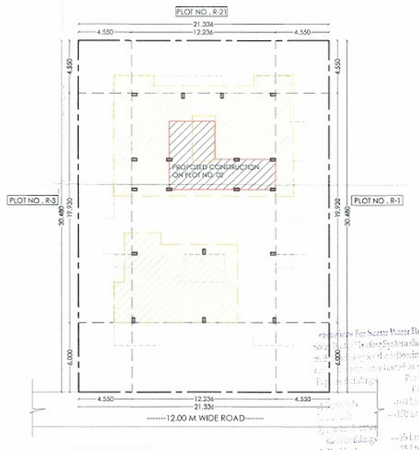
1ST FLOOR PLAN
SCALE - 1:100



STILT FLOOR PLAN
SCALE - 1:100



TERRACE LEVEL PLAN
SCALE - 1:100



SITE FLOOR PLAN
SCALE - 1:200



D.P. SHEET .NO. 24



AREA KEY PLAN

PREMIUM AREA DEDUCTION

SR.NO.	NAME	NO.	DIMENTION		AREA
1	P1	1	3.890	5.980	23.262
2	P2	1	5.181	2.700	13.989
				TOTAL	37.251

TOTAL PREMIUM AREA ON GROUND FLOOR = 37.251 SQ.M.

OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Building Permit No. PRER/1/A2211/ANC/13 Date. 15/2/21
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director
Town Planning
Nagpur Municipal Corporation

PROJECT TITLE

PROPOSED RESIDENTIAL BUILDING ON PLOT.NO.2, IN BLOCK 'R' IN THE LAYOUT OF THE SCIENTIFIC CO-OPERATIVE HOUSING SOCIETY LTD. LAXMINAGAR, MOUZA AJNI KHURD KHASRA NO. 4/1 & 2 AND 7/2 , C.T.S. NO. 339, M. NO. 332,WARD NO.75 ,NAGPUR. BELONGING TO:
HARSH CO-OP. HOUSING SOCIETY

THROUGH P.O.A.
M/S OMKARA BUILDERS AND DEVELOPERS

THROUGH PARTNERS:
SHRI. SADANAND MADHAVRAO KOKATE &
SHRI.RAVINDRA SEWAKRAM SONKUSARE

A) AREA STATEMENT	SQ.M.
1. AREA OF PLOT	650.315
2. DEDUCTIONS FOR	
3. DEDUCTIONS FOR (AMENITY SPACE/ RECREATIONAL SPACE)	0.00 0.00
4. NET BALANCE AREA OF PLOT (1-2-3)	650.315
5. ADDITION FOR NET PLOT (2)	0.00
6. NET PLOT AREA (4+5) :	650.315
7. PERMISSIBLE (BASIC FSI)	1.00
8. PERMISSIBLE (ADDL 30% PAID FSI) AREA	195.094
9. UTILIZED (ADDL 30% PAID FSI)	0.30
10. PERMISSIBLE T.D.R (65% TDR) AREA	422.708
11. T.D.R F.S.I 0.65 (N.M.C/S.R.A/MIT) (VIDE CENTER NO....., DT.....)	0.65
12. TOTAL B/UP AREA PROPOSED (7 + 9 +11)	1268.113
13. PERMISSIBLE F.S.I (7 + 9 +11)	
14. PROPOSED B/UP AREA	
a. RESI. 000.00	1059.138
b. COMM. 000.00	000.00
c. SPECIAL 000.00	000.00
TOTAL	0.00
15. EXCESS BALCONY AREA TAKEN IN F.S.I	202.704
16. EXISTING B/UP AREA	000.00
17. TOTAL B/UP AREA	1261.842
18. CONSUMED F.S.I	1.94
B) BALCONY STATEMENT	
(i) PERMISSIBLE BALCONY AREA	158.856
(ii) PROPOSED BALCONY AREA	361.572
(iii) EXCESS BALCONY AREA	202.704
(iv) ENCLOSED BALCONY AREA	286.50
C) ALTERNATE TERRACE STATEMENT	
(i) PERMISSIBLE	158.856
(ii) PROPOSED	131.814
D) TENEMENT STATEMENT	
(i) PERMISSIBLE	32
(ii) PROPOSED	18
E) REFERENCE	0.00
a) LAND USE AS PER SANCTION DEVELOPMENT PLAN :	RESIDENTIAL
b) LOCATION OF PLOT :	
c) ZONE AS PER APPENDIX -M :	
d) PROP BLDG USE SUBMITTED AS PER PLAN :	RESIDENTIAL

LEGEND

PLOT BOUNDARY SHOWN THICK BLACK	
PROPOSED WORK SHOWN RED FILLED IN	
DRAINAGE LINE SHOWN RED DOTTED	
WATERLINE SHOWN BLUE DOTTED	
EXISTING TO BE RETAINED HATCHED	
EXISTING CONSTRUCTION SHOWN YELLOW	

SCHEDULE OF OPENINGS

S.NO	TYPE	SIZE	DESCRIPTION
1	D1	1.00 X 2.10	T .W. FRAMED PANELLED
2	D2	0.90 X 2.10	T .W. FRAMED FLUSHED
3	D3	0.75 X 2.10	GRANITE FRAMED FLUSHED
4	FRD	1.2 X 2.10	------
5	W1	1.8 X 2.10	M.S.FRAMED
6	W2	1.5 X 1.2	M.S.FRAMED
7	W3	1.2 X 1.2	M.S.FRAMED
8	W4	1.0 X 1.20	M.S.FRAMED
9	V1	0.60 X 0.60	M.S.FRAMED
10	SL	--- X 1.20	------

F- NAME OF OWNER	SIGN
1) SMT. RACHNA ADWAIT MAHALLE	
2) (A) SMT. INDIRA MAHADEO GAWANDE (B) SHRI. ATUL MAHADEO GAWANDE (C) SHRI. NITIN MAHADEO GAWANDE	
3) SHRI. GAJANAN B. DESHMUKH	
4) (A) SHRI. PRASAD Y. THATTE (B) SHRI. AVINASH Y.THATTE	
5) (A) SMT. JAYASHREE P. BHUSHAR (B) SHRI. ABHISHEK P. BHUSHAR (C)SHRI. JAYDEEP P. BHUSHAR	
6) SHRI. VIJAY D. PADHYE	
7) (A) SMT. SARITA D. UMARE (B)SMT. APARNA D. KHADE	
8) SHRI. RAMRAO B. TAYADE	
9) SHRI. RAJENDRA P.THAKARE	

THROUGH P.OA
M/s. OMKARA BUILDERS & DEVELOPERS
THROUGH PARTNERS :

1) SHRI. SADANAND MADHAVRAO KOKATE

2) SHRI.RAVINDRA SEWAKRAM SONKUSARE

ARCHITECT SIGN:

DIRECTION

N

Ar. R. S. Sonkusare
C.A.NO. : 87222/95
INT.NO. : 1134
NMC NO. : N.M.C./R-271

SHEET NO.
01/02

ARCHITECT:
RAVI SONKUSARE ARCHITECTS
KARCHKHEDA'S, 1ST FLOOR, PLOT NO. 4, KASTURI NAGAR, C/2, RADHAKRISHNA APPT., 187, GOKULPETH, NAGPUR.
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E-MAIL sonsdinc.onsarfum@gmail.com