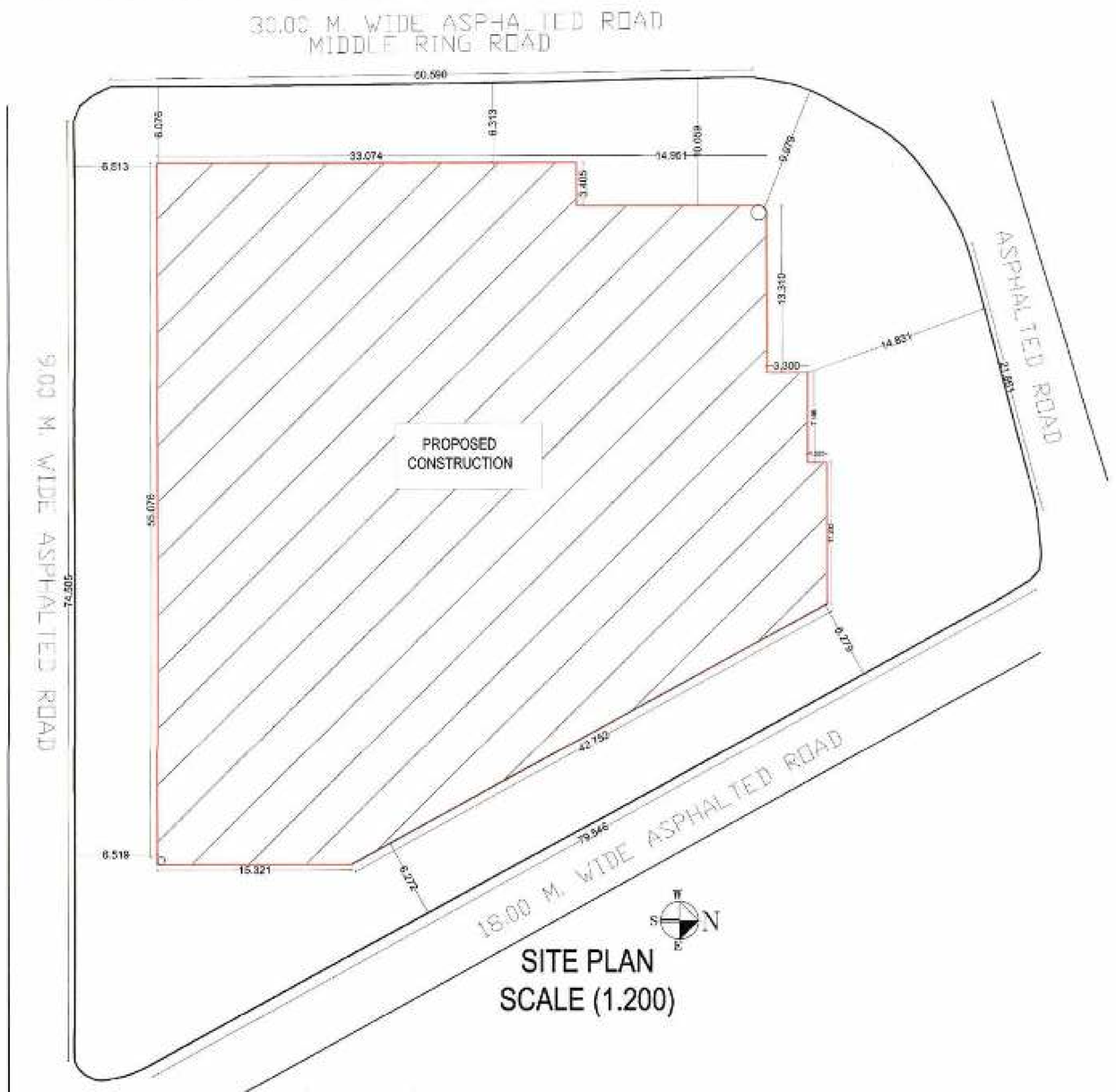
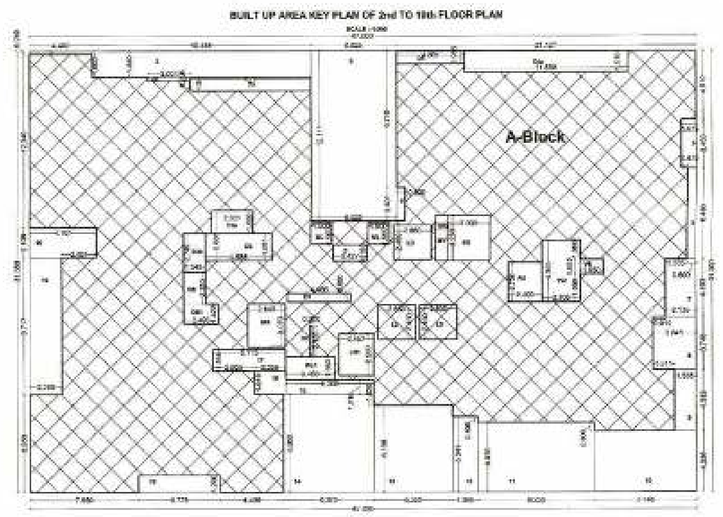
30.00 M. WIDE ASPHALTED ROAD
MIDDLE RING ROAD



SITE PLAN
SCALE (1:200)

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 185 to 187/2022-2023
Date. 29/11/22
SANCTIONED
Assistant Director Town Planning Nagpur Municipal Corporation

BUILT UP AREA KEY PLAN OF 2nd TO 19th FLOOR PLAN



JOB TITLE
PLAN SHOWING PROPOSED CONSTRUCTION FOR MULTI FAMILY RESIDENTIAL DWELLING UNIT & COMMERCIAL SHOPS ON SHEET NO.332/39-40, CITY SURVEY NO.170 ,KH NO.43-44/2,P.H.NO. 34-A,HOUSE NO. 2230,WARD NO.21,**MOUZA -WATHODA**,TAH-DIST-NAGPUR.

BELONG TO
M/S.KUKREJA INFRASTRUCTURES. THROUGH PARTNER
SHRI.SHRAVAN GHANSHYAMDAS KUKREJA.

SCHEDULE OF OPENINGS :

CODE	SIZE	SILL LVL	LTL LVL	REMARKS
W	1800 x 1200	900	2100	TW.GLAZED WINDOW
W1	1500 x 1200	900	2100	TW.GLAZED WINDOW
W2	1200 x 1050	1050	2100	TW.GLAZED WINDOW
W3	1000 x 900	1050	2100	TW.GLAZED WINDOW
V1	600x 750	-------	2100	LOVERED VENTILATOR
D1	1000 x 2100	-------	2100	T.W. DOOR
D2	900 x 2100	-------	2100	T.W. DOOR
D3	750 x 2100	-------	2100	T.W. DOOR

NO.	AREA STATEMENT	Sq.Mt.
	A - AREA STATEMENT	
1	Area Of Plot	4340.000
2	Deductions For	
	Tangent	0.000
	Road Widening	0.000
3	Deductions For	
	Amenity Space	0.000
	Recreational Ground	0.000
	Internal Roads	0.000
4	Net Balance Plot Area (1-2-3)	4340.000
5	Addition For Net Plot Area (2)	0.000
6	Net Plot Area (4+5)	4340.000
7	Permissible (Basic FSI)	1.250
8	Permissible Built up Area (6 x 7)	5425.000
9	FSI on payment of Premium 50% of plot area	2170.000
10	Permissible T.D.R. 1.40 %	6076.000
11	Popcsed T.D.R. 1.25 %	5425.000
12	Total Proposed F.S.I. (8+9+11) (3.00)	13020.000
13	Proposed used Commercial Ancillary area 80% on proposed Comm.b/up area ie.(1186.713 X 0.80)	949.370
14	Permissible used Residential Ancillary area 60% of proposed fsi ie.(11833.287 x 0.60)	7099.972
15	Proposed used Residential Ancillary area 59.150722% of proposed fsi ie.(11833.287 x 0.5915072)	6999.474
16	Total Proposed Ancillary Area (13+15)	7948.845
17	Total Permissible Built up Area (12+16)	20968.845
18	Proposed B/U Area	
	a). Resi.	19782.132
	b).Comm.	1186.713
	c).Industrial	0.000
	d).Special	0.000
	Total	20968.845
19	Existing B/U Area	0.000
20	Total Built Up Area (18+19)	20968.845

REFERENCE :
PLOT BOUNDRY SHOWN IN THUS
PROPOSED CONSTRUCTION SHOWN IN THUS
WORK TO BE DEMOLISHED SHOWN THUS

E.S.A. REG. NO. LA /2007/ 29381	M.I.T. REG. NO. 3760	NMC REG. NO. N-1402
SCALE 1:100 & 1:200		DESIGN BY
DATE 15.06.2021		CHECKED BY

Note - ALL DIMENSIONS ARE IN MM.

DRAWING TITLE
SUBMISSION DWG.

Owner's Declaration :-
While undertaking said survey work/s that I/We am/are liable for point approved by Authority / Council. I/We should execute the structure as per approved plans. Also I/We should maintain the work under supervision of proper technical person so as to evaluate the quality and safety of the work etc.

SHRI.KUKREJA INFRASTRUCTURES. THROUGH PARTNER
SHRI.SHRAVAN GHANSHYAMDAS KUKREJA.

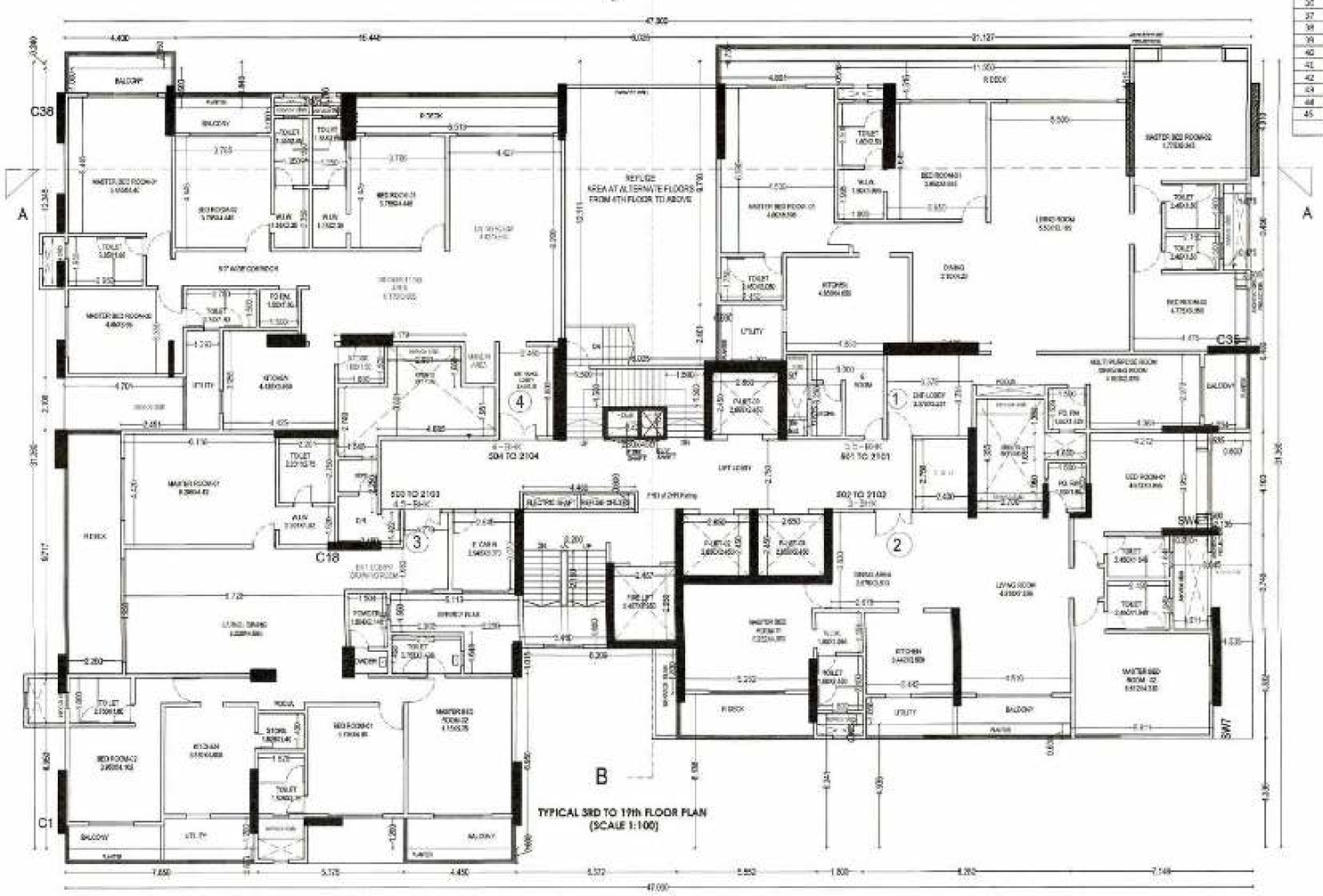
Certificate of Area :
Certified that the plot under reference was surveyed by me on _____ and the dimensions of sides etc. of plot stated or plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership T.P. Scheme Records / Land Revenue Department City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

Ar. LOKESH KADU
CA/ 2007/ 29381
NMC R.402 NIT-3760

Signature
(Name of Architect/ Licensed Engineer/ Supervisor)
Ar. LOKESH W. KADU
S.O.U.A. No. CA / 2007/ 29381

Ar. LOKESH W. KADU
Architecture, Planning, Interior's
Block No. 11, 11A, 12, A- Wing, Ice Valley, Mangalwari Complex, Sadar, Nagpur - 440001. (M.S.) India.
cell: +91 8623073393 / +91 7276846258
email id: emanidesign@gmail.com, visit: www.emanidesign.in

B



TYPICAL 3RD TO 19th FLOOR PLAN
(SCALE 1:100)

RESI.BUILT UP AREA FOR 2ND TO 19TH FLOOR PLAN

Sr.No.	Polygon	Dimensions	Area
1	A-Block	1 X 47.000 X 55.380	2473.9260
2	Deduction		
3	LD	1 X 2.850 X 2.450	19.4775
4	LD1	1 X 2.450 X 2.950	7.2420
5	D	1 X 2.400 X 1.150	2.7810
6	D1	1 X 4.450 X 0.600	2.6730
7	D2	1 X 0.200 X 2.150	0.4300
8	D3	1 X 4.600 X 1.950	9.1404
9	D4a	1 X 2.930 X 1.050	3.0362
10	D4b	1 X 1.545 X 2.750	4.2488
11	D4	1 X 4.801 X 0.055	4.3599
12	D4a	1 X 31.590 X 1.515	17.4983
13	M.	1 X 1.500 X 1.500	4.5000
14	M-1	1 X 3.450 X 1.650	5.0925
15	MN	1 X 0.850 X 3.230	2.7455
16	V5	1 X 1.650 X 1.088	1.7908
17	V5a	1 X 2.790 X 4.355	11.7565
18	AU	1 X 2.400 X 2.750	6.0000
19	TR	1 X 3.000 X 3.230	0.8900
20	D8	1 X 1.545 X 2.250	3.4703
21	D81	1 X 2.490 X 1.422	3.5408
22	WR	1 X 2.665 X 3.079	8.3202
23	D1	1 X 4.400 X 0.240	1.0560
24	D2	1 X 15.448 X 1.640	28.4744
25	Va	1 X 1.000 X 0.906	0.8683
26	Vb	1 X 8.513 X 1.005	8.5556
27	D3	1 X 6.035 X 12.113	72.9668
28	D4	1 X 0.600 X 2.403	1.4418
29	D5	1 X 1.075 X 3.450	3.7088
30	D6	1 X 0.600 X 10.480	1.8480
31	D7	1 X 1.135 X 4.103	8.3538
32	D8	1 X 3.045 X 3.748	11.4127
33	D9	1 X 1.545 X 4.353	5.6496
34	V6	1 X 7.148 X 4.335	30.9851
35	V3	1 X 6.252 X 4.320	40.7315
36	V2	1 X 1.800 X 5.341	3.6138
37	V3	1 X 3.550 X 9.139	34.0671
38	V4	1 X 6.377 X 6.950	44.2856
39	V5	1 X 6.205 X 1.045	6.3021
40	V6	1 X 2.205 X 1.548	3.5404
41	V7	1 X 3.111 X 1.550	7.9757
42	V8	1 X 3.778 X 1.300	8.5136
43	V9	1 X 2.752 X 9.717	31.5033
44	20	1 X 4.700 X 2.300	9.9207
45	Total Deduction		490.8106
	Total (1 - 43)		973.3094

PARKING AREA STATEMENT
Table No. 8B(UDCPR)

	CAR	SCOOTERS	
NORMS FOR RESIDENTIAL	(MOS.)	(MOS.)	
For every tenement having carpet area of 150sq.m. and above	2	3	5% Visitor Parking
NORMS FOR COMMERCIAL	CAR (MOS.)	SCOOTERS (MOS.)	
For every 100 sqm. carpet area of fraction thereof	2	6	
REQUIRED PARKING			
FOR RESIDENTIAL INCLUDED FOR 80 TENEMENTS OF 1 CARPET AREA ABOVE 150 SQ.MT	80	160	240
5% VP		8	12
REQUIRED FOR RESIDENTIAL	160	168	252
FOR COMMERCIAL			
CARPET AREA (M.SQ.MT) 1186.713 (B)	23	69	
TOTAL REQUIRED (D+A+B)	183	321	
as per 1000 sq. mt. Multiplying Factor = (0.80)	275.9	280.0	
TOTAL PROPOSED PARKING	173	280	

VEHICLE	VEHICLE TYPE	NOS.	AREA (SQ.MT)
	AREA		
CAR (Min. 2.4 X 5m)	12.000	80	1075.000
CAR (MIN.)- 2.4 X 4.2m	10.000	80	800.000
SCOOTER - 1.2 m	2.000	288	576.000
TOTAL SLOT PARKING AREA PROVIDED			2543.000

CARPET AREA DETAILS :-

FLOOR NAME	CARPET NAME	CARPET AREA (Sq.M.)	NO OF TENEMENT	Total Carpet Area (Sq.M.)
Ground Floor Plan	commercial carpet shop no.01	88.206	0	1150.0930
	commercial carpet shop no.02	136.028	0	
	commercial carpet shop no.03	167.639	0	
	commercial carpet shop no.04	105.309	0	
	commercial carpet shop no.05	120.612	0	
Podium Floor Plan	commercial carpet shop no.01 (Left)	75.024	0	
	commercial carpet shop no.02 (Left)	115.691	0	
	commercial carpet shop no.03 (Left)	142.580	0	
	commercial carpet shop no.04 (Left)	97.210	0	
	commercial carpet shop no.05 (Left)	109.810	0	
TYPICAL 2ND to 21ST Floor Plan	201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240	286.148	20	5924.9600
	301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340	163.567	20	3267.3400
	401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440	225.780	20	4515.2000
	501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540	212.960	20	4259.0000
TOTAL NO. OF TENEMENTS & TOTAL CARPET AREA			80	18936.5930

FLOOR WISE FSI STATEMENT : - BUILDING 1

FLOOR'S NAME	PROPOSED B/U AREA COMM.	RESI.	SPEC.	IN DC.	PROPOSED TENEMENTS	TOTAL BUILT UP AREA
2ND BASEMENT FLOOR	0.0000	0.0000	0.000	0.000	0	0.0000
1ST BASEMENT FLOOR	0.0000	0.0000	0.000	0.000	0	0.0000
GROUND FLOOR	642.5877	58.3002	0.000	0.000	0	700.9458
PODIUM FLOOR	544.1315	68.7908	0.000	0.000	0	612.9223
1st FLOOR	0.0000	68.7913	0.000	0.000	1	68.7913
2nd FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
3rd FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
4th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
5th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
6th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
7th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
8th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
9th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
10th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
11th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
12th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
13th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
14th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
15th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
16th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
17th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
18th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
19th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
20th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
21th FLOOR	0.0000	979.3094	0.000	0.000	4	979.3094
TOTAL	1186.7190	19782.1325	0.0000	0.0000	80	20968.8455