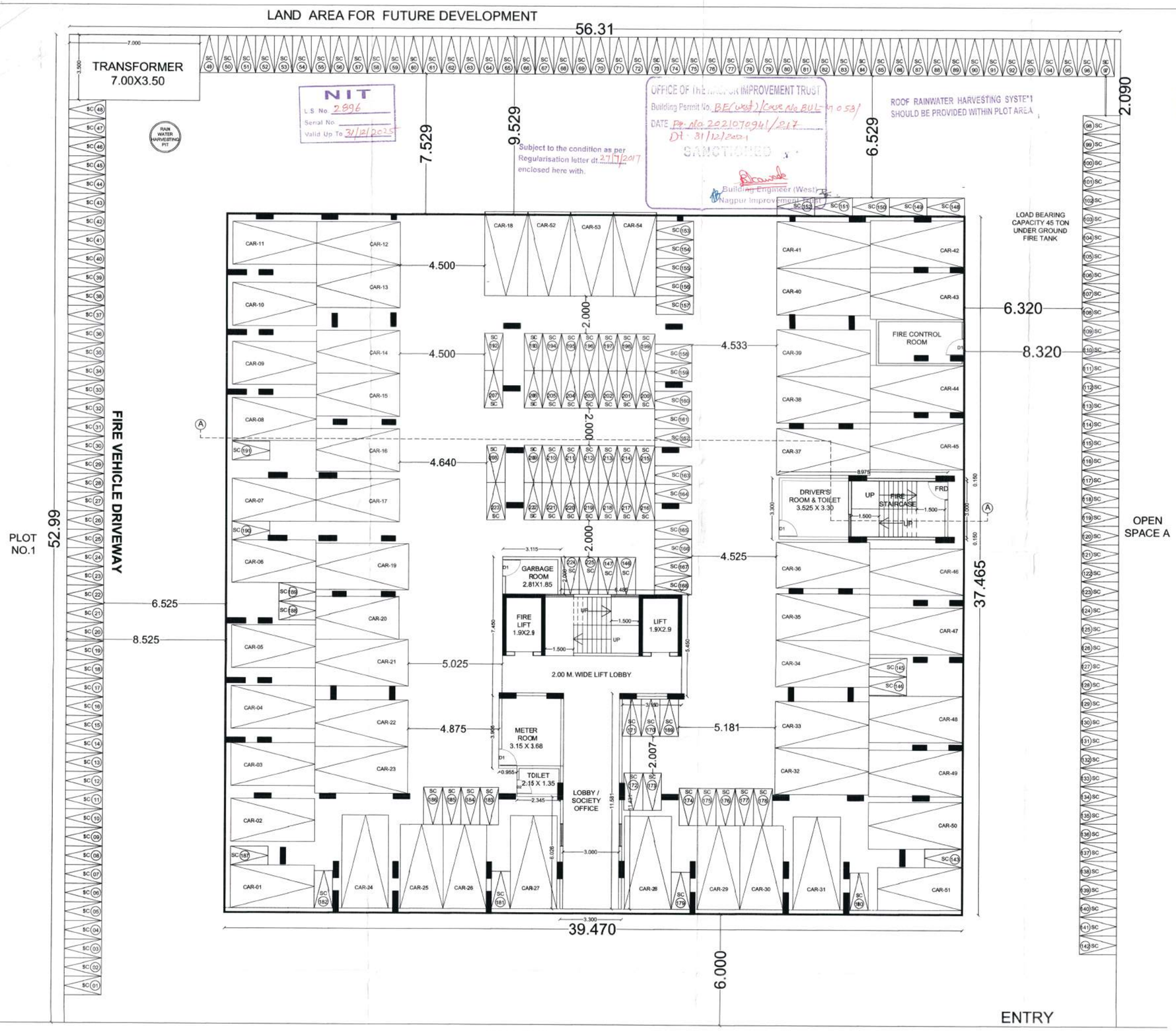
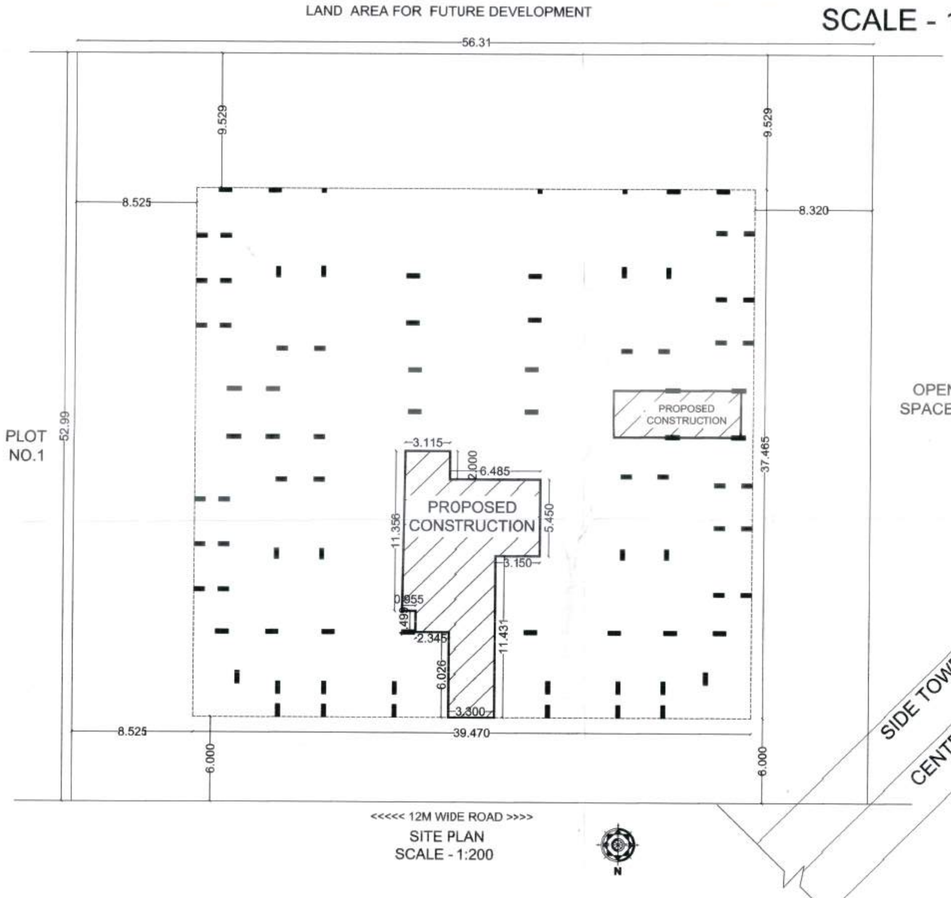
# PROPOSED MULTI FAMILY RESIDENTIAL DEWELLING UNIT ON PLOT NO. 2 , KH. NO : 22/1-2-3/3, MOUZA BORGAON TH. DIST. NAGPUR BELONGING TO M/S RACHANA DEVLOPERS THROUGH ITS PARTNER SHRI SHISHIR DIOTE

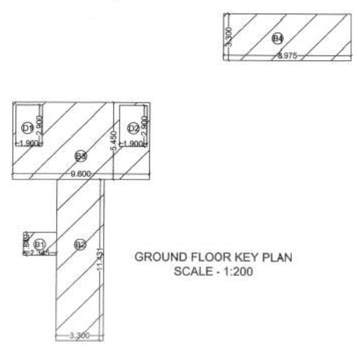



12.00 M. WIDE APPROACH ROAD

## GROUND FLOOR / SITE PLAN
SCALE - 1:100




SITE PLAN
SCALE - 1:200



GROUND FLOOR KEY PLAN
SCALE - 1:200

| AREA SATEMENT | | | |
|---|---|---|---|
| SR. NO. | DESCRIPTION | AREA | UNIT |
| 1 | PLOT AREA AS PER R.L 1/2 (38.59+38.59) X 77.33 | 2984.160 | SQ.M. |
| 2 | BASE F.S.I. (1.25) | 3730.200 | SQ.M. |
| 3 | PREMIUM F.S.I. (0.35) | 1044.456 | SQ.M. |
| 4 | T.D.R. (0.65) | 1939.704 | SQ.M. |
| 5 | TOTAL | 6714.360 | SQ.M. |
| 6 | ANCILLARY F.S.I. 60% | 4028.616 | SQ.M. |
| 7 | **TOTAL PERMISSIBLE F.S.I.** | **10742.976** | SQ.M. |
| 8 | **PROPOSED BUILT-UP AREA** | **10741.899** | SQ.M. |
| 9 | BALANCE F.S.I. | 1.077 | SQ.M. |

| TOTAL BUILT-UP AREA STATEMENT | | | |
|---|---|---|---|
| SR.NO. | FLOOR | AREA | UNIT |
| 1 | GROUND FLOOR | 112.507 | SQ.M. |
| 2 | FIRST FLOOR | 931.546 | SQ.M. |
| 3 | SECOND FLOOR | 931.546 | SQ.M. |
| 4 | THIRD FLOOR | 931.546 | SQ.M. |
| 5 | FOURTH FLOOR | 931.546 | SQ.M. |
| 6 | FIFTH FLOOR | 931.546 | SQ.M. |
| 7 | SIXTH FLOOR | 931.546 | SQ.M. |
| 8 | SEVENTH FLOOR | 931.546 | SQ.M. |
| 9 | EIGHT FLOOR | 931.546 | SQ.M. |
| 10 | NINTH FLOOR | 931.546 | SQ.M. |
| 11 | TENTH FLOOR | 931.546 | SQ.M. |
| 12 | ELEVENTH FLOOR | 931.546 | SQ.M. |
| 13 | TWELVETH FLOOR | 382.384 | SQ.M. |
| **TOTAL BUILT-UP AREA** | | **10741.899** | **SQ.M.** |

**BUILT-UP AREA STATEMENT: GROUND FLOOR**

| SR.NO. | CALCULATION | | | | | | | | | UNIT |
|---|---|---|---|---|---|---|---|---|---|---|
| B1 | 2.345 | X | 1.649 | X | | | | 1 | 3.867 | SQ.M. |
| B2 | 3.300 | X | 11.431 | X | | | | 1 | 37.722 | SQ.M. |
| B3 | 9.600 | X | 5.450 | X | | | | 1 | 52.320 | SQ.M. |
| B4 | 8.975 | X | 3.300 | X | | | | 1 | 29.618 | SQ.M. |
| | | | | | | | | | | |
| | | | | TOTAL | | | | | 123.527 | SQ.M. |
| DEDUCTION | | | | | | | | | | |
| D1 | 1.900 | X | 2.900 | X | | | | 1 | 5.510 | SQ.M. |
| D2 | 1.900 | X | 2.900 | X | | | | 1 | 5.510 | SQ.M. |
| | | | | TOTAL DEDUCTION | | | | | 11.020 | SQ.M. |
| TOTAL BUILT-UP AREA | | | | | 123.527 | - | 11.020 | | 112.507 | SQ.M. |

| AREA DETAILS OF APARTMENT | | | | | |
|---|---|---|---|---|---|
| BUILDING NO.1 | FLOOR NO. | APARTMENT NO. | CARPET AREA OF APARTMENT SQ.M. | AREA OF BALCONY ATTCHED TO APARTMENT SQ.M. | AREA OF DOUBLE HEIGHT TERRACES ATTCHED TO FLAT |
| 1 | 2 | 3 | 4 | 5 | 6 |
| 1 | 1ST TO 11TH FLOOR | 101,108,201,208,301,308,401, 408,501,508,601,608,701, 708,801,808,901,908,1001, 1008,1101,1108 | 73.070 | 23.386 | 0 |
| 2 | 1ST TO 11TH FLOOR | 102,202,302,402,502,602, 702,802,902,1002,1102 | 63.885 | 13.022 | 0 |
| 3 | 1ST TO 11TH FLOOR | 103,203,303,403,503,603, 703,803,903,1003,1103 | 63.603 | 13.022 | 0 |
| 4 | 1ST TO 11TH FLOOR | 104,105,204,205,304,305, 404,405,504,505,604,605, 704,705, 804,805,904,905, 1004,1005,1104,1105 | 78.787 | 24.842 | 0 |
| 5 | 1ST TO 12TH FLOOR | 106,107,206,207,306,307, 406,407,506,507,606,607, 706,707,806,807,906,907, 1006,1007,1106,1107 | 83.693 | 26.154 | 0 |
| 6 | 12TH FLOOR | 1201 | 63.885 | 4.252 | 0 |
| 7 | 12th FLOOR | 1202 | 63.603 | 4.252 | |
| 8 | 12TH FLOOR | 1203 | 78.787 | 12.612 | 0 |

| SCHEDULE OF DOOR WINNDOW | | | |
|---|---|---|---|
| SR.NO. | DISCRIPTION | LENGTH | HEIGHT |
| 1 | D | 1.050 | 2.250 |
| 2 | D1 | 0.900 | 2.250 |
| 3 | D2 | 0.750 | 2.250 |
| 4 | FD | 1.500 | 2.250 |
| 5 | W | 1.500 | 1.350 |
| 6 | W1 | 1.000 | 1.350 |
| 7 | W2 | 1.315 | 1.350 |
| 8 | W3 | 1.100 | 1.350 |
| 8 | V | 0.600 | 0.750 |

| SR.NO | DISCRIPTION | REQUIRED PARKING BY RULE | | |
|---|---|---|---|---|
| | MULTI-FAMILY RESIDENTIAL | CAR | SCOOTER | VISITOR PARKING |
| A | For every tenement having carpet area equal to or above 80 sq.m. but less than 150 sq.m. | 1 | 3 | IN ADD. 5% VISITOR PARKING |
| B | For every two tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.m. | 1 | 5 | IN ADD. 5% VISITOR PARKING |
| | | REQUIRED PARKING AS PER BUILDING | | |
| | | CAR | SCOOTER | |
| 1 | 22 tenement having carpet above 80 sq.m. but less than 150 sq.m. (22 UNITS) | 22 | 66 | |
| 2 | 69 tenements with each tenement having carpet area equal to or above 40 sq.m. but less than 80 sq.m.m.69/2= 34.5 NOS) | 35 | 173 | |
| 3 | IN ADD. 5% VISITOR PARKING | 3 | 12 | |
| 4 | **TOTAL REQUIRED PARKING** | **59** | **250** | |
| 5 | **Mulipiying Factor Nagpur Corporation Area =0.90 (CAR = 0.9x59= 53), (SC=0.9x250 = 224.0) As per Rule No.8.2.2- Table No.8c** | **53** | **225** | |
| 6 | **PROVIDED PARKING** | **53** | **225** | |



D.P MAP

## INDEX

1) PLOT BOUNDARY SHOWN IN
2) PROPOSED CONSTRUCTION SHOWN IN
3) EXISTING CONSTRUCTION SHOWN IN

OWNER'S SIGN

**M/S RACHANA DEVLOPERS THROUGH ITS PARTNER SHRI SHISHIR DIOTE**

ENGINEER'S SIGN:

ARCHITECT'S SIGN:

RAUNAK S. DIOTE
ARCHITECT
L. No. RNG / R-748
NIT-2896 / COA

| | | |
|---|---|---|
| 1:100,1:200 | 24/09/21 | DWN BY - SURAJ |
| SCALE | DATE | CHECKED BY - PRIYA |
| 01/04 | | |
| DRG. NO. | JOB. NO. | |