PRODUCED BY AN AUTODESK STUDENT VERSION

NIT
L.S No. 2357
Serial No
Valid Up To 31/12/21

Sheet- 2/2

SUBMISSION DRAWING

PROPOSED BUILDING PLAN OF G+6 FLOOR CONSTRUCTION FOR MULTI-FAMILY RESIDENTIAL DWELLING UNIT ON PLOT NO.-20, C.T.S NO-269, PH. NO.-8 (A) KH.NO.-95/2,95/3,95/4,95/5,95/6,95/7,95/8 LAYOUT- BASARA CO.OP HOUSING SOCIETYT LTD, MOUZA- GOREWADA, TAH. & DIST.- NAGPUR.

BELONGING TO :-

M/S CREATION BUILDERS AND DEVELOPERS
PROP. PANKAJ DHAWANI
(as per city survey record)

AREA STATEMENT — SQ. MT

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)	–	
1)	AS PER LAYOUT	1432.29	1432.29
2)	AS PER OWNERSHIP DOCUMENT(7/12,CTS,EXTART)	1432.29	
3)	AS PER CITY SURVEY RECORD	1432.29	
B	BASIC F.S.I / B.UP AREA = (CLAUSE NO:- 6.3 OF TABLE NO.:6-G OF UDCPR: 2020) (A x 1.25)	1790.362	1790.362
C	ADDITIONAL F.SI ON PAYMENT OF PREMIUM:- 50% (A x 50%)	716.145	716.145
D	ADDITIONAL F.S.I AREA TDR:- 20% (A x 20%)	286.458	286.458
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%) -(B-B/1.68)	1675.779	1675.779
2)	FOR COMMERCIAL (80%) -(B-B/1.80)	NA	NA
G	NET P-LINE BUILT UP AREA (CLAUSE NO.6.6 OF UDCPR-2020)	–	–
1)	GROUND FLOOR P-LINE AREA	–	65.412
2)	FIRST FLOOR P-LINE AREA	–	722.074
3)	SECOND FLOOR P-LINE AREA	–	733.316
4)	THIRD FLOOR P-LINE AREA	–	733.316
5)	FOURTH FLOOR P-LINE AREA	–	733.316
6)	FIFTH FLOOR P-LINE AREA	–	733.316
7)	SIXTH FLOOR P-LINE AREA	–	733.316
8)	TERRACE FLOOR P-LINE AREA	–	14.023
H	TOTAL BUILT UP AREA	4468.744	4468.088
I	TOTAL F.S.I	2792.965	2792.555
J	PROPOSED ANCILLARY F.S.I(B-G)	1675.779	1675.533

PARKING AREA STATEMENT

K	PARKING AREA STATEMENT NORMS	CARS(NO.S)	SCOOTERS (NO.S)
1)	2 TENAMENTS RAVING CARPET AREA BETWEEN 40-80 SQ.M	1	5
2)	NO. OF TENAMENTS PROPOSED	48	
3)	PARKING REQUIRED	24	120
4)	VISITOR PARKING REQUIRED (5%)	1	6
5)	REQUIRED PARKING	25	126
6)	MULTIPLYING FACTOR	0.9	
7)	TOTAL REQUIRED PARKING	23	113
8)	TOTAL PROPOSED PARKING	23	113

SCHEDULE OF OPENING

L	NAME	LENGTH(M)	WIDTH(M)	AREA(SQ.M)	DESCRIPTION
1)	D	1.200	2.100	2.520	T.W. PANNELED DOOR
2)	D1	1.000	2.100	2.100	T.W. PANNELED DOOR
3)	D2	0.900	2.100	1.89	T.W. PANNELED DOOR
4)	D3	0.750	2.100	1.575	T.W. PANNELED DOOR
5)	SW	1.500	2.100	3.150	SLIDING GLAZED WINDOW
6)	SW1	1.200	2.100	2.520	SLIDING GLAZED WINDOW
7)	W	2.186	1.500	3.279	ALUMINIUM GLAZED WINDOW
8)	W1	1.500	1.500	2.250	ALUMINIUM GLAZED WINDOW
9)	W2	1.200	1.500	1.800	ALUMINIUM GLAZED WINDOW
10)	V	0.600	0.750	0.450	ALUMINIUM GLAZED WINDOW
11)	F.R.D.	1.200	2.100	2.520	FIRE RESISTANT DOOR

M	REFRENCE	
1)	LAND USE AS PER SANCTIONED 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 DEMOUSHED 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	65.412
2		1ST FLOOR	722.074
3		2ND FLOOR	733.316
4		3RD FLOOR	733.316
5		4TH FLOOR	733.316
6		5TH FLOOR	733.316
7		6th FLOOR	733.316
8		TERRACE FLOOR	14.023

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-47/
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.

CREATION BUILDERS AND DEVELOPERS
PROP. PANKAJ DHAWAN

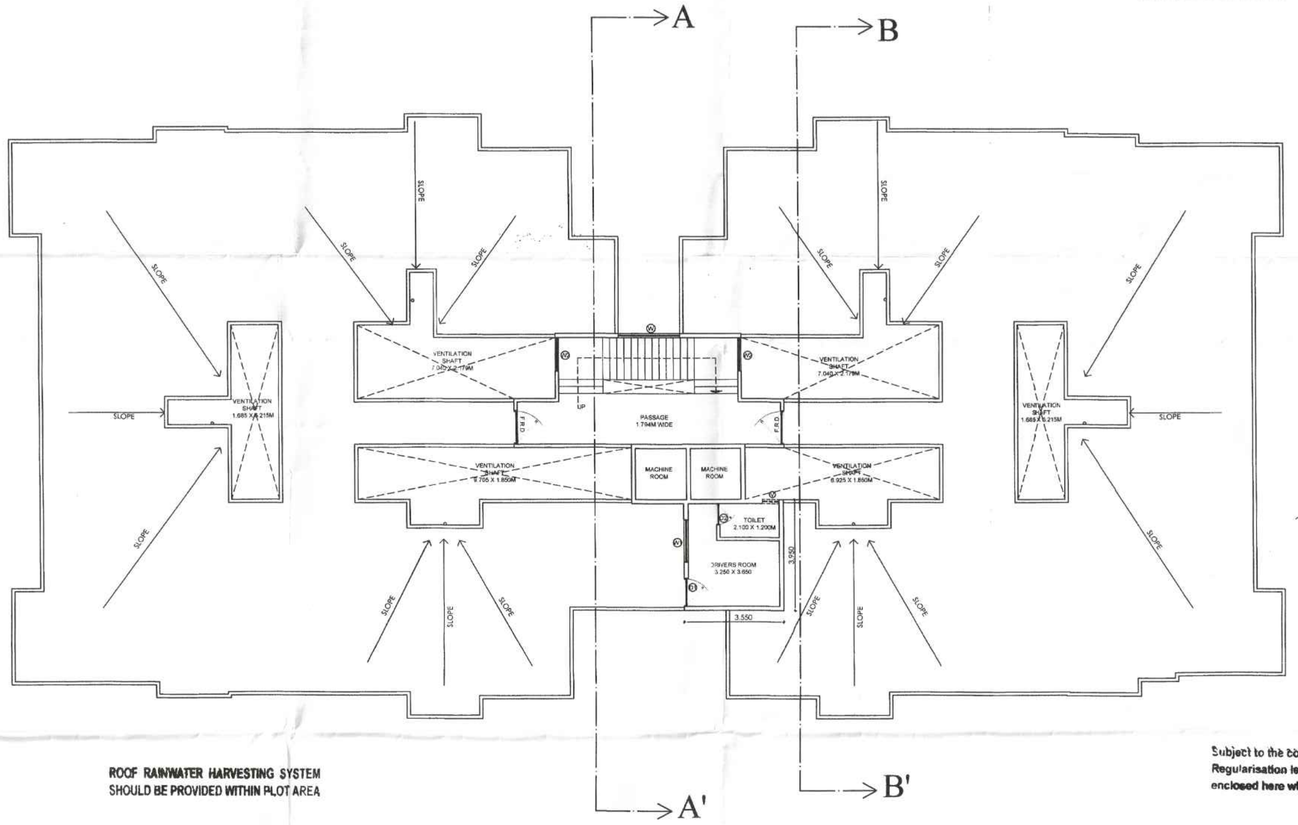
ARCHITECT SIGN.

AR.SWAPNIL GODE
CA/2009/46446
NMC/R-47/
NIT/LIC.NO.: 2357

N

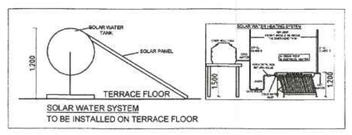
REGISTRATION NUMBER	(CA / 2009 / 46446)		N.I.T REG. NO: 2357
PROJECT ARCHITECT:		OFFICE OF ORIGIN:	NAGPUR
DEALT BY:	SHI	SCALE	1:100
CHK BY:	SWA	DATE:	30/06/2021

SANJYOT ARCHITECTS
ARCHITECTS & INTERIOR DESIGNERS
Ar. Swapnil Gode
FS-11, BUILDING NO. 1, VIDARBHA PREMIER SCHEME, OPP.GANDHISAGAR LAKE, NAGPUR - 440032
Cell no: 9822009044 E-mail: sanjyotarchitects@gmail.com



ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

TERRACE FLOOR PLAN
SCALE-1:100



SOLAR WATER SYSTEM
TO BE INSTALLED ON TERRACE FLOOR

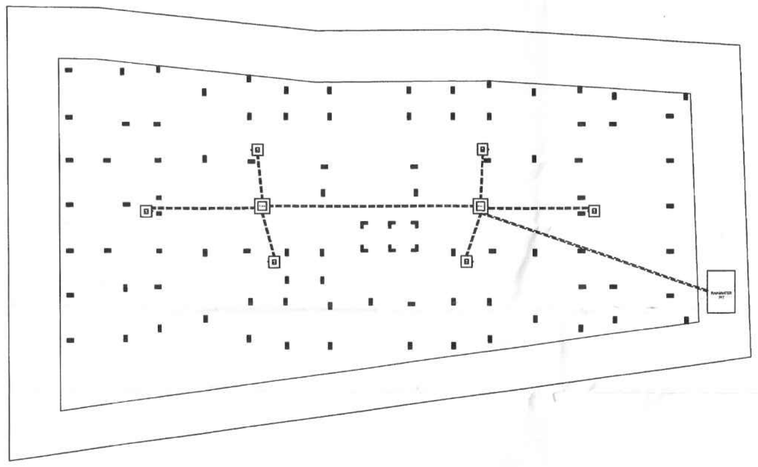
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BP(N)/NC-BUL/6-014/2021/NO-2021063070/166
DATE 20/12/2021
SANCTIONED
Building Engineer (West)
Nagpur Improvement



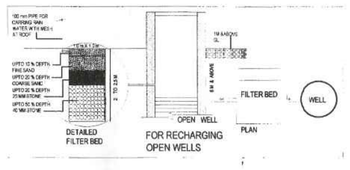
TERRACE FLOOR
P-LINE AREA (KEY PLAN)
SCALE - 1:200

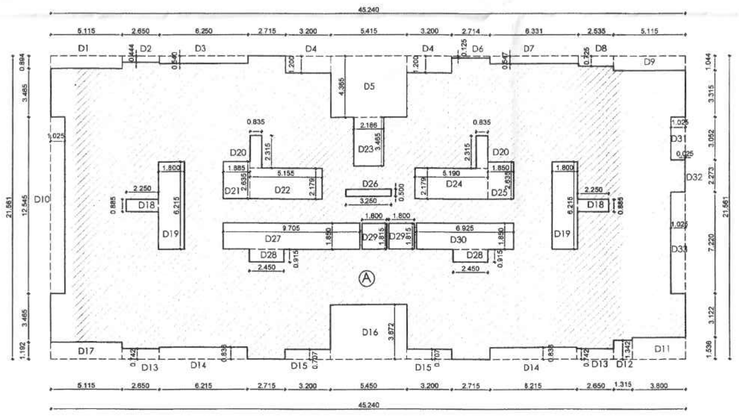
Subject to the condition as per Regularisation letter dt. 23/12/21 enclosed here with.

TERRACE FLOOR AREA CALCULATION				
BLOCK	I	II	NOS.	(SQ.M)
A	3.550	3.950	1	14.023
TOTAL AREA				14.023
TERRACE FLOOR AREA CALCULATION				14.023



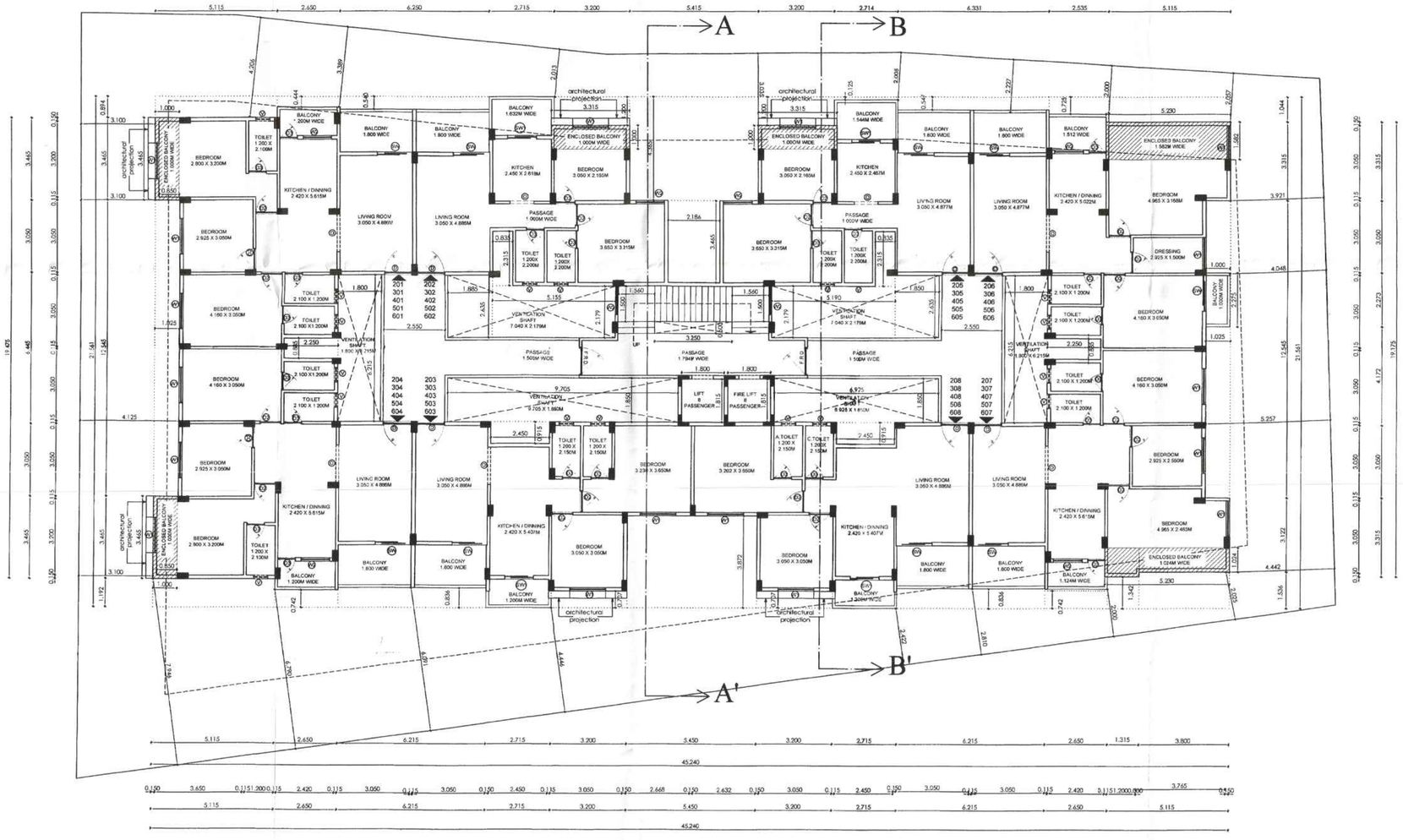
RAINWATER HARVESTING DETAIL
SCALE-1:200





TYPICAL 2ND TO 6TH FLOOR BUILT UP AREA (P-LINE) KEY PLAN
SCALE-1:100

TYPICAL 2nd to 6th FLOOR P-LINE AREA CAL.				
BLOCK	I	II	NOS.	(SQ.M)
A	45.240	21.561	1	975.420
DEDUCTIONS				
D1	5.115	0.894	1	4.573
D2	2.650	0.444	1	1.177
D3	6.250	0.540	1	3.375
D4	3.200	1.200	2	7.680
D5	5.415	4.365	1	23.636
D6	2.714	0.125	1	0.339
D7	6.331	0.547	1	3.463
D8	2.535	0.725	1	1.838
D9	5.115	1.044	1	5.340
D10	1.025	12.545	1	12.859
D11	3.800	1.536	1	5.837
D12	1.315	1.342	1	1.765
D13	2.650	0.742	2	3.933
D14	6.215	0.836	2	10.391
D15	3.200	0.707	2	4.525
D16	5.450	3.872	1	21.102
D17	5.115	1.192	1	6.097
D18	2.250	0.885	2	3.983
D19	1.800	6.215	2	22.374
D20	0.835	2.315	2	3.866
D21	1.885	2.635	1	4.967
D22	5.155	2.179	1	11.233
D23	2.186	3.465	1	7.574
D24	5.190	2.179	1	11.309
D25	1.850	2.635	1	4.875
D26	3.250	0.500	1	1.625
D27	9.705	1.850	1	17.954
D28	2.450	0.915	2	4.484
D29	1.800	1.815	2	6.534
D30	6.925	1.850	1	12.811
D31	1.025	3.052	1	3.128
D32	0.025	2.273	1	0.057
D33	1.025	7.220	1	7.401
TOTAL DEDUCTIONS				242.104
TYPICAL 2nd To 6th FLOOR P-LINE AREA				733.316



TYPICAL 2ND TO 6TH FLOOR PLAN
SCALE-1:100

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