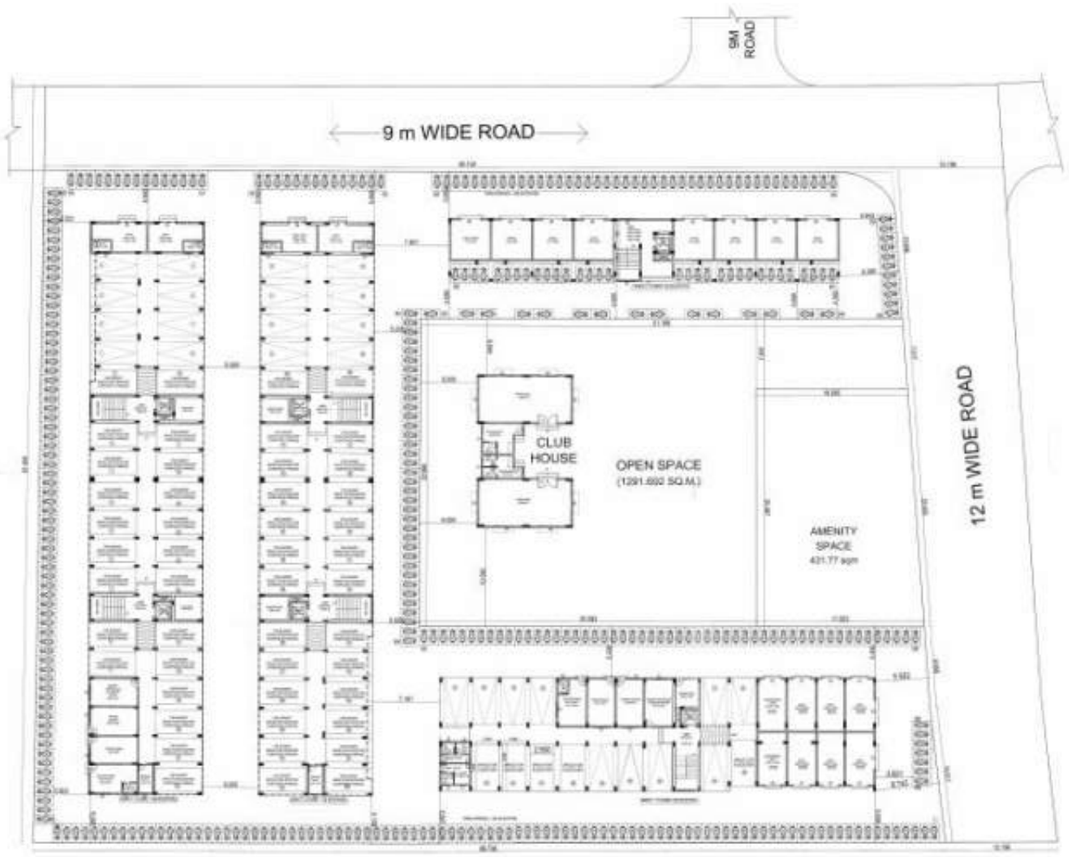


NIT

PLAN FOR PROPOSED GROUP HOUSING FOR M/S SNS DWELLERS PVT LTD. COMM. SHOPPING ON LAND BEARING KH. NO. 16/1, C.S.NO. 280, WARD NO.-69, MOUZA-DABHA, TAH. & DIST. NAGPUR.

BELONGING TO
M/S SANDEEP DWELLERS PVT LTD.

7) FSI CALCULATION AS PER PROFORMA 1 OF UDCPR 2020:- BUILT UP AREA CALCULATION

		PERMISSIBLE		PROPOSED
a) NET PLOT ARE FOR FSI CALCULATION		8168.230		8168.230
b1) RESIDENTIAL P-LINE BUILT UP AREA:-				16051.260
b2) COMMERCIAL P-LINE BUILT UP AREA:-				385.950
b) P-LINE BUILT UP AREA b1 + b2):-				16437.260
c1) RESIDENTIAL DIVIDING FACTOR TO ARRIVE (P-LINE /1.00)				10032.059
c2) COMMERICAL DIVIDING FACTOR TO ARRIVE (P-LINE /1.80)				214.439
c) DIVIDING FACTOR TO ARRIVE = c1 + c2				10246.498
d) PERMISSIBLE ANCILLARY FSI ON PREMIUM - (b-c)		8190.787		8190.787
e) PERMISSIBLE BASIC FSI / BUILT UP AREA	1.25 /	10210.288	1.250	10210.288
f) PERMISSIBLE ADDITIONAL FSI ON PREMIUM	0.50 /	4084.115	0.004	36.210
g) PERMISSIBLE TDR FOR ROAD WIDENING	N.A.			
h) PERMISSIBLE TDR	N.A.			
i) TOTAL ENTITLEMENT OF FSI - (d+e+f+g+h)-		20485.190		16437.260

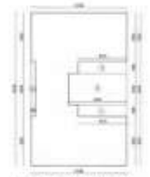
OFFICE OF THE NAGPUR IMPROVEMENT TRUST
SANCTIONED

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

PLAN FOR PROPOSED STRUCTURE PERMITTED IN OPEN SPACE AS PER CLAUSE NO. 3.4.7 OF UDCPR 2020



GROUND FLOOR PLAN (IN OPEN SPACE)
(SCALE 1:100)



BLOCK DIAGRAM FOR
GROUND FLOOR PLAN CLUB HOUSE (1:200)

AREA CALCULATION
GROUND FLOOR OF CLUB HOUSE & SPORTS HALL

TYPE	LENGTH	X	WIDTH	X	NOS	=	AREA	UNIT
CLUB HOUSE	16.700	X	10.120	X	1	=	169.000	SQM
DEDUCTION								
1	1.200	X	5.140	X	1	=	6.210	SQM
2	3.210	X	6.190	X	1	=	20.404	SQM
3	1.200	X	5.140	X	1	=	6.210	SQM
4	0.670	X	3.430	X	1	=	2.342	SQM
TOTAL DEDUCTIONS						=	35.255	SQM
TOTAL AREA ON GROUND FLOOR OF CLUB HOUSE & SPORTS HALL							133.971	SQM



GOOGLE MAP
NOT TO SCALE



DP PLAN
NOT TO SCALE

FLOOR	PROPOSED PLINE AREA											EXISTING BUILDING		
	COMMERCIAL					RESIDENTIAL						COMM.	RESI.	MISC.
	WING1	WING2	WING3	WING4	TOTAL COMM.	WING1	WING2	WING3	WING4	TOTAL RESI.	TOTAL P-LINE AREA			
GROUND	160.860	190.828	41.019	41.019	385.95	110.865	38.875	10.306	183.309	343.755	731.705	0	0	0
FIRST	0.00	0.00	0.00	0.00	0.000	109.810	278.610	713.808	713.808	2343.846	2343.846	0	0	0
SECOND	0.00	0.00	0.00	0.00	0.000	109.810	278.610	713.808	713.808	2343.846	2343.846	0	0	0
THIRD	0.00	0.00	0.00	0.00	0.000	109.810	278.610	713.808	713.808	2343.846	2343.846	0	0	0
FOURTH	0.00	0.00	0.00	0.00	0.000	109.810	278.610	713.808	713.808	2343.846	2343.846	0	0	0
FIFTH	0.00	0.00	0.00	0.00	0.000	109.810	278.610	713.808	713.808	2343.846	2343.846	0	0	0
SIXTH	0.00	0.00	0.00	0.00	0.000	109.810	278.610	713.808	713.808	2343.846	2343.846	0	0	0
SEVENTH	0.00	0.00	0.00	0.00	0.000	109.810	278.610	713.808	713.808	2343.846	2343.846	0	0	0
TOTAL	160.860	190.828	41.019	41.019	385.950	880.811	1673.201	4991.232	5137.251	16697.206	16697.206	00	00	00

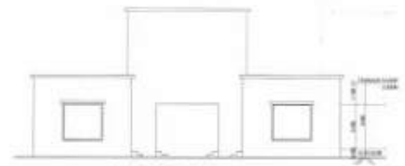
PARKING STATEMENT						
PARKING	NO. OF UNITS	PARKING REQUIRED		PARKING PROVIDED		
		Car	Scooter	Car	Composite parking	Scooter
RESIDENTIAL						
WING 1						
2 TEN. HAVING CARPET AREA UP TO 30 SQ.M.		00	04			
PROPOSED TENEMENTS OF AREA UPTO 40 SQ.M.	77	9.00	154.00			
2 TEN. HAVING CARPET AREA BETWEEN 30 TO 40 SQ.M.		01	02			
PROPOSED TENEMENTS OF AREA BETWEEN 30 SQ.M. TO 45 SQ.M.	14	7.00	14.00			
WING 3						
2 TEN. HAVING CARPET AREA UP TO 30 SQ.M.		00	04			
PROPOSED TENEMENTS OF AREA UPTO 30 SQ.M.	08	0.00	112.00			
WING 2						
2 TEN. HAVING CARPET AREA UP TO 30 SQ.M.		00	04			
PROPOSED TENEMENTS OF AREA UPTO 30 SQ.M.	108	0.00	216.00			
2 TEN. HAVING CARPET AREA BETWEEN 30 TO 40 SQ.M.		01	02			
PROPOSED TENEMENTS OF AREA BETWEEN 30 SQ.M. TO 45 SQ.M.	14	7.00	14.00			
WING 4						
2 TEN. HAVING CARPET AREA UP TO 30 SQ.M.		00	04			
PROPOSED TENEMENTS OF AREA UPTO 30 SQ.M.	108	0.00	216.00			
2 TEN. HAVING CARPET AREA BETWEEN 30 TO 40 SQ.M.		01	02			
PROPOSED TENEMENTS OF AREA BETWEEN 30 SQ.M. TO 45 SQ.M.	14	7.00	14.00			
TOTAL 4B PER TENEMENTS (Wing 1 + Wing 2 + Wing 3 + Wing 4) Residential	368	31.00	728			
5(2) VISITOR PARKING 5%		1.550	36.40			
TOTAL RESIDENTIAL PARKING		32.550	764.400			
MERCANTILE (All Wings)						
FOR EVERY 100 SQM CARPET AREA OR FRACTION THEREOF		2	4			
PROPOSED CARPET AREA OF CONVENIENCE SHOPPING	201.243	8.805	16.875			
TOTAL PARKING REQUIRED	0	25	764			
TOTAL PARKING AFTER MULTIPLYING FACTOR OF 0.6	0	25	738			
PROVIDED PARKING AS PER COMPOSITE PARKING -53 CARS (NORM) METHOD OF (1/6 SCOOTERS/ 36 CARS = 53 COMPOSITE CARS) = 79 CARS (s) 368 SCOOTERS & (14 SCOOTER WHOSE 45 CAR TDR)				26	53	388



SCHEDULE OF OPENINGS		
TYPE	SIZE	
D	2.00 X 2.40	FLUSH DOOR
D1	0.80 X 2.10	FLUSH DOOR
D2	0.75 X 2.10	FLUSH DOOR
W3	2.10 X 1.80	ALUMINIUM WINDOW
W4	1.80 X 1.80	ALUMINIUM WINDOW
V1	1.82X0.40	ALUMINIUM VENTILATOR



SECTION AT AA (SCALE 1:100)



FRONT ELEVATION (SCALE 1:100)



LOCATION MAP
NOT TO SCALE

SITE PLAN/CLUB HOUSE

OWNER

ARCHITECT
AR. RAHUL AGARWALA

SHEET NO.- 1 OF 5

NIT

PLAN FOR PROPOSED GROUP HOUSING FOR 10676 EWS 1 I/C & CONV. SHOPPING ON LAND BEARING KH. NO. 19/1, C & NO. 286, R.S.R.P.NO. 48, MOUZA-DAMNA, TAH. & DIST. NAGPUR.

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No.
DATE
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA

SECTION AT 2 - 2'

SOUTH SIDE ELEVATION

BLOCK PLAN FOR TYPICAL CARPET AREA 15MB UNIT AS PER RERA ACT (79% C)

BLOCK PLAN FOR TYPICAL CARPET AREA 35SM UNIT AS PER RERA ACT

BLOCK PLAN FOR TYPICAL CARPET AREA 15MB UNIT AS PER RERA ACT (79% C)

WING 1 GROUND FLOOR F-LINE AREA RESIDENTIAL

WING 1 GROUND FLOOR F-LINE AREA COMMERCIAL

SECTION- 1-1'

BLOCK DIAGRAM FOR GROUND FLOOR PLAN (SCALE 1:100)

BLOCK DIAGRAM FOR TYPICAL 1st TO 7th FLOOR PLAN (SCALE 1:100)

WING 1 TYPICAL 1ST TO 7TH FLOOR F-LINE AREA

WING 1 GROUND FLOOR PLAN (SCALE 1:100)

WING 1 TYPICAL 1st TO 7th FLOOR PLAN (SCALE 1:100)

CARPET AREA DETAILS

WING 1 PLANS, SECTIONS ELEVATION

SCALE 1:100,1:200
DRAWN BY
CHECKED BY
APPROVED BY
DATE

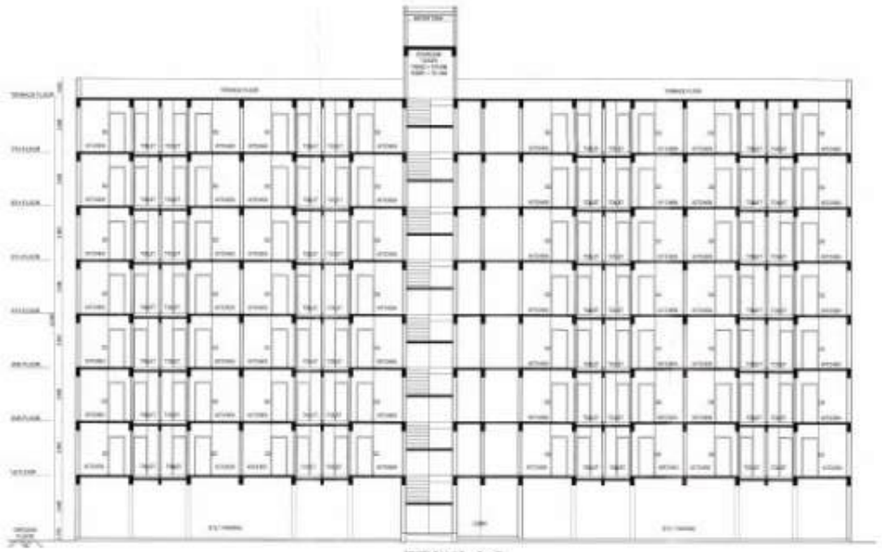
OWNER

ARCHITECT
ARUNKUL KHARKAR

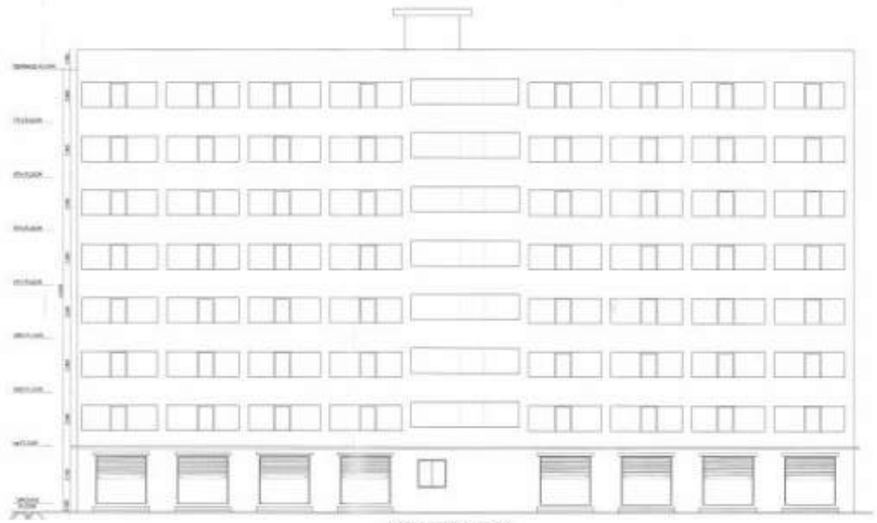
SHEET NO - 2 OF 3

NIT

PLAN FOR PROPOSED GROUP HOUSING FOR 100% EWS / LIG & CONV. SHOPPING ON LAND BEARING KH. NO. 19/1, C.S.NO. 200, WARD NO.-88, MOUZA DIGHA, TAH. & DIST. NAGPUR.



SECTION AT 2 - 2'

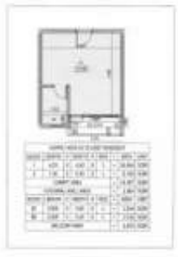


NORTH SIDE ELEVATION

SANCTIONED

CARPET AREA DETAILS





BLOCK DIAGRAM FOR GROUND FLOOR PLAN (SCALE 1:200)

WING 2 GROUND FLOOR P-UNE AREA



WING 2 GROUND FLOOR PLAN (SCALE 1:100)

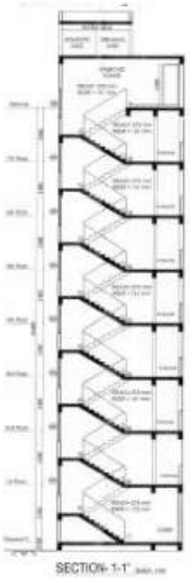
BLOCK DIAGRAM FOR TYPICAL 1st To 7th FLOOR PLAN (SCALE 1:200)

WING 2 TYPICAL 1ST TO 7TH FLOOR P-UNE AREA



WING 2 TYPICAL 1st To 7th FLOOR PLAN (SCALE 1:100)

ROOF RAINWATER HARVESTING SYSTEM TO BE PROVIDED WITHIN PLOT AREA



SECTION- 1-1'

WING-2 PLANS, SECTIONS & ELEVATION

SCALE 1:100, 1:200

OWNER

ARCHITECT

ARUNKUL AGARWAL

SHEET NO.- 3 OF 5

WING 4 GROUND FLOOR PLAN SCALE: 1:100

WING 4 TYPICAL 1ST TO 7TH FLOOR PLAN SCALE: 1:100

WING 3 GROUND FLOOR PLAN SCALE: 1:100

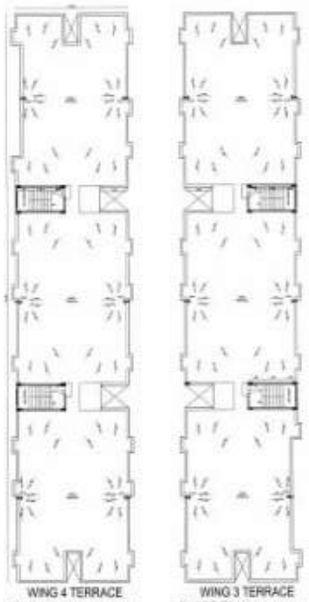
WING 3 TYPICAL 1ST TO 7TH FLOOR PLAN SCALE: 1:100

SANCTIONED

NIT

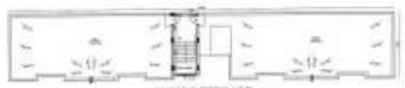
NIT

PLAN FOR PROPOSED GROUP HOUSING FOR 100% EWS / LIG & CONV. SHOPPING ON LAND BEARING KH. NO. 18/1, C.S.NO. 255, WARD NO. 69, MOUZA DABRA, TAH. & DIST. NAGPUR.

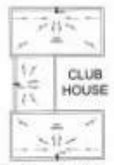


WING 4 TERRACE FLOOR PLAN (SCALE 1:200)

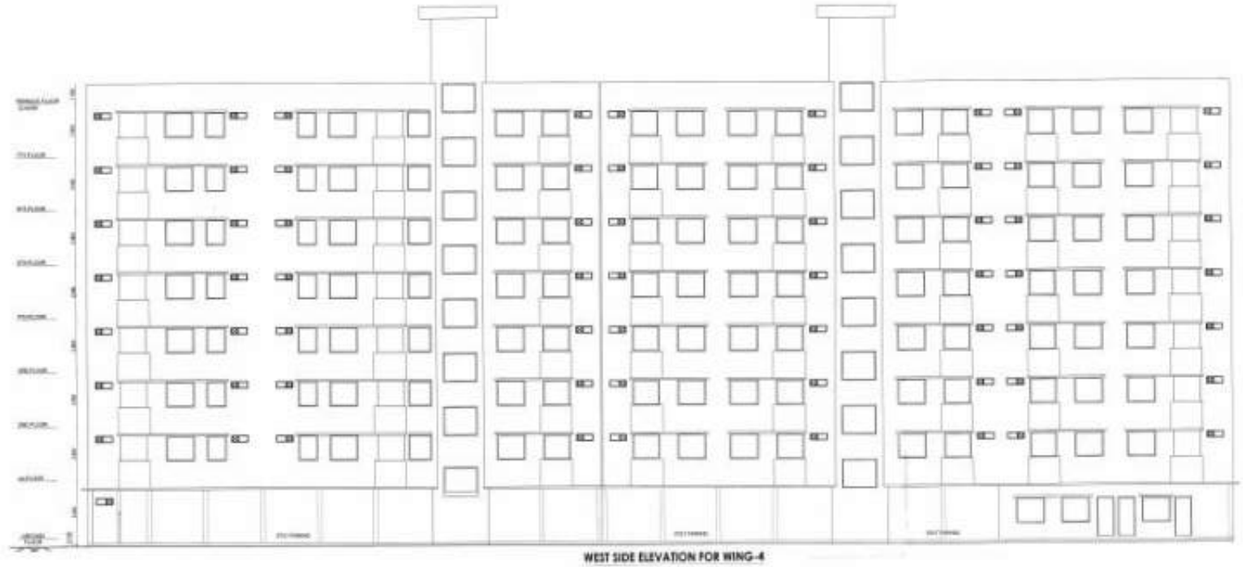
WING 3 TERRACE FLOOR PLAN (SCALE 1:200)



WING 2 TERRACE FLOOR PLAN (SCALE 1:200)



TERRACE FLOOR PLAN (SCALE 1:200)

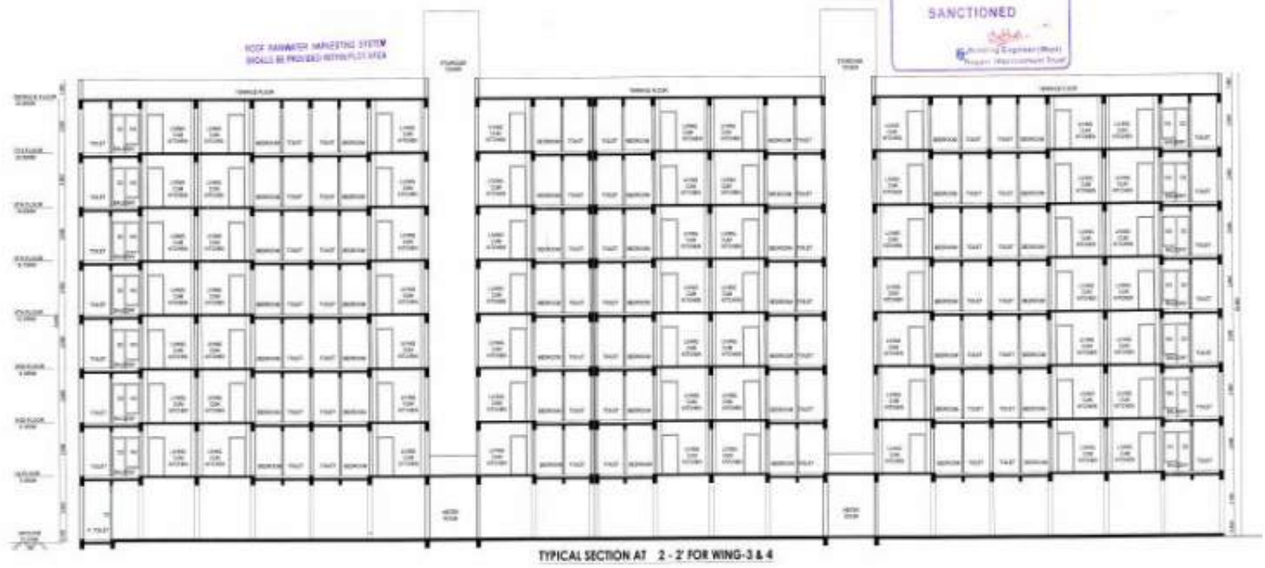


WEST SIDE ELEVATION FOR WING-4

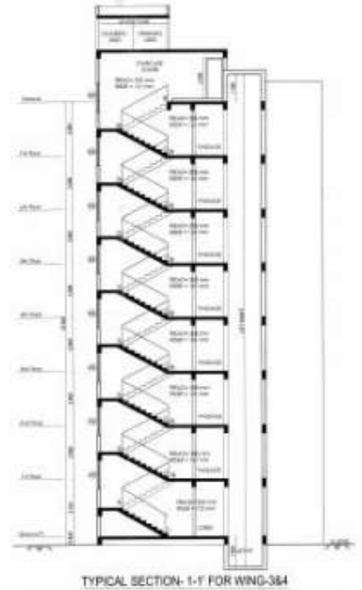


WING 1 TERRACE FLOOR PLAN (SCALE 1:200)

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
SANCTIONED
Executive Engineer (West)
Nagpur Improvement Trust



TYPICAL SECTION AT 2 - 2' FOR WING-3 & 4



TYPICAL SECTION- 1-1' FOR WING-3&4

WING 3 & WING 4 SECTION/ELEVATION
WING 1,2,3 & 4 & CLUB HOUSE TERRACE FLOOR PLAN

SCALE 1:100 / 1:200

OWNER

ARCHITECT

SHEET NO.- 5 OF 5