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Sheet- 1/1

SUBMISSION DRAWING

PROPOSED BUILDING PLAN OF G+7 FLOOR
CONSTRUCTION FOR MULTI-FAMILY RESIDENTIAL
DWELLING UNIT ON PLOT NO-3,
K.H. NO.-32/2, C.T.S. NO.-56 MOUZA- HAZARIPAHAD
SARDA LAYOUT, TAH & DIST. NAGPUR .

BELONGS TO -
SAU. CHANDA RAMSWAROOP SARDA
P.O.A YUGROSHAN INFRA
PARTNER SHRUTI PANKAJ DHAWAN

AREA STATEMENT

SR. NO	PARTICULARS	PERMISSIBLE AREA (SQ.M)	PROPOSED AREA (SQ.M)
A	NET PLOT AREA FOR F.S.I CALCULATION (CLAUSE NO: 3.9 OF UDCPR-2020)	_	1088.465
1)	AS PER REGULARIZATION LETTER	1088.465	
2)	AS PER OWNERSHIP DOCUMENT(7/12,CTS,EXTART)	1088.465	
3)	AS PER CITY SURVEY RECORD	1088.465	
B	BASIC F.S.I / B.UP AREA = (CLAUSE NO: 6.3 OF TABLE NO.6-G OF UDCPR-2020) (A x 1.25)	1360.581	1360.581
C	ADDITIONAL F.S.I ON PAYMENT OF PREMIUM:- 50% (A x 50%)	544.232	544.232
D	ADDITIONAL F.S.I AREA TDR:- 20% (A x 20%)	217.693	217.693
E	ADDITIONAL F.S.I ON TOD	NA	NA
F	TOTAL ANCILLARY F.S.I (CLAUSE NO.6.3 TABLE NO.6G NOTE - (i) OF UDCPR)	_	_
1)	FOR RESIDENTIAL(60%) :-	1273.503	1273.503
2)	FOR COMMERCIAL (80%) :-	NA	NA
G	NET P-LINE BUILTUP AREA (CLAUSE NO.6.6 OF UDCPR-2020)	_	_
1)	GROUND FLOOR P-LINE AREA	_	75.184
2)	FIRST FLOOR P-LINE AREA	_	469.150
3)	SECOND FLOOR P-LINE AREA	_	474.951
4)	THIRD FLOOR P-LINE AREA	_	474.951
5)	FOURTH FLOOR P-LINE AREA	_	474.951
6)	FIFTH FLOOR P-LINE AREA	_	474.951
7)	SIXTH FLOOR P-LINE AREA	_	474.951
8)	SEVENTH FLOOR P-LINE AREA	_	474.951
H	TOTAL BUILT UP AREA	3396.009	3394.040
I	TOTAL F.S.I	2122.505	2121.275
J	PROPOSED ANCILLARY F.S.I(B-G)	1273.504	1272.765

K	PARKING AREA STATEMENT		
	PARKING AREA STATEMENT NORMS	CARS(NO.S)	SCOOTERS (NO.S)
1)	2 TENAMENTS HAVING CARPET AREA BETWEEN 40-80 SQ.M	1	5
2)	NO. OF TENAMENTS PROPOSED	35	
3)	PARKING REQUIRED	18	88
4)	VISITOR PARKINGREQUIRED (5%)	1	4
5)	REQUIRED PARKING	19	92
6)	MULTIPLYING FACTOR	0.9	
7)	TOTAL REQUIRED PARKING	17	83
8)	TOTAL PROPOSED PARKING	17	83

L	SCHEDULE OF OPENING				
	NAME	LENGTH(M)	WIDTH(M)	AREA(SQ.M)	DESCRIPTION
1)	D	1.200	2.100	2.520	T.W. PANNELED DOOR
2)	D1	0.900	2.100	1.890	T.W. PANNELED DOOR
3)	D2	0.750	2.100	1.575	T.W. PANNELED DOOR
4)	SW	1.500	2.100	3.150	SLIDING GLAZED WINDOW
5)	SW1	1.000	2.100	2.100	SLIDING GLAZED WINDOW
6)	W	1.800	1.200	2.160	ALUMINIUM GLAZED WINDOW
7)	W1	1.500	1.200	1.800	ALUMINIUM GLAZED WINDOW
8)	V	0.600	0.750	0.450	ALUMINIUM GLAZED WINDOW
9)	F.R.D	1.200	2.100	2.520	FIRE RESISTANT DOOR

M	REFRENCE	
1)	LAND USE AS PERSANCTIONED DEVELOPMENT PLAN	RESIDENTIAL
2)	LOCATION OF PLOT	REFER DRAWING
3)	ZONE	R-1
4)	PROPOSED BUILDING IES SUBMITTED AS PER PLAN	
5)	PLOT BOUNDRY SHOWN THUS	BLACK
6)	PROPOSED CONSTRUCTION SHOWN THUS	RED
7)	EXISTING CONSTRUCTION TO BE RETAINED SHOWN THUS	BLUE
8)	EXISTING CONSTRUCTION TO BE DEMOLISHED SHOWN THUS	YELLOW

FORM OF STATEMENT - 2 [Sr. No. 9(a)]

Proposed Building

SR. NO	BUILDING NO.	FLOOR NO.	TOTAL BUILT UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE.
1)	1	GROUND FLOOR	75.184
2)		1ST FLOOR	469.15
3)		2ND FLOOR	474.951
4)		3RD FLOOR	474.951
5)		4TH FLOOR	474.951
6)		5TH FLOOR	474.951
7)		6TH FLOOR	474.951
8)		7TH FLOOR	474.951

FORM OF STATEMENT - 2 [Sr. No. 9(g)]

CARPET AREA DETAILS OF APARTMENTS

1	2	3	4	5	6	7
SR. NO	BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLATS
1	1	1ST FLOOR	101	66.212	16.387	_
			102	66.212	16.387	_
			103	61.642	21.545	_
			104	61.642	21.545	_
			105	67.084	9.707	_
2		2ND TO 7TH FLOOR	201-701	66.212	16.387	_
			202-702	66.212	16.387	_
			203-703	61.642	21.545	_
			204-704	61.642	21.545	_
			205-705	67.559	15.692	_

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 Records/Land Records Department/City Survey record.

AR.SWAPNIL GODE
CA/2009/46446
NMC/R-475
NIT LIC.NO.:2357

Signature
(Name of Architect/Licensed Engineer/Supervisor)

OWNERS DECLARATION:-

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

Owner(s) name and Signature

NOTE : REFER WRITTEN DIMENSIONS, DO NOT SCALE THE DWG.
ALL DIMENSIONS ARE IN METERS

OWNER SIGN.

SAU. CHANDA RAMSWAROOP SARDA
P.O.A YUGROSHAN INFRA
PARTNER SHRUTI PANKAJ DHAWAN

ARCHITECT SIGN.

AR.SWAPNIL GODE
CA/2009/46446
NMC/R-475
NIT LIC.NO.:2357

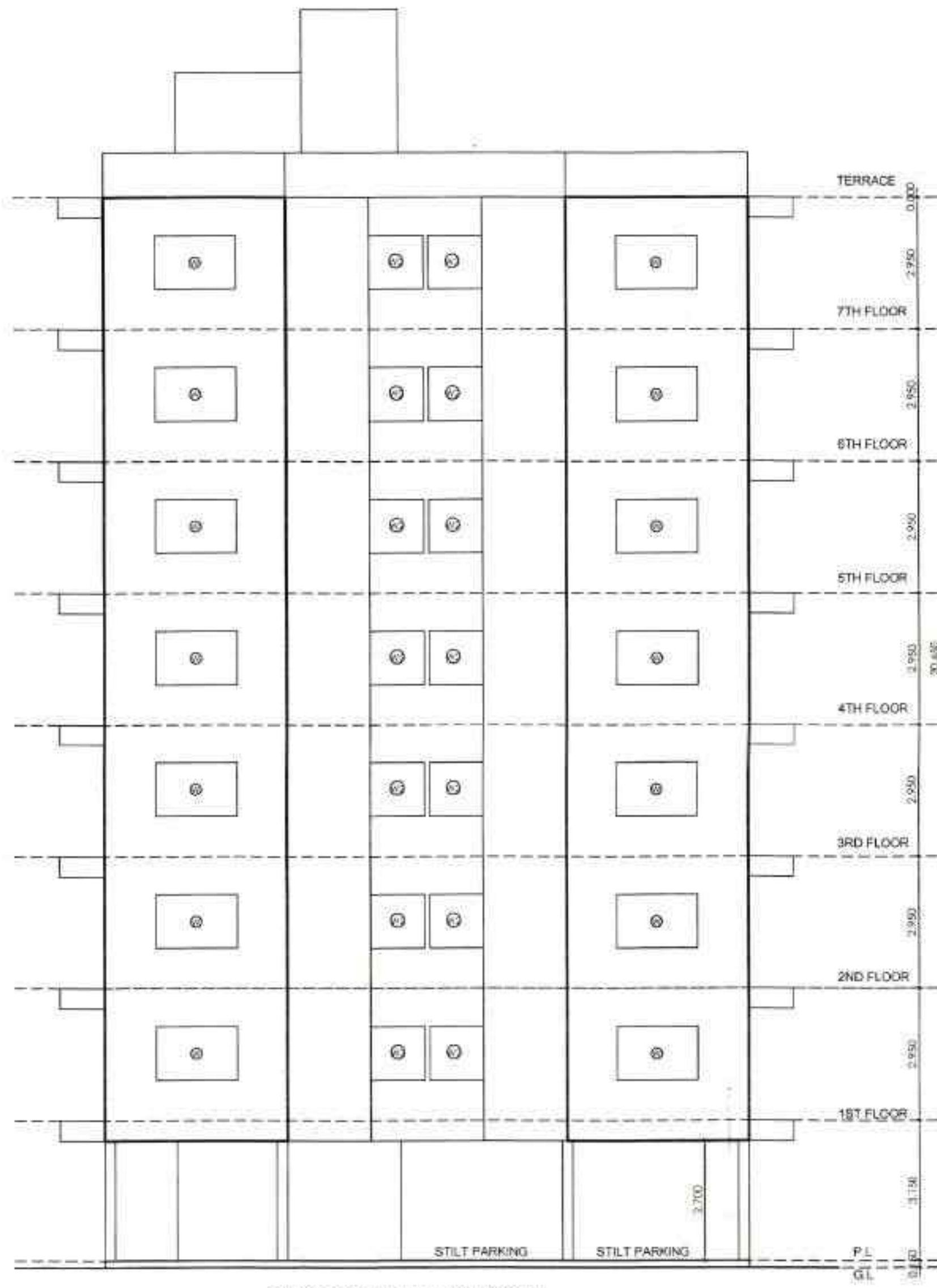
REGISTRATION NUMBER	(CA / 2009 / 46446)		N.I.T LIC. NO.: 2357 N.M.C REG. NO.: R-475
PROJECT ARCHITECT		OFFICE OF ORIGIN	NAGPUR
DEALT BY:	PRA	SCALE	1:100
CHK BY:	SWA	DATE	18/10/21

SANJYOT ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS
Ar. Swapnil Gode
FS-11, BUILDING NO. 1, VIDARBHA PREMIER SCHEME,
OPP. GANDHSAGAR LAKE, NAGPUR - 440032
Call on: 9860009044 E-mail:
sanjyotarchitects@gmail.com

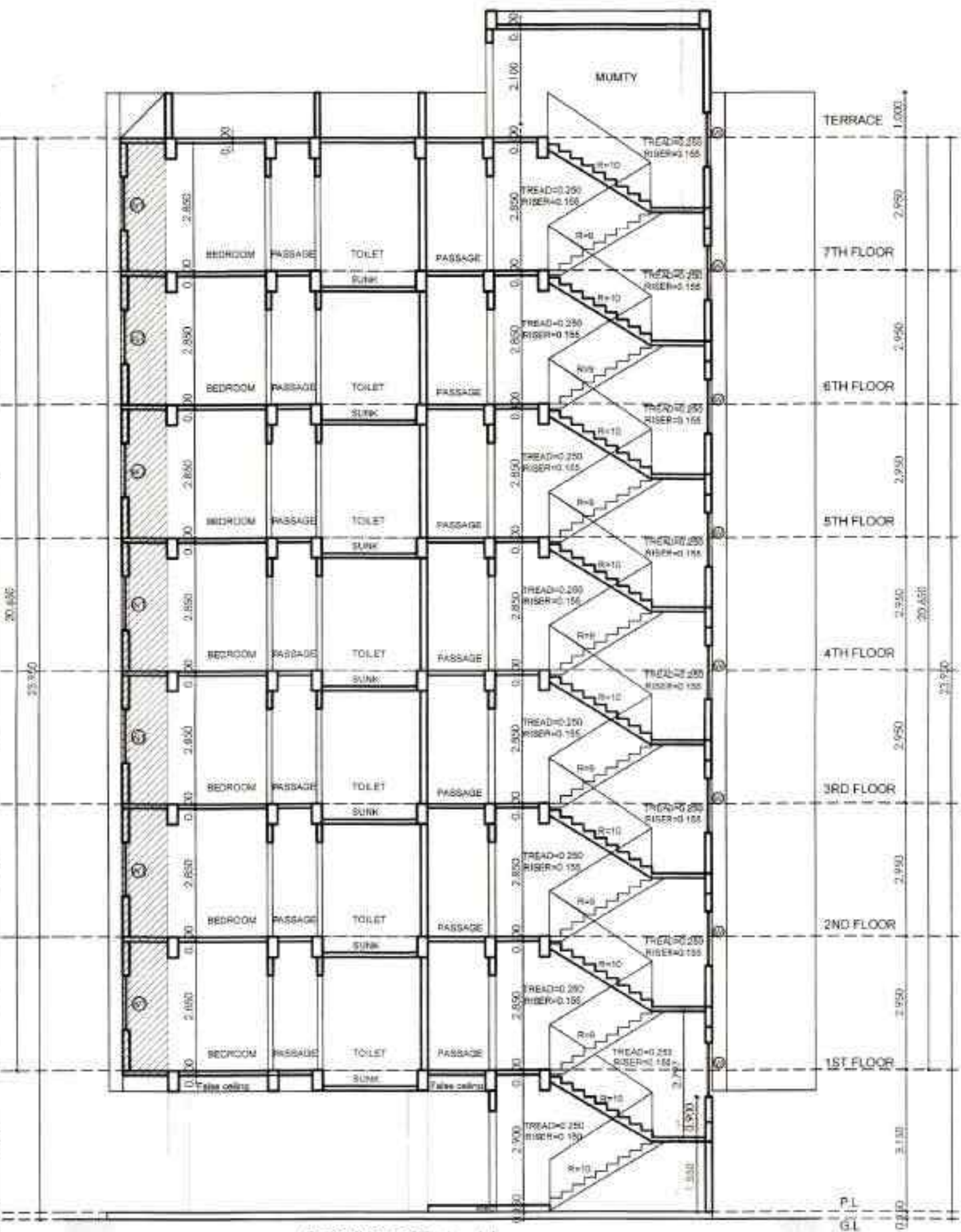
NIT
L.S. No. 2357
Serial No.
Valid Up To 31.12.2021

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. B.E(W)/Case No-G-1015/Tr No 20210723127/129
DATE 3/12/2021
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

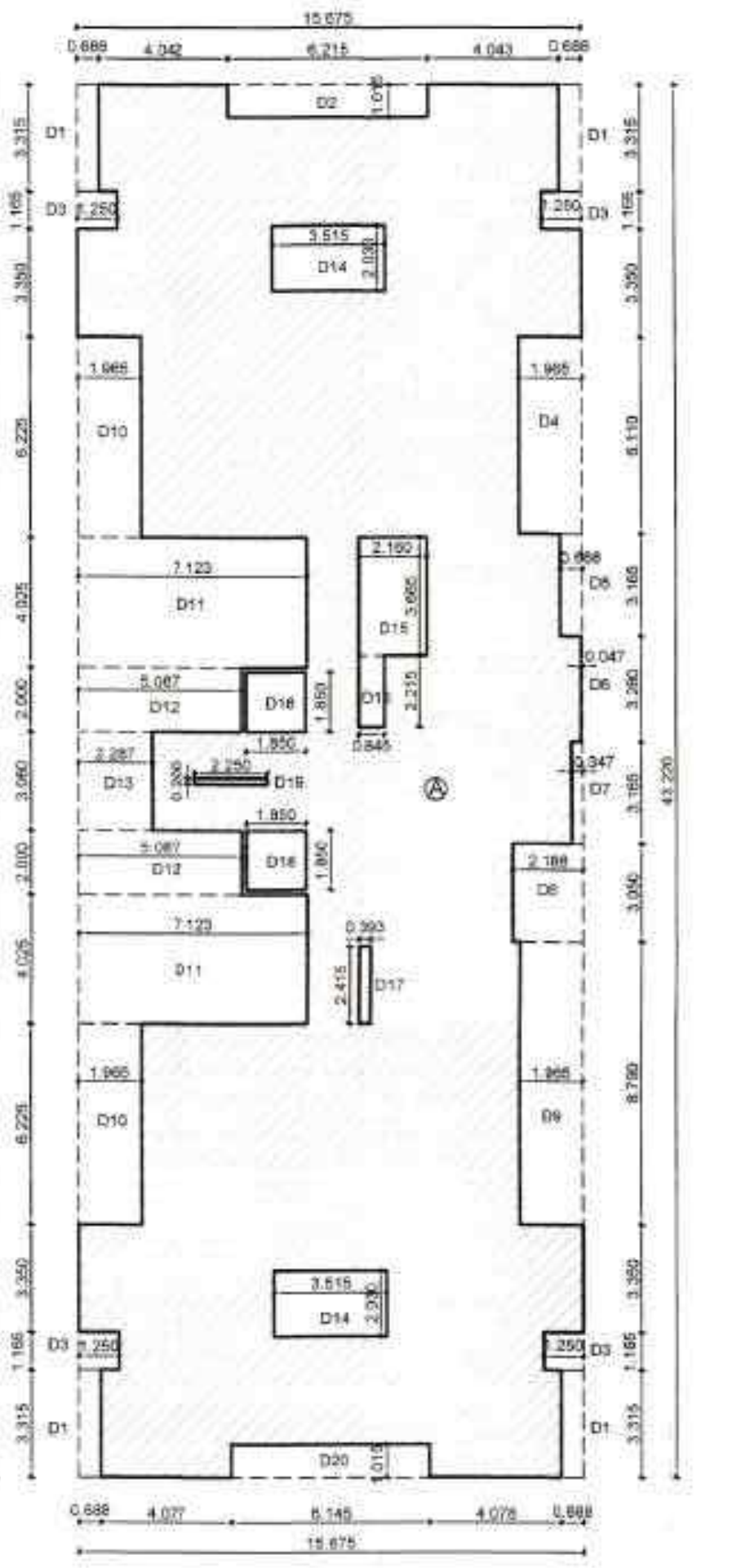
Subject to the condition as per Regularisation letter dt. 1/11/2018 enclosed here with.



FRONT ELEVATION

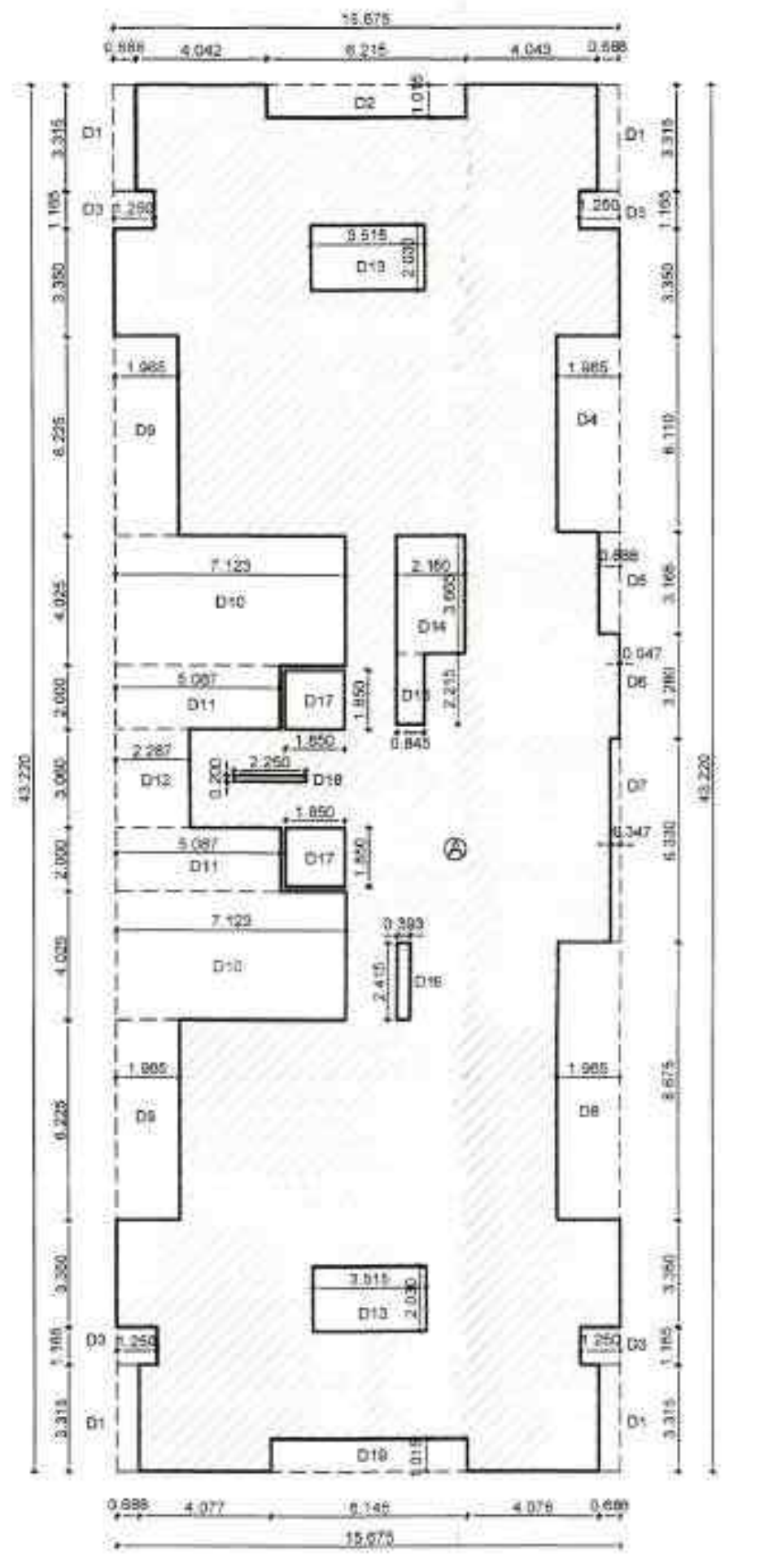


SECTION A-A'



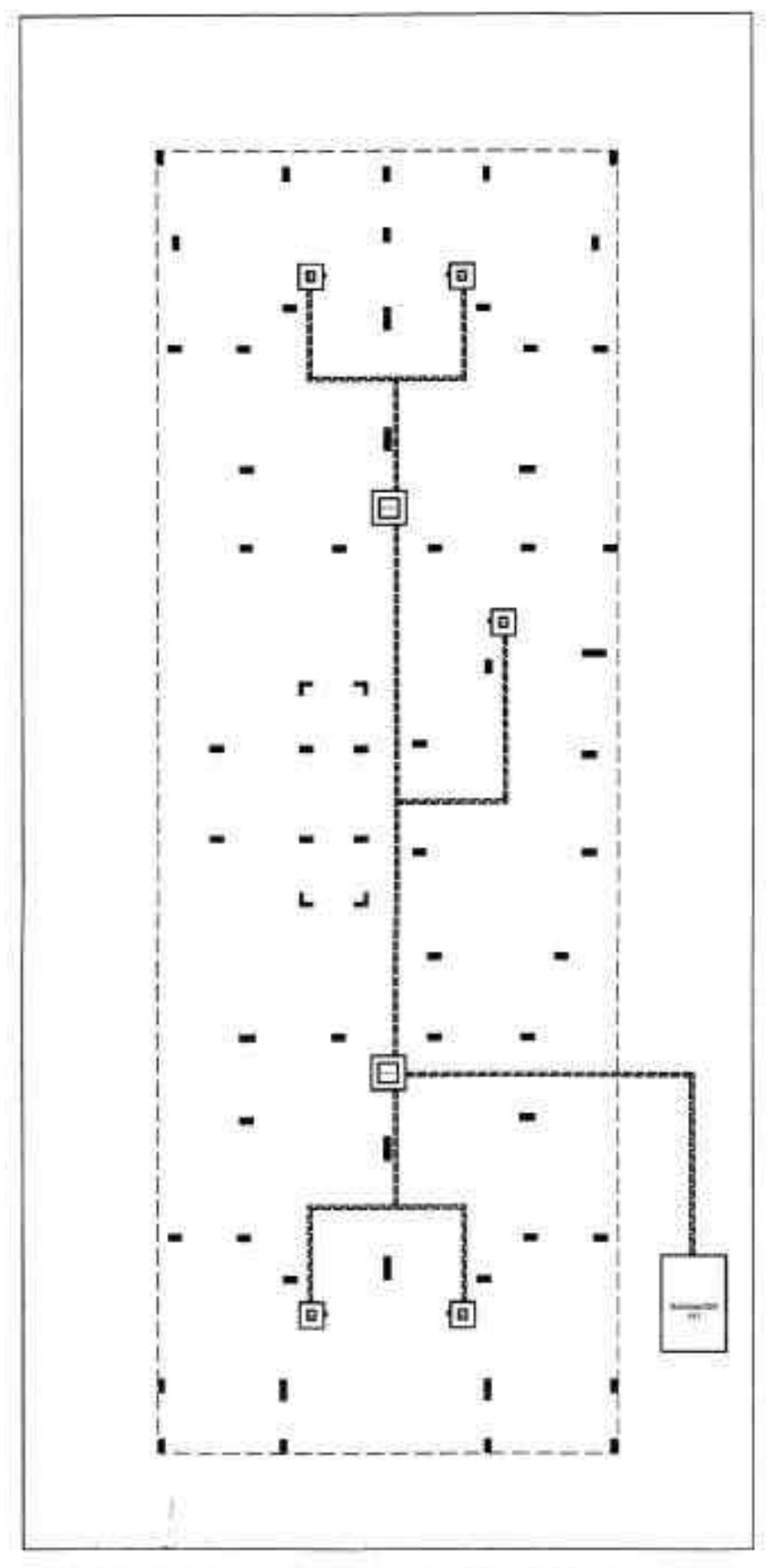
1ST FLOOR P-LINE AREA KEY PLAN
SCALE-1:200

1ST FLOOR P-LINE AREA CAL.				
BLOCK	I	II	NOS.	(SQ.M)
A	15.675	43.220	1	677.473
DEDUCTIONS				
D1	0.688	3.315	4	9.122
D2	6.215	1.015	1	6.308
D3	1.250	1.165	4	5.825
D4	1.965	6.110	1	12.006
D5	0.688	3.165	1	2.177
D6	0.047	3.280	1	0.154
D7	0.347	3.165	1	1.098
D8	2.188	3.050	1	6.673
D9	1.965	8.790	1	17.272
D10	1.965	6.225	2	24.464
D11	7.123	4.025	2	57.340
D12	5.087	2.000	2	20.348
D13	2.287	3.060	1	6.998
D14	3.515	2.030	2	14.270
D15	2.160	3.665	1	7.916
D16	0.845	2.215	1	1.871
D17	0.393	2.415	1	0.949
D18	1.850	1.850	2	6.845
D19	2.250	0.200	1	0.450
D20	6.145	1.015	1	6.237
TOTAL DEDUCTIONS				208.323
1ST FLOOR P-LINE AREA				469.150

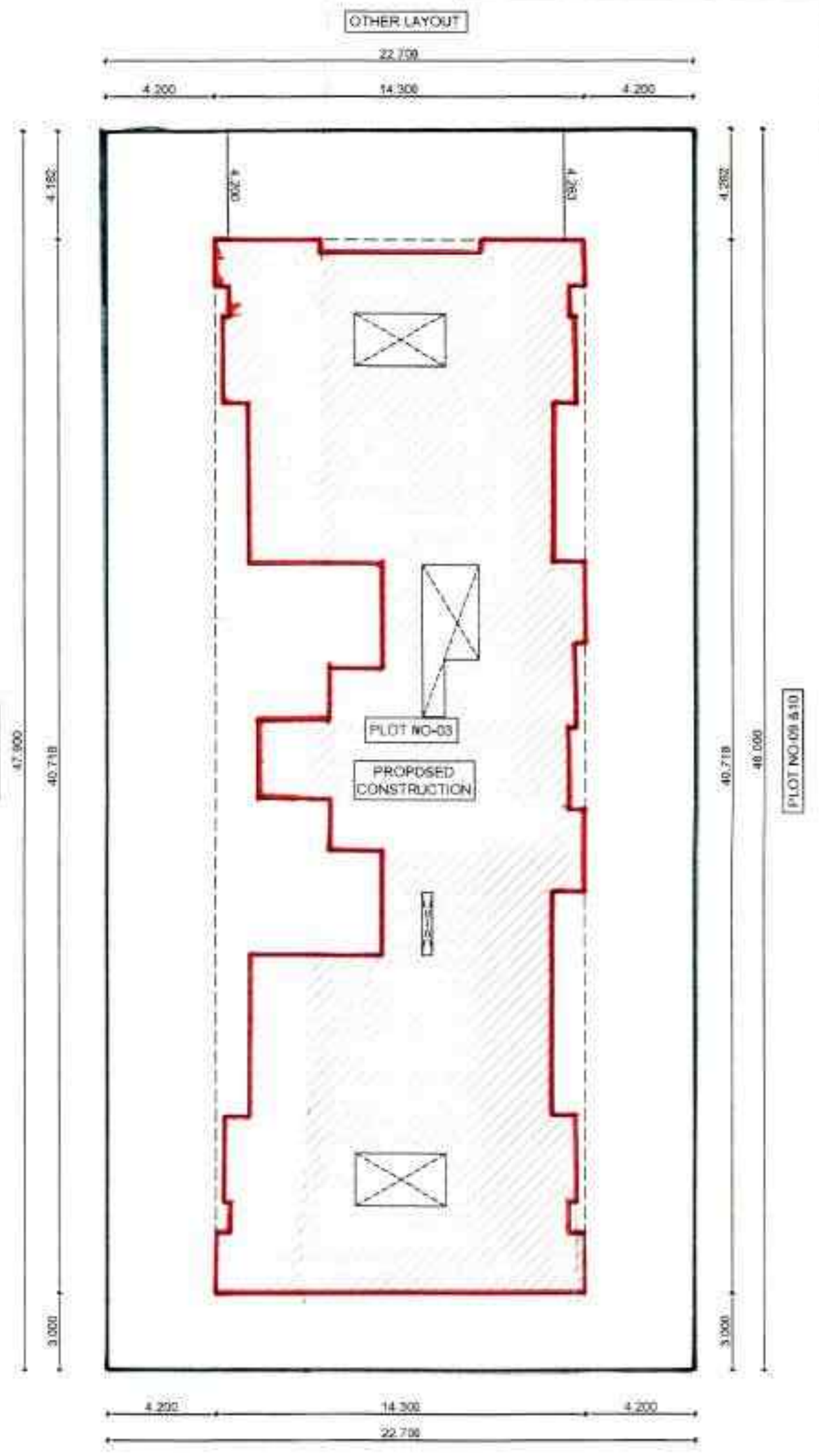


TYPICAL 2ND TO 7TH FLOOR
P-LINE AREA KEY PLAN
SCALE-1:200

TYPICAL 2ND TO 7TH FLOOR P-LINE AREA CAL.				
BLOCK	I	II	NOS.	(SQ.M)
A	15.675	43.220	1	677.473
DEDUCTIONS				
D1	0.688	3.315	4	9.122
D2	6.215	1.015	1	6.308
D3	1.250	1.165	4	5.825
D4	1.965	6.110	1	12.006
D5	0.688	3.165	1	2.177
D6	0.047	3.280	1	0.154
D7	0.347	6.330	1	2.196
D8	1.965	8.675	1	17.046
D9	1.965	6.225	2	24.464
D10	7.123	4.025	2	57.340
D11	5.087	2.000	2	20.348
D12	2.287	3.060	1	6.998
D13	3.515	2.030	2	14.270
D14	2.160	3.665	1	7.916
D15	0.845	2.215	1	1.871
D16	0.393	2.415	1	0.949
D17	1.850	1.850	2	6.845
D18	2.250	0.200	1	0.450
D19	6.145	1.015	1	6.237
TOTAL DEDUCTIONS				202.522
TYPICAL 2ND TO 7TH FLOOR P-LINE AREA				474.951

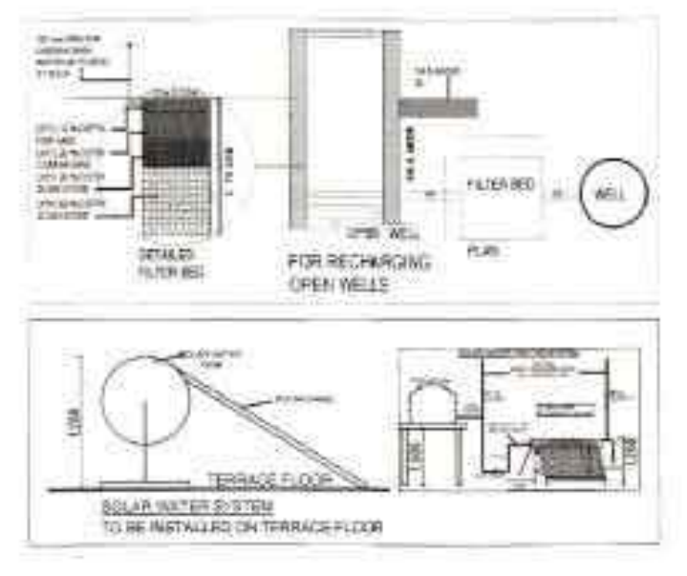


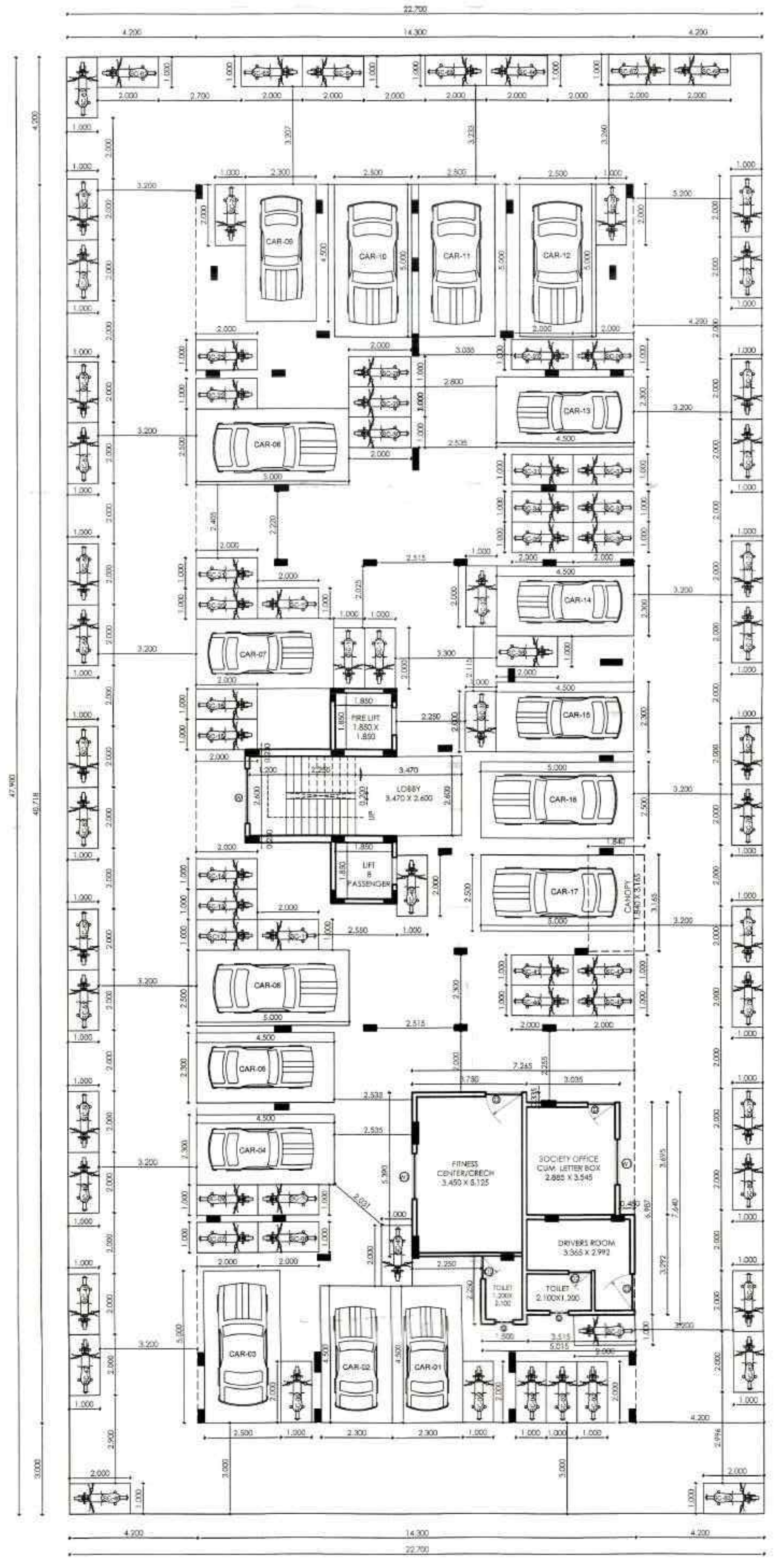
RAINWATER HARVESTING PLAN
SCALE-1:100



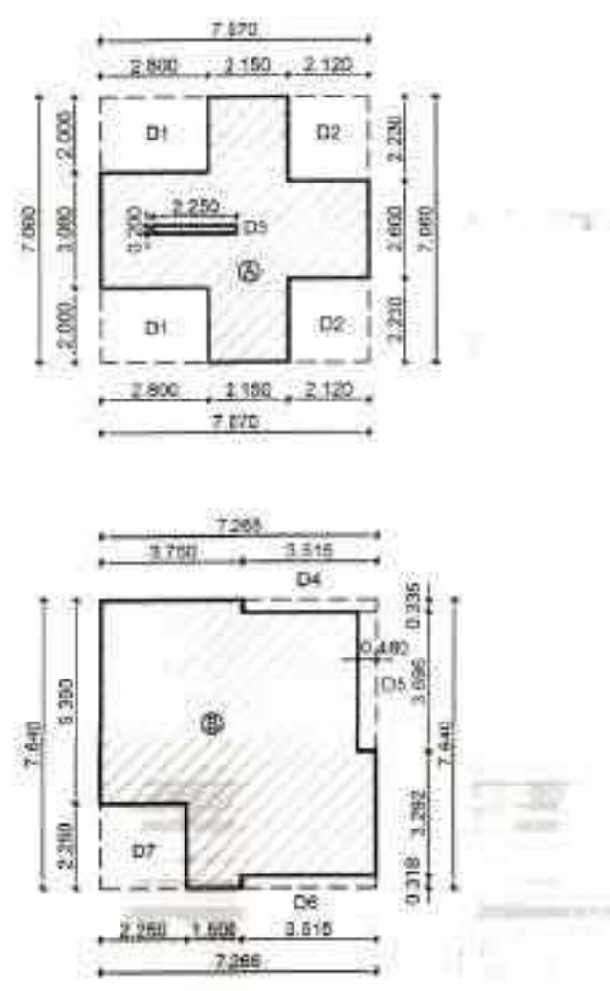
9.00M WIDE ROAD

SITE PLAN
SCALE - 1:200





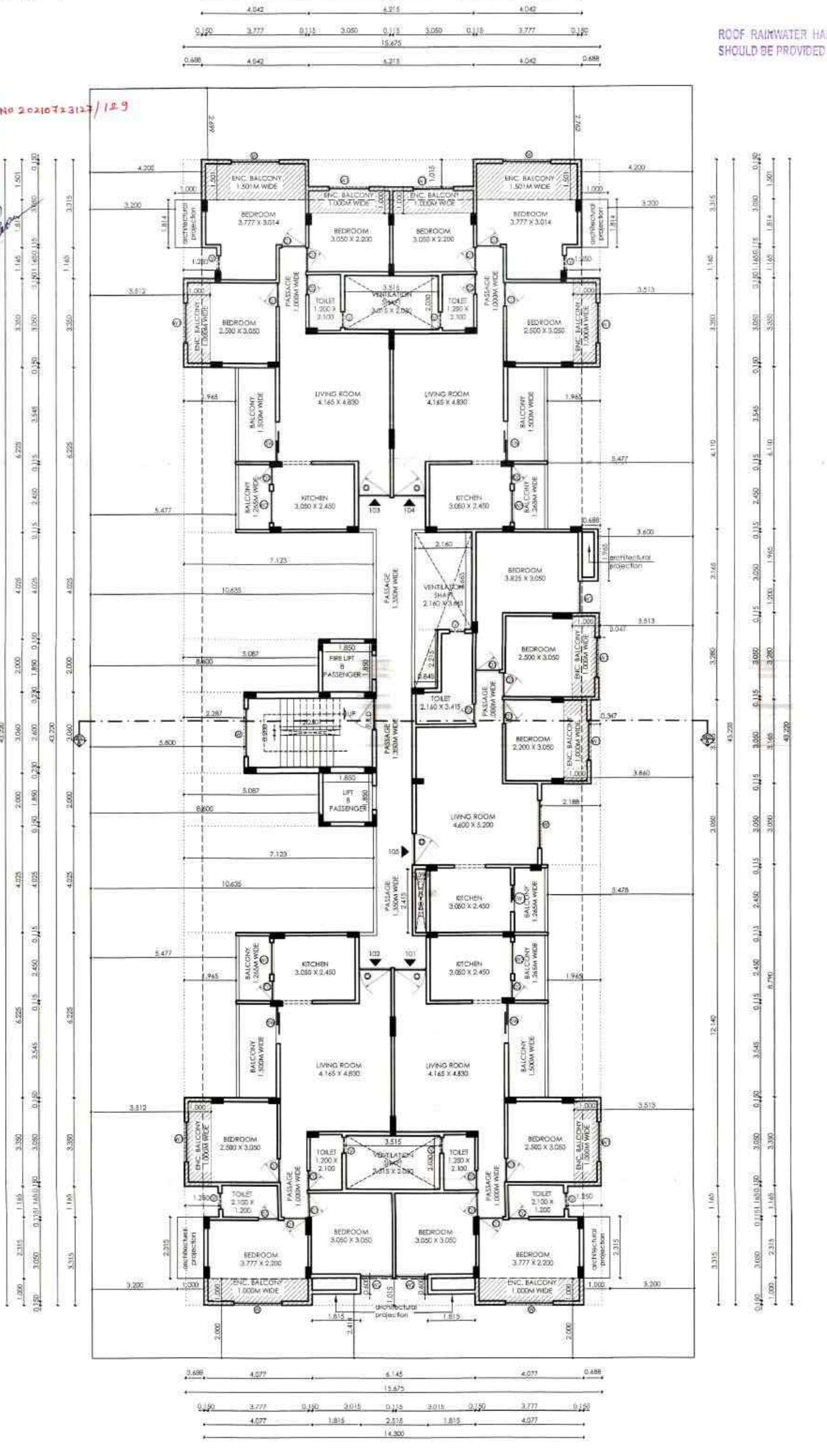
GROUND FLOOR PLAN
SCALE-1:100



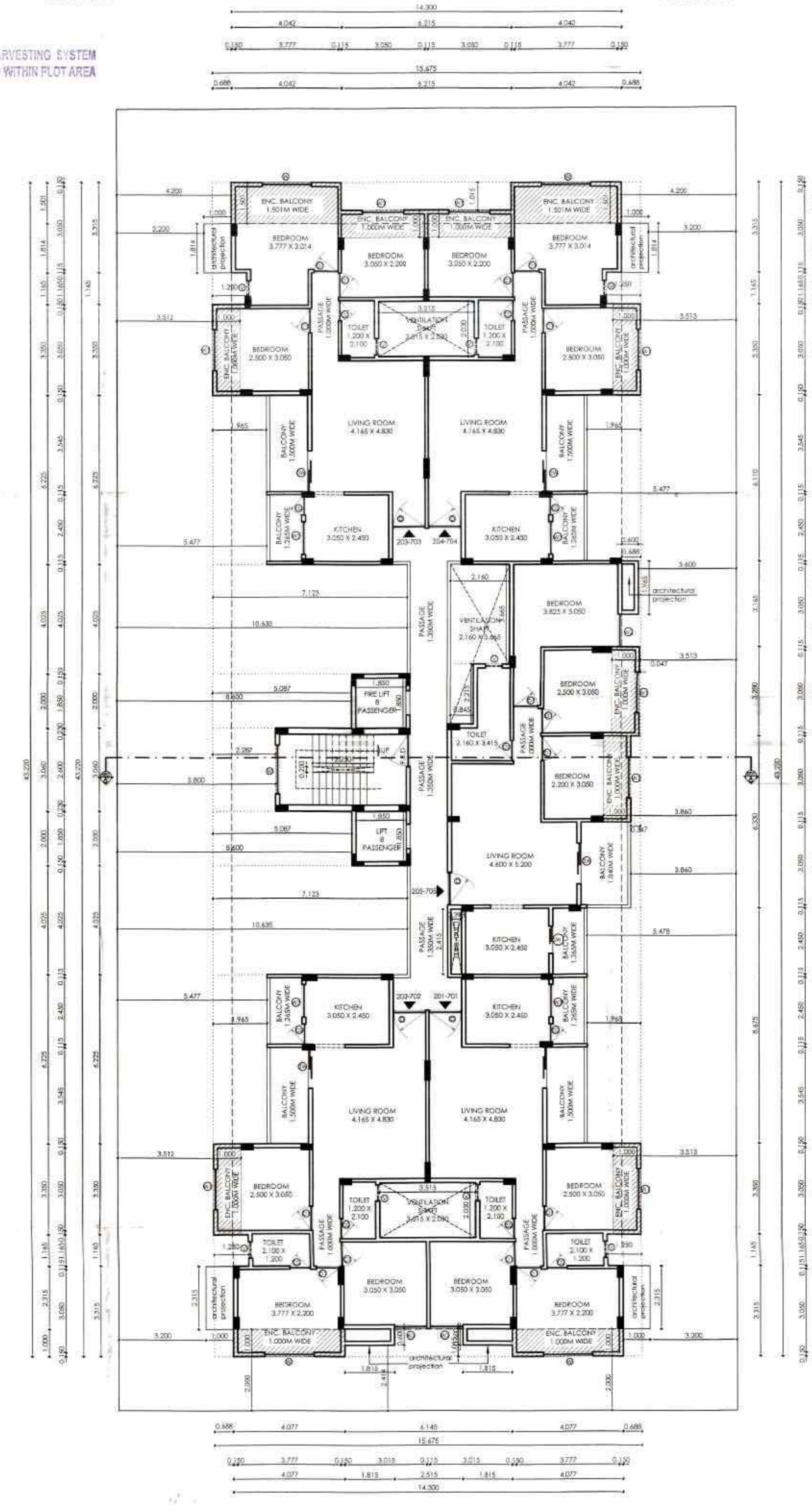
GROUND FLOOR P-LINE
AREA KEY PLAN
SCALE-1:200

GROUND FLOOR P-LINE AREA CAL.				
BLOCK	I	II	NOS.	(SQ.M)
A	7.070	7.060	1	49.914
B	7.265	7.640	1	55.504
TOTAL AREA				105.418
DEDUCTIONS				
D1	2.800	2.000	2	11.200
D2	2.120	2.230	2	9.455
D3	2.250	0.200	1	0.450
D4	3.515	0.335	1	1.177
D5	0.480	3.695	1	1.773
D6	3.515	0.318	1	1.117
D7	2.250	2.250	1	5.062
TOTAL DEDUCTIONS				30.234
GROUND FLOOR P-LINE AREA				75.184

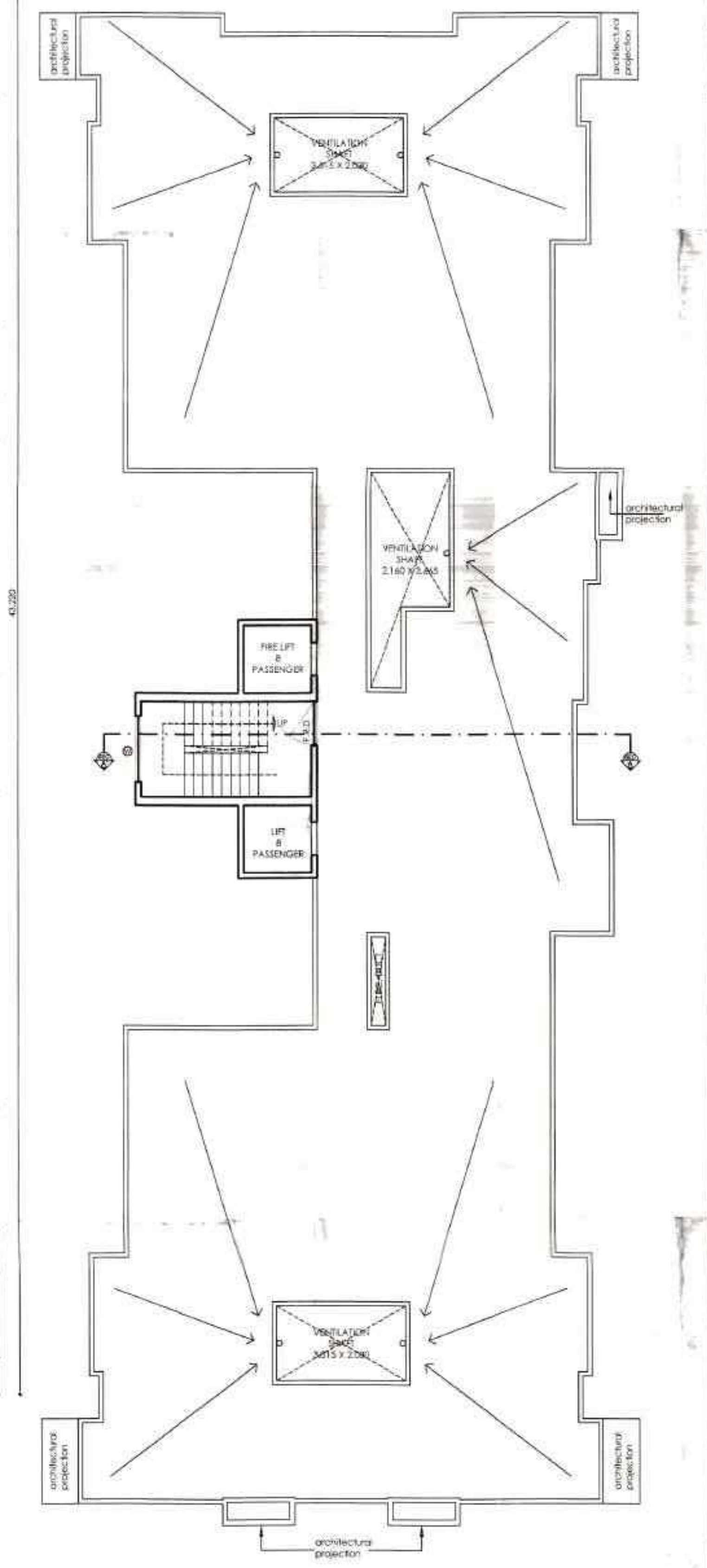
ROOF RAINWATER HARVESTING SYSTEM
SHOULD BE PROVIDED WITHIN PLOT AREA



FIRST FLOOR PLAN
SCALE-1:100



TYPICAL 2ND TO 7TH FLOOR PLAN
SCALE-1:100



TERRACE FLOOR PLAN
SCALE-1:100

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