

PROPOSED MULTI-UNIT RESIDENTIAL CONSTRUCTION ON PLOT NO. 114/B, IN CIVIL STATION EXPANSION SCHEME, TELANKHEDI LAYOUT, KHASRA NO. 51, MOUZA - PANDHRABODI, CITY SURVEY NO. 459, SHEET NO. 28, WARD NO. 69, TAHSIL & DISTRICT - NAGPUR.

BELONGING TO : SMT. SHANTABAI PRECHAND MISHRIKOTKAR LAND USE AS PER SANCTIONED DEVELOPMENT

LOCATION OF PLOT ZONE NON-CONGESTED R1

PROPOSED BUILDING USE RESIDENTIAL

NO.	AREA STATEMENT :	Sq.Mt.
1	AREA OF PLOT (a) Minimum area of 18.0 c to be considered (b) As per sanctioned layout (71/2, 075 extract) (c) As per measurement sheet	387,800 sq.m 390,193 sq.m 390,193 sq.m

2 DEDUCTIONS FOR
(a) Proposed D.P. Road widening Area / Service Road / Highway widening
(b) Any D.P. Reservation NIL NIL |

3 BALANCE PLOT AREA (1-2)
(Total a+b) 387,800 sq.m |

4 AMENITY SPACE (IF APPLICABLE)
(a) Required
(b) Adjustment of 20%, if any
(c) Balance Proposed NIL NIL NIL |

5 NET PLOT AREA (3-4 (c)) 387,800 sq.m |

6 RECREATIONAL OPEN SPACE (if applicable)
(a) Required
(b) Proposed NA NA |

7 INTERNAL ROAD AREA
(a) PLOT AREA (if applicable) NA NA |

8 BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH 426,580 sq.m |

10 ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM
(a) Maximum permissible premium FSI - based on road width / TOD zone
(b) Proposed FSI on payment of premium 193,900 sq.m 193,900 sq.m |

11 IN-SITU FSI / TDR LOADING
(a) In-situ area against D.P. road (2.0 x Sr. No. 26), if any
(b) In-situ area against D.P. road (2.0 x Sr. No. 40) and (or) (c)
(c) TDR area NIL NIL NIL |

12 ADDITIONAL FSI AREA UNDER CHAPTER NO.7
(a) (9-100) + (11-00) or 12 whichever is applicable
(b) Ancillary Area FSI upto 60% or 80% with payment
(c) Total entitlement (a+b) 280,762 sq.m 280,762 sq.m 1409,887 Sq.m |

13 TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL
(a) (9-100) + (11-00) or 12 whichever is applicable
(b) Ancillary Area FSI upto 60% or 80% with payment
(c) Total entitlement (a+b) 881,242 Sq.m 528,745 Sq.m 1409,887 Sq.m |

14 MAXIMUM UTILIZATION LIMIT OF F.S.I.
(Building Potential PERMISSIBLE AS PER ROAD WIDTH (as per regulation No. 6.1 or 6.3 or 6.4 as applicable) x 1.0 or 1.5) 2.75 x 1.6 1706,320 Sq.m |

15 TOTAL BUILT-UP AREA IN THE PROPOSAL
(a) Existing Built-up area
(b) Existing Built-up area (as per P-line)
(c) Total (a+b) 1409,887 Sq.m 1409,887 Sq.m 1409,887 Sq.m |

16 F.S.I. CONSUMED (15/13) (should not be more than 15/13)
(a) F.S.I. Consumed
(b) F.S.I. Consumed (as per P-line)
(c) F.S.I. Consumed (as per P-line) 22,724.1 X 1.6 1409,887 Sq.m 1409,887 Sq.m |

17 AREA FOR INCLUDING HOUSING, if any
(a) Required
(b) Proposed N.A. N.A. |

CERTIFICATE OF AREA:
Certified that the plot under reference was surveyed by me on 21.04.2021 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 the document of Ownership / T.P. Scheme Records / Land Records Department / City Survey Records.

OWNERS DECLARATION :
I / We undersigned hereby confirm that I / We would abide by plans approved by Authority / Collector. I / We would execute the structure as per approved plans. Also I / We would execute the work under the supervision of a competent person and ensure the quality and safety at the work site.

APPROVED BY :
Smt. Shantabai Mishrikotkar
C.O.A. Registration No. 44700036228
NAC No. 44700036228
47, Surendranagar, Nagpur-461015

DATE : 14.04.2021

DRAWN BY : VAISHALI

CHECKED BY : VAISHALI

SCALE : AS SPECIFIED

ARCHITECT / LICENSED ENGINEER / SUPERVISOR

VAISHALI GAIKWAD

C.O.A. REGISTRATION NO. 44700036228

NAC REGISTRATION NO. 44700036228

47, Surendranagar, Nagpur-461015

AREA DETAILS OF APARTMENT :-

BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY / TERRACE ATTACHED TO APARTMENT	AREA OF POULE / TERRACE ATTACHED TO FLAT
01	GROUND FLOOR	101	68.216 SQ.M	35.106 SQ.M	---
	FIRST FLOOR	102	66.133 SQ.M	35.009 SQ.M	---
	SECOND FLOOR	201	68.216 SQ.M	35.106 SQ.M	---
	THIRD FLOOR	301	68.216 SQ.M	35.106 SQ.M	---
	FOURTH FLOOR	401	68.216 SQ.M	35.106 SQ.M	---
	FIFTH FLOOR	501	68.216 SQ.M	35.106 SQ.M	---
	SIXTH FLOOR	601	68.216 SQ.M	35.106 SQ.M	---
	SEVENTH FLOOR	701	68.216 SQ.M	35.106 SQ.M	---
	TOTAL	702	940.443 SQ.M	490.805 SQ.M	---

PARKING CALCULATION :-

TYPE	CARPET AREA (FSI)	TENEMENT (NOS)	CAR (NOS)	SCOOTER (NOS)
RESID	80 - 150	1	---	---
ENTIAL	40 - 80	2	14	12
	30 - 40	2	---	---
	LESS THAN 30	2	---	---

NOTE : 4 SCOOTER PARKING CONVERTED TO ONE CAR PARKING

AREA STATEMENT :-

BLOCK	CALCULATION	AREA
A	4,905 X 6,771	33,218 SQ.M
B	2,205 X 1,750	3,859 SQ.M
C	2,205 X 2,048	4,517 SQ.M
D	0,745 X 2,048	1,527 SQ.M
TOTAL		23,314 SQ.M

TYPICAL FLOOR P-LINE AREA STATEMENT:

BLOCK	CALCULATION	AREA
A	13,285 X 1,796	23,853 SQ.M
B	2,400 X 1,390	3,340 SQ.M
C	0,117 X 4,186	0,491 SQ.M
D	0,235 X 6,845	1,608 SQ.M
E	0,235 X 6,845	1,608 SQ.M
F	0,140 X 4,186	0,588 SQ.M
G	1,654 X 1,918	3,169 SQ.M
TOTAL		198,096 SQ.M

PROPOSED OPEN BALCONY AREA STATEMENT:

BLOCK	CALCULATION	AREA
B1	2,973 X 1,500	3,859 SQ.M
B2	3,787 X 1,500	5,680 SQ.M
B3	1,165 X 1,393	1,611 SQ.M
B4	4,765 X 1,500	7,147 SQ.M
TOTAL		18,312 SQ.M

PROPOSED ENCLOSED BALCONY AREA STATEMENT:

BLOCK	CALCULATION	AREA
B3	2,160 X 1,265	2,719 SQ.M
B4	3,193 X 1,265	4,041 SQ.M
B5	3,027 X 1,360	4,108 SQ.M
B6	3,904 X 1,500	5,856 SQ.M
TOTAL		16,724 SQ.M

TOTAL PROPOSED BALCONY AREA ATTACHED TO FLAT NO. 101 TO 701 = 18,312 + 16,724 = 35,036 SQ.M

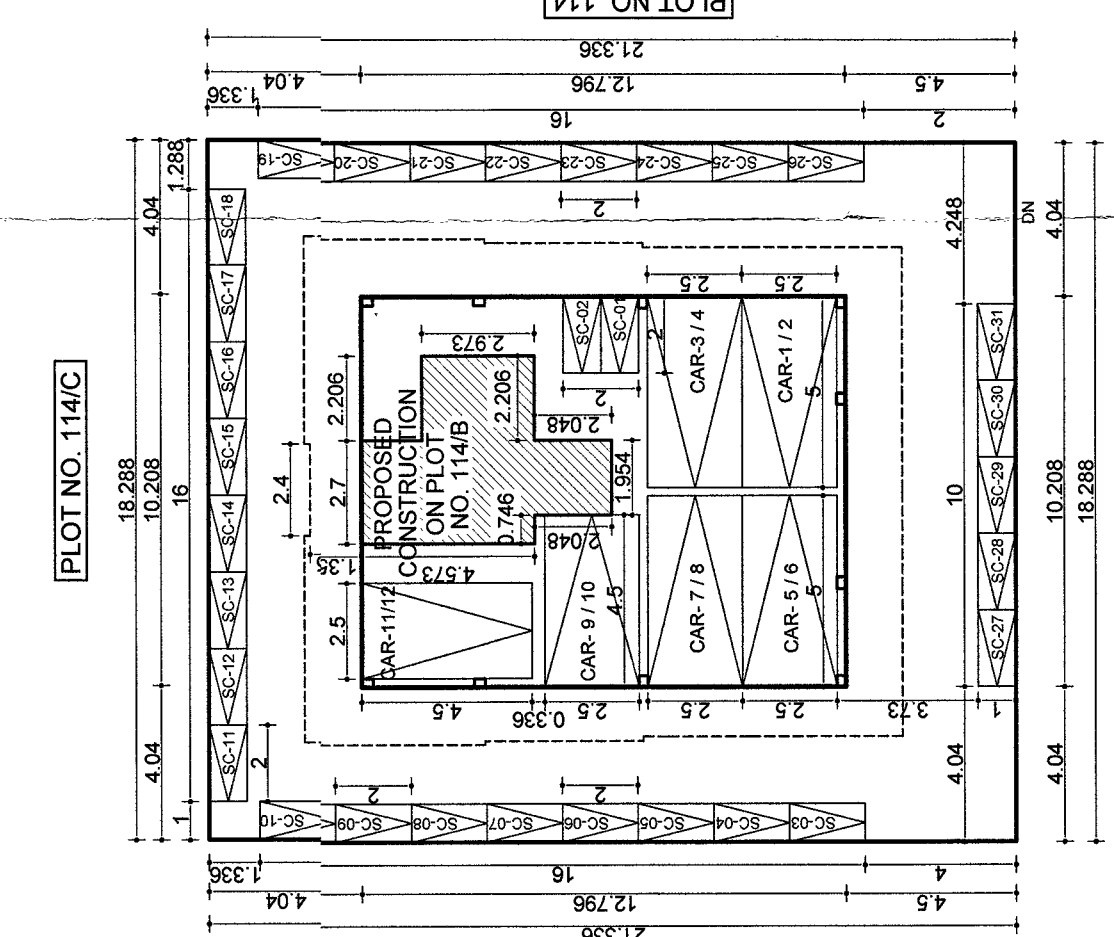
ROOM	CALCULATION	AREA
LOBBY	(6,800 X 3,021) + (3,093 SQ.M)	20,741 SQ.M
DRAWING & DINING	2,400 X 2,005	4,810 SQ.M
KITCHEN	3,847 X 2,000	7,694 SQ.M
BEDROOM	3,847 X 3,060	11,794 SQ.M
TOILET	2,382 X 1,050	2,501 SQ.M
BEDROOM	3,847 X 2,000	7,694 SQ.M
TOILET	2,382 X 1,050	2,501 SQ.M
BEDROOM	3,847 X 2,000	7,694 SQ.M
TOILET	2,382 X 1,050	2,501 SQ.M
TOTAL		86,133 SQ.M

PROPOSED BALCONY AREA STATEMENT:

BLOCK	CALCULATION	AREA
B3	2,160 X 1,265	2,719 SQ.M
B4	3,193 X 1,265	4,041 SQ.M
B5	3,027 X 1,360	4,108 SQ.M
B6	3,904 X 1,500	5,856 SQ.M
TOTAL		16,724 SQ.M

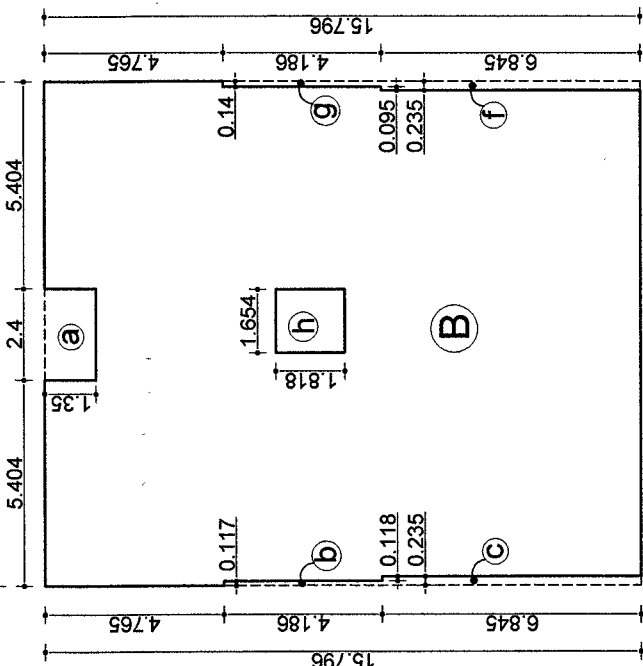
TOTAL PROPOSED BALCONY AREA ATTACHED TO FLAT NO. 101 TO 701 = 18,312 + 16,724 = 35,036 SQ.M

ROOM	CALCULATION	AREA
LOBBY	(6,800 X 3,021) + (3,093 SQ.M)	20,741 SQ.M
DRAWING & DINING	2,400 X 2,005	4,810 SQ.M
KITCHEN	3,847 X 2,000	7,694 SQ.M
BEDROOM	3,847 X 3,060	11,794 SQ.M
TOILET	2,382 X 1,050	2,501 SQ.M
BEDROOM	3,847 X 2,000	7,694 SQ.M
TOILET	2,382 X 1,050	2,501 SQ.M
BEDROOM	3,847 X 2,000	7,694 SQ.M
TOILET	2,382 X 1,050	2,501 SQ.M
TOTAL		86,133 SQ.M



SITE PLAN SCALE 1:200

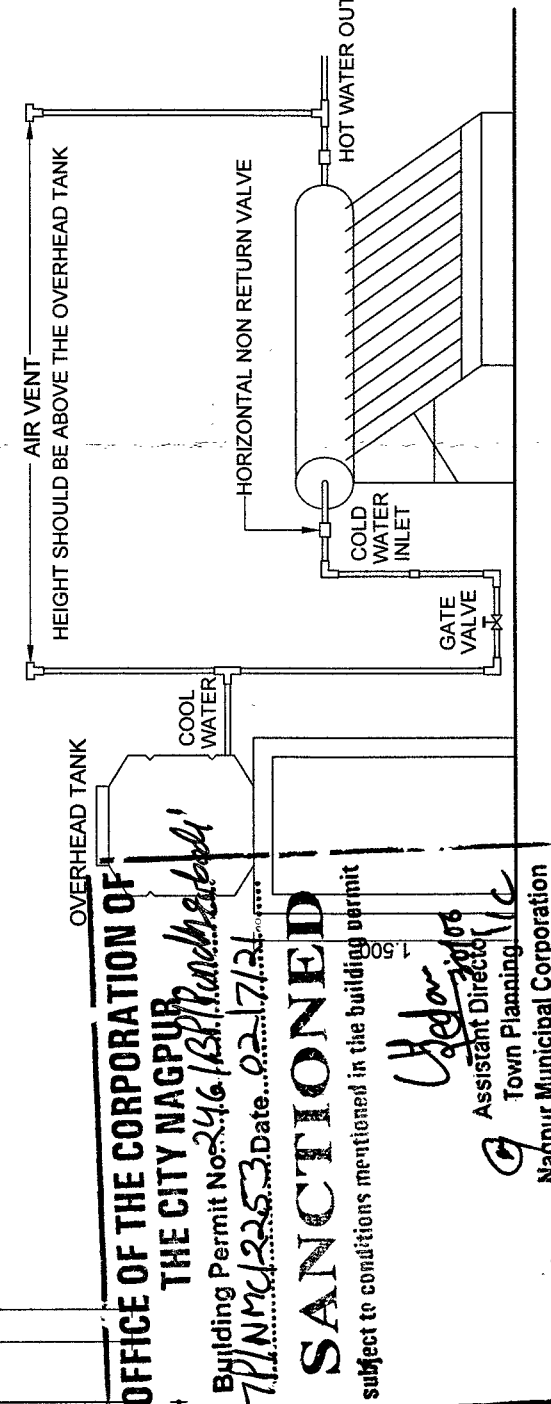
GROUND FLOOR KEY PLAN SCALE 1:200



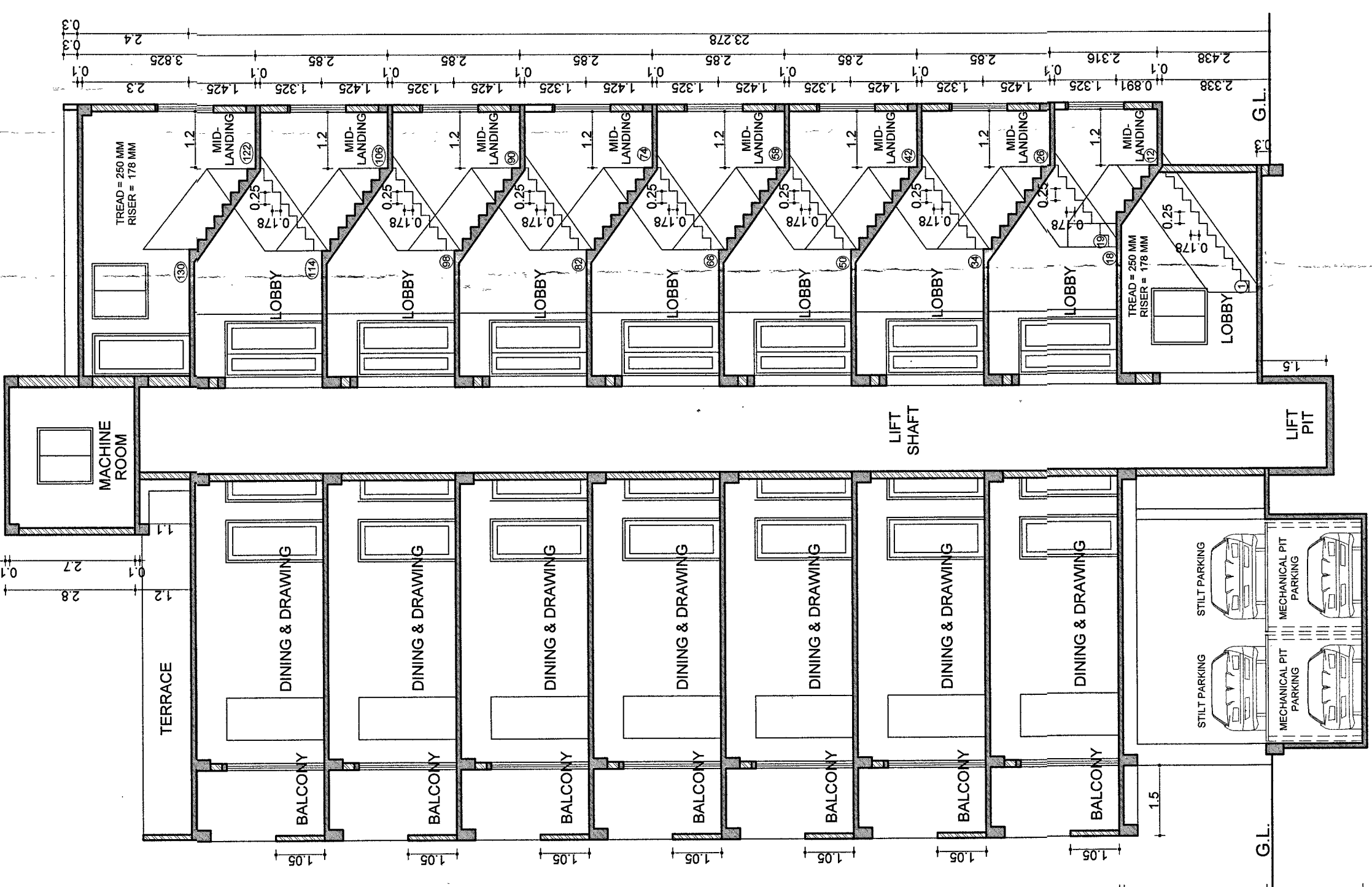
SCHEDULE OF OPENINGS :

TYPE	SIZE	DESCRIPTION
D1	1,20 X 2,10	TEAK WOOD DOOR
D2	0,80 X 2,10	FLUSH DOOR
D3	0,75 X 2,10	FLUSH DOOR
W1	1,20 X 1,20	AL SLIDING WINDOW
W2	1,20 X 1,20	AL SLIDING WINDOW
W3	1,00 X 0,80	AL SLIDING WINDOW
W4	2,00 X 1,50	AL SLIDING WINDOW
W5	1,50 X 1,20	AL SLIDING WINDOW
W6	1,50 X 1,20	AL SLIDING WINDOW
V1	0,60 X 0,60	AL LOUVERED VENTILATOR

ROOM	CALCULATION	AREA
LOBBY	(1,200 X 1,380) + (1,200 X 1,380) + (1,200 X 1,380)	5,007 SQ.M
DRAWING & DINING	2,400 X 2,005	4,810 SQ.M
KITCHEN	3,847 X 2,000	7,694 SQ.M
BEDROOM	3,847 X 3,060	11,794 SQ.M
TOILET	2,382 X 1,050	2,501 SQ.M
BEDROOM	3,847 X 2,000	7,694 SQ.M
TOILET	2,382 X 1,050	2,501 SQ.M
BEDROOM	3,847 X 2,000	7,694 SQ.M
TOILET	2,382 X 1,050	2,501 SQ.M
TOTAL		86,133 SQ.M

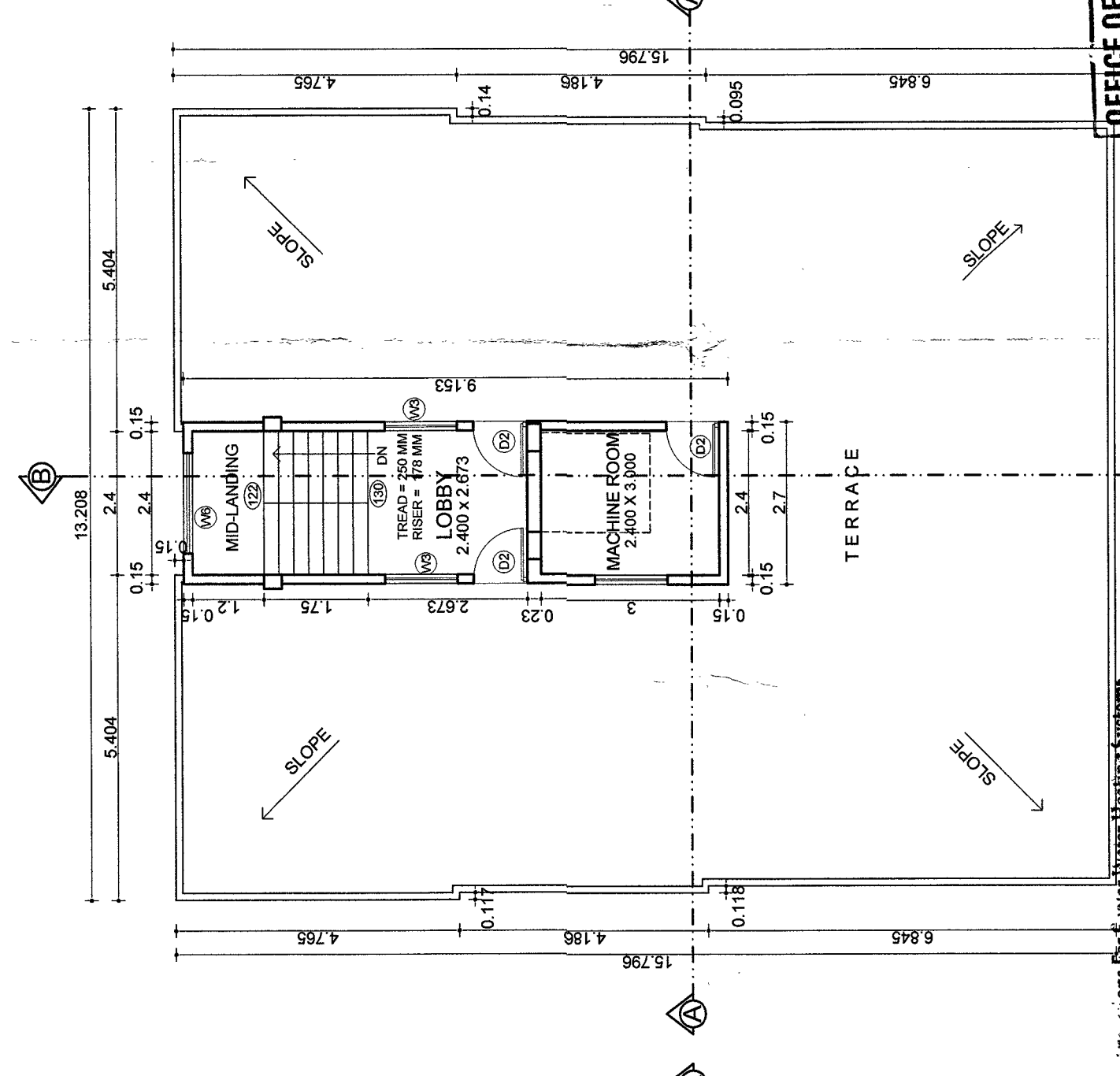


SOLAR WATER HEATING SYSTEM



SECTION AT 'A-A' SCALE 1:100

SECTION AT 'B-B' SCALE 1:100



OFFICE OF THE CORPORATION OF THE CITY NAGPUR
Building Permit No. 114/B, 115/B, 116/B, 117/B, 118/B, 119/B, 120/B, 121/B, 122/B, 123/B, 124/B, 125/B, 126/B, 127/B, 128/B, 129/B, 130/B, 131/B, 132/B, 133/B, 134/B, 135/B, 136/B, 137/B, 138/B, 139/B, 140/B, 141/B, 142/B, 143/B, 144/B, 145/B, 146/B, 147/B, 148/B, 149/B, 150/B, 151/B, 152/B, 153/B, 154/B, 155/B, 156/B, 157/B, 158/B, 159/B, 160/B, 161/B, 162/B, 163/B, 164/B, 165/B, 166/B, 167/B, 168/B, 169/B, 170/B, 171/B, 172/B, 173/B, 174/B, 175/B, 176/B, 177/B, 178/B, 179/B, 180/B, 181/B, 182/B, 183/B, 184/B, 185/B, 186/B, 187/B, 188/B, 189/B, 190/B, 191/B, 192/B, 193/B, 194/B, 195/B, 196/B, 197/B, 198/B, 199/B, 200/B, 201/B, 202/B, 203/B, 204/B, 205/B, 206/B, 207/B, 208/B, 209/B, 210/B, 211/B, 212/B, 213/B, 214/B, 215/B, 216/B, 217/B, 218/B, 219/B, 220/B, 221/B, 222/B, 223/B, 224/B, 225/B, 226/B, 227/B, 228/B, 229/B, 230/B, 231/B, 232/B, 233/B, 234/B, 235/B, 236/B, 237/B, 238/B, 239/B, 240/B, 241/B, 242/B, 243/B, 244/B, 245/B, 246/B, 247/B, 248/B, 249/B, 250/B, 251/B, 252/B, 253/B, 254/B, 255/B, 256/B, 257/B, 258/B, 259/B, 260/B, 261/B, 262/B, 263/B, 264/B, 265/B, 266/B, 267/B, 268/B, 269/B, 270/B, 271/B, 272/B, 273/B, 274/B, 275/B, 276/B, 277/B, 278/B, 279/B, 280/B, 281/B, 282/B, 283/B, 284/B, 285/B, 286/B, 287/B, 288/B, 289/B, 290/B, 291/B, 292/B, 293/B, 294/B, 295/B, 296/B, 297/B, 298/B, 299/B, 300/B, 301/B, 302/B, 303/B, 304/B, 305/B, 306/B, 307/B, 308/B, 309/B, 310/B, 311/B, 312/B, 313/B, 314/B, 315/B, 316/B, 317/B, 318/B, 319/B, 320/B, 321/B, 322/B, 323/B, 324/B, 325/B, 326/B, 327/B, 328/B, 329/B, 330/B, 331/B, 332/B, 333/B, 334/B, 335/B, 336/B, 337/B, 338/B, 339/B, 340/B, 341/B, 342/B, 343/B, 344/B, 345/B, 346/B, 347/B, 348/B, 349/B, 350/B, 351/B, 352/B, 353/B, 354/B, 355/B, 356/B, 357/B, 358/B, 359/B, 360/B, 361/B, 362/B, 363/B, 364/B, 365/B, 366/B, 367/B, 368/B, 369/B, 370/B, 371/B, 372/B, 373/B, 374/B, 375/B, 376/B, 377/B, 378/B, 379/B, 380/B, 381/B, 382/B, 383/B, 384/B, 385/B, 386/B, 387/B, 388/B, 389/B, 390/B, 391/B, 392/B, 393/B, 394/B, 395/B, 396/B, 397/B, 398/B, 399/B, 400/B, 401/B, 402/B, 403/B, 404/B, 405/B, 406/B, 407/B, 408/B, 409/B, 410/B, 411/B, 412/B, 413/B, 414/B, 415/B, 416/B, 417/B, 418/B, 419/B, 420/B, 421/B, 422/B, 423/B, 424/B, 425/B, 426/B, 427/B, 428/B, 429/B, 430/B, 431/B, 432/B, 433/B, 434/B, 435/B, 436/B, 437/B, 438/B, 439/B, 440/B, 441/B, 442/B, 443/B, 444/B, 445/B, 446/B, 447/B, 448/B, 449/B, 450/B, 451/B, 452/B, 453/B, 454/B, 455/B, 456/B, 457/B, 458/B, 459/B, 460/B, 461/B, 462/B, 463/B, 464/B, 465/B, 466/B, 467/B, 468/B, 469/B, 470/B, 471/B, 472/B, 473/B, 474/B, 475/B, 476/B, 477/B, 478/B, 479/B, 480/B, 481/B, 482/B, 483/B, 484/B, 485/B, 486/B, 487/B, 488/B, 489/B, 490/B, 491/B, 492/B, 493/B, 494/B, 495/B, 496/B, 497/B, 498/B, 499/B, 500/B, 501/B, 502/B, 503/B, 504/B, 505/B, 506/B, 507/B, 508/B, 509/B, 510/B, 511/B, 512/B, 513/B, 514/B, 515/B, 516/B, 517/B, 518/B, 519/B, 520/B, 521/B, 522/B, 523/B, 524/B, 525/B, 526/B, 527/B, 528/B, 529/B, 530/B, 531/B, 532/B, 533/B, 534/B, 535/B, 536/B, 537/B, 538/B, 539/B, 540/B, 541/B, 542/B, 543/B, 544/B, 545/B, 546/B, 547/B, 548/B, 549/B, 550/B, 551/B, 552/B, 553/B, 554/B, 555/B, 556/B, 557/B, 558/B, 559/B, 560/B, 561/B, 562/B, 563/B, 564/B, 565/B, 566/B, 567/B, 568/B, 569/B, 570/B, 571/B, 572/B, 573/B, 574/B, 575/B, 576/B, 577/B, 578/B, 579/B, 580/B, 581/B, 582/B, 583/B, 584/B, 585/B, 586/B, 587/B, 588/B, 589/B, 590/B, 591/B, 592/B, 593/B, 594/B, 595/B, 596/B, 597/B, 598/B, 599/B, 600/B, 601/B, 602/B, 603/B, 604/B, 605/B, 606/B, 607/B, 608/B, 609/B, 610/B, 611/B, 612/B, 613/B, 614/B, 615/B, 616/B, 617/B, 618/B, 619/B, 620/B, 621/B, 622/B, 623/B, 624/B, 625/B, 626/B, 627/B, 628/B, 629/B, 630/B, 631/B, 632/B, 633/B, 634/B, 635/B, 636/B, 637/B, 638/B, 639/B, 640/B, 641/B, 642/B, 643/B, 644/B, 645/B, 646/B, 647/B, 648/B, 649/B, 650/B, 651/B, 652/B, 653/B, 654/B, 655/B, 656/B, 657/B, 658/B, 659/B, 660/B, 661/B, 662/B, 663/B, 664/B, 665/B, 666/B, 667/B, 668/B, 669/B, 670/B, 671/B, 672/B, 673/B, 674/B, 675/B, 676/B, 677/B, 678/B, 679/B, 680/B, 681/B, 682/B, 683/B, 684/B, 685/B, 686/B, 687/B, 688/B, 689/B, 690/B, 691/B, 692/B, 693/B, 694/B, 695/B, 696/B, 697/B, 698/B, 699/B, 700/B, 701/B, 702/B, 703/B, 704/B, 705/B, 706/B, 707/B, 708/B, 709/B, 710/B, 711/B, 712/B, 713/B, 714/B, 715/B, 716/B, 717/B, 718/B, 719/B, 720/B, 721/B, 722/B, 723/B, 724/B, 725/B, 726/B, 727/B, 728/B, 729/B, 730/B, 731/B, 732/B, 733/B, 734/B, 735/B, 736/B, 737/B, 738/B, 739/B, 740/B, 741/B, 742/B, 743/B, 744/B, 745/B, 746/B, 747/B, 748/B, 749/B, 750/B, 751/B, 752/B, 753/B, 754/B, 755/B, 756/B, 757/B, 758/B, 759/B, 760/B, 761/B, 762/B, 763/B, 764/B, 765/B, 766/B, 767/B, 768/B, 769/B, 770/B, 771/B, 772/B, 773/B, 774/B, 775/B, 776/B, 777/B, 778/B, 779/B, 780/B, 781/B, 782/B, 783/B, 784/B, 785/B, 786/B, 787/B, 788/B, 789/B, 790/B, 791/B, 792/B, 793/B, 794/B, 795/B, 796/B, 797/B, 798/B, 799/B, 800/B, 801/B, 802/B, 803/B, 804/B, 805/B, 806/B, 807/B, 808/B, 809/B, 810/B, 811/B, 812/B, 813/B, 814/B, 815/B, 816/B, 817/B, 818/B, 819/B, 820/B, 821/B, 822/B, 823/B, 824/B, 825/B, 826/B, 827/B, 828/B, 829/B, 830/B, 831/B, 832/B, 833/B, 834/B, 835/B, 836/B, 837/B, 838/B, 839/B, 840/B, 841/B, 842/B, 843/B, 844/B, 845/B, 846/B, 847/B, 848/B, 849/B, 850/B, 851/B, 852/B, 853/B, 854/B, 855/B, 856/B, 857/B, 858/B, 859/B, 860/B, 861/B, 862/B, 863/B, 864/B, 865/B, 866/B, 867/B, 868/B, 869/B, 870/B, 871/B, 872/B, 873/B, 874/B, 875/B, 876/B, 877/B, 878/B, 879/B, 880/B, 881/B, 882/B, 883/B, 884/B, 885/B, 886/B, 887/B, 888/B, 889/B, 890/B, 891/B, 892/B, 893/B, 894/B, 895/B, 896/B, 897/B, 898/B, 899/B, 90