PRODUCED BY AN AUTODESK STUDENT VERSION

SHEET NO :- 1/2

SUBMISSION DRAWING

REVISED PROPOSED PLAN FOR RESIDENTIAL CUM MERCANTILE BUILDING ON PLOT NO.- 2,3,4,5 & 31,32,33,34, C.T.S. NO.-177, KH.NO.- 84,85, MOUZA - JAITALA, LAYOUT- PRAFUL PRADHAN AND OTHERS. TAH & DIST.- NAGPUR.

BELONGING TO -
DHUNI CONSTRUCTIONS PVT. LTD.
THROUGH DIRECTORS
AMIT SURESHRAO TAREKAR,
SWAPNIL SANJAY GODE (as per city survey record)

PREVIOUS BUILDING PERMIT NO :-

B.E (WEST)/CASE No. BUL-G-03325455/Tracking No. 2021122854/240 Date:-07/01/2022.

PROFORMA - 1 : 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)	–	1067.4
1)	AS PER REGULARIZATION LETTER	1067.4	
2)	AS PER OWNERSHIP DOCUMENT(7/12,CTS,EXTART)	1067.4	
3)	AS PER CITY SURVEY RECORD	1067.4	
B	BASIC F.S.I / B.UP AREA = (CLAUSE NO: 6.3 OF TABLE NO.6-G OF UDCPR-2020) (A x 1.25)	1334.250	1334.250
C	ADDITIONAL F.S.I ON PAYMENT OF PREMIUM:- 50% (A x 50%)	533.7	531.654
D	ADDITIONAL F.S.I AREA TDR:- 57.5 % (A x 57.5 %)	613.755	599.895
E	PERMISSIBLE AREA (B+C+D)	2481.705	2465.799
F	ADDITIONAL F.S.I ON TOD	–	–
G	TOTAL ANCILLARY F.S.I (CLAUSE NO.6.3 TABLE NO.6G. NOTE - (i) OF UDCPR)	–	–
1)	MERCANTILE AREA :-		
a	GROUND FLOOR P-LINE AREA	–	235.182
b	FIRST FLOOR P-LINE AREA	–	706.489
c	TOTAL PROPOSED MERCANTILE P-LINE AREA	–	941.671
d	BASIC F.S.I & PAID FSI UTILISED IN MERCANTILE ([1c]/1.8)	–	523.15
e	ANCILLARY AREA	–	418.521
2)	RESIDENTIAL AREA :-		
a	SECOND FLOOR P-LINE AREA	–	615.14
b	THIRD FLOOR P-LINE AREA	–	615.14
c	FOURTH FLOOR P-LINE AREA	–	615.14
d	FIFTH FLOOR P-LINE AREA	–	615.14
e	SIXTH FLOOR P-LINE AREA	–	615.14
f	TERRACE FLOOR P-LINE AREA	–	32.536
g	TOTAL PROPOSED RESIDENTIAL P-LINE AREA	–	3108.236
h	BASIC F.S.I & PAID FSI UTILISED IN RESIDENTIAL ([2g]/1.6)	–	1942.647
i	ANCILLARY AREA	–	1165.589
H	NET P-LINE BUILT UP AREA (CLAUSE NO.6.6 OF UDCPR-2020)	–	–
1	GROUND FLOOR P-LINE AREA	–	235.182
2	FIRST FLOOR P-LINE AREA	–	706.489
3	SECOND FLOOR P-LINE AREA	–	615.140
4	THIRD FLOOR P-LINE AREA	–	615.140
5	FOURTH FLOOR P-LINE AREA	–	615.140
6	FIFTH FLOOR P-LINE AREA	–	615.140
7	SIXTH FLOOR P-LINE AREA	–	615.140
8	TERRACE FLOOR P-LINE AREA	–	32.536
I	TOTAL BUILT UP AREA	–	4049.907

	PARKING AREA STATEMENT		
J	PARKING AREA STATEMENT NORMS	CARS(NO.S)	SCOOTERS (NO.S)
	RESIDENTIAL REQUIREMENT :-		
1	EVERY 2 TENAMENTS HAVING CARPET AREA BETWEEN 40-80 SQ.M	1	5
2	NO. OF TENAMENTS PROPOSED	30	
3	PARKING REQUIRED	15.0	75.0
4	VISITOR PARKING REQUIRED (5%)	1	4
5	REQUIRED PARKING	16	79
6	MULTIPLYING FACTOR	0.9	
7	REQUIRED PARKING	14.2	70.9
8	PROPOSED PARKING	14	71
	MERCANTILE REQUIREMENT :-		
9	FOR EVERY 100 SQ.MT CARPET AREA OR FRACTION THEREOF	2	6
10	CARPET AREA OF MERCANTILE = 670.0 SQ.MT	6.7	
11	PARKING REQUIRED	13.4	40.2
12	MULTIPLYING FACTOR	0.9	
13	REQUIRED PARKING	12.1	36.2
14	PROPOSED PARKING	12	36
	TOTAL PARKING PROPOSED :-		
15	TOTAL REQUIRED PARKING	26	107
16	TOTAL PROPOSED PARKING	26	107

K	SCHEDULE OF OPENING				
	NAME	LENGTH	WIDTH	AREA	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	1.800	2.100	3.780	SLIDING GLAZED WINDOW
5	SW1	1.350	2.100	2.835	SLIDING GLAZED WINDOW
6	SW2	3.050	1.950	5.948	SLIDING GLAZED WINDOW
7	RS	–	–	–	ROLLING SHUTTER
8	FGW	–	–	–	FULLY GLAZED WINDOW
9	W	1.800	1.500	2.700	ALUMINIUM GLAZED WINDOW
10	W1	1.800	1.500	2.700	ALUMINIUM GLAZED WINDOW
11	W2	1.800	1.500	2.700	ALUMINIUM GLAZED WINDOW
12	V	0.600	0.750	0.450	ALUMINIUM GLAZED WINDOW
13	F.R.D	1.200	2.100	2.520	FIRE RESISTANT DOOR

L	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 DEMOLISHED SHOWN THUS	YELLOW

FORM OF STATEMENT - 1 [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	235.182
2		1ST FLOOR	706.489
3		2ND FLOOR	615.14
4		3RD FLOOR	615.14
5		4TH FLOOR	615.14
6		5TH FLOOR	615.14
7		6TH FLOOR	615.14
8		TERRACE FLOOR	32.536

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.

DHUNI CONSTRUCTIONS PVT. LTD.
THROUGH DIRECTORS

AMIT SURESHRAO TAREKAR,

SWAPNIL SANJAY GODE
(as per city survey record)
Owner(s) name and Signature

CERTIFICATE OF AREA:-

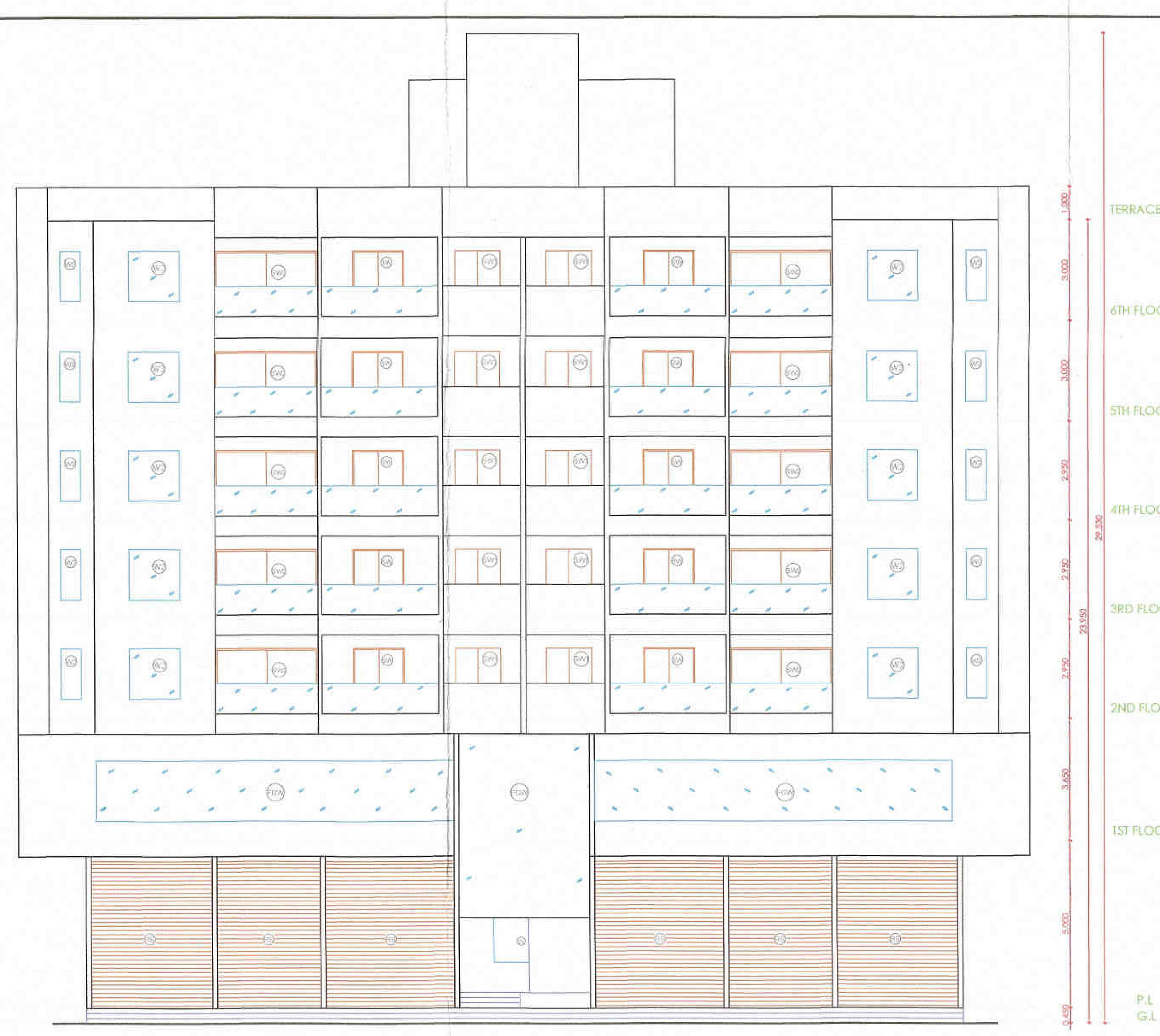
Certified that the plot under reference was surveyed by me on ______ and the dimensions of sides etc. of plot stated on plan are as measured on site and the area so worked out tallies with the area stated in document of Ownership/T.P.Scheme Records/Land Records Department/City Survey record.

Ar. SWAPNIL GODE
CA/2009/46446
NMC/R-475
Signature NIT LIC.NO. 2357
(Name of Architect/Licensed Engineer/Supervisor)

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

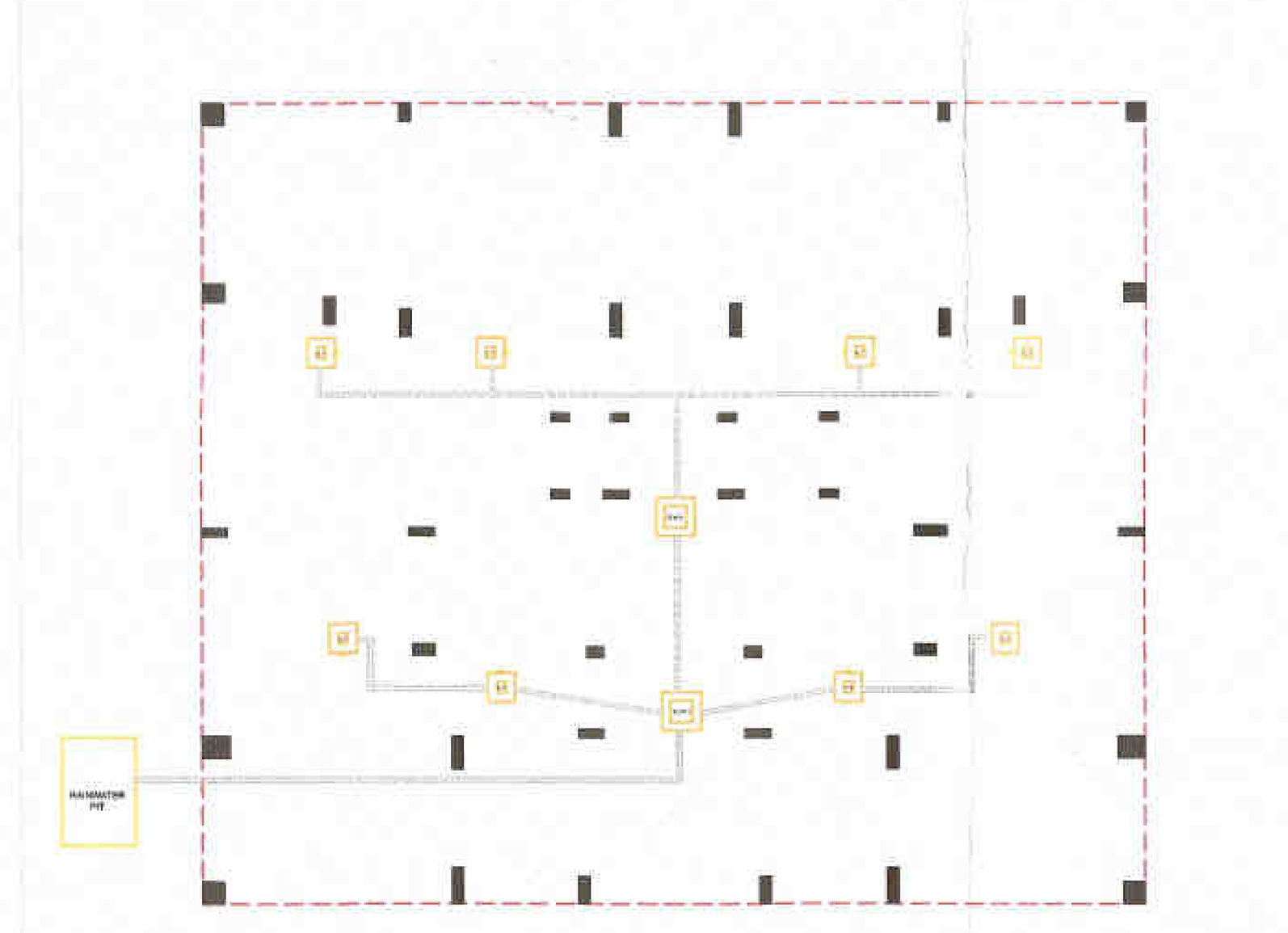
REGISTRATION NUMBER	C.A. NO : 2005/36465	N.I.T REG. NO : 2042
PROJECT ARCHITECT:	OFFICE OF ORIGIN:	NAGPUR
DEALT BY: PRA	SCALE	1:100
CHK BY:	DATE:	

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

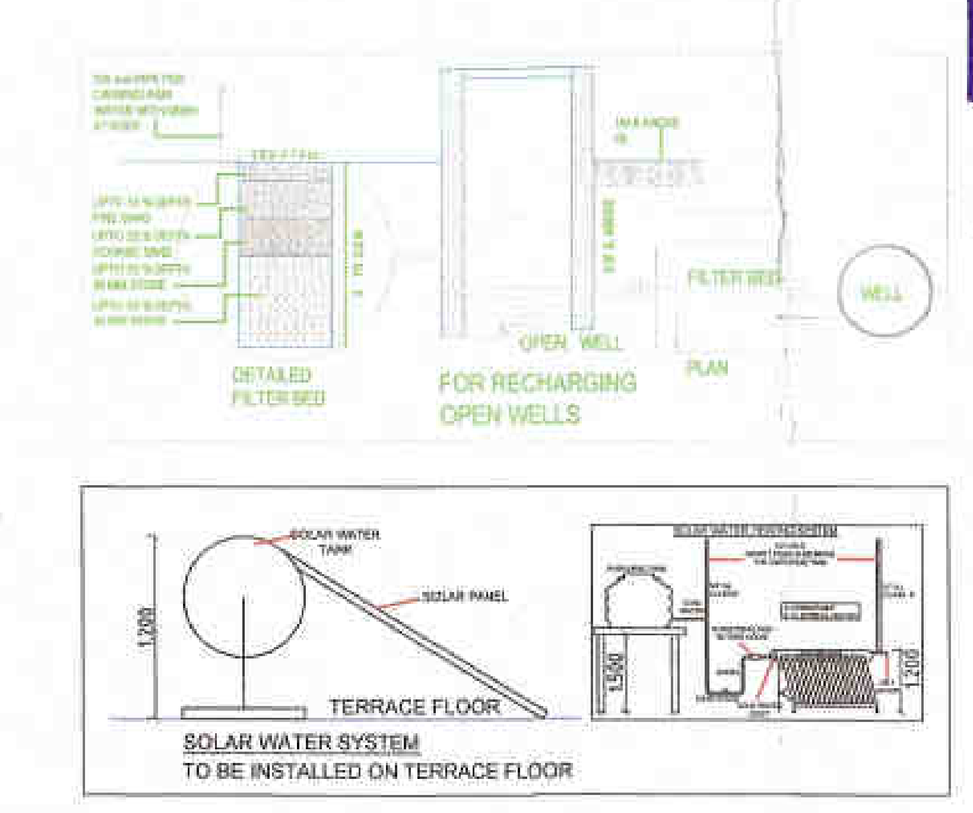


FRONT ELEVATION
SCALE-1:100

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

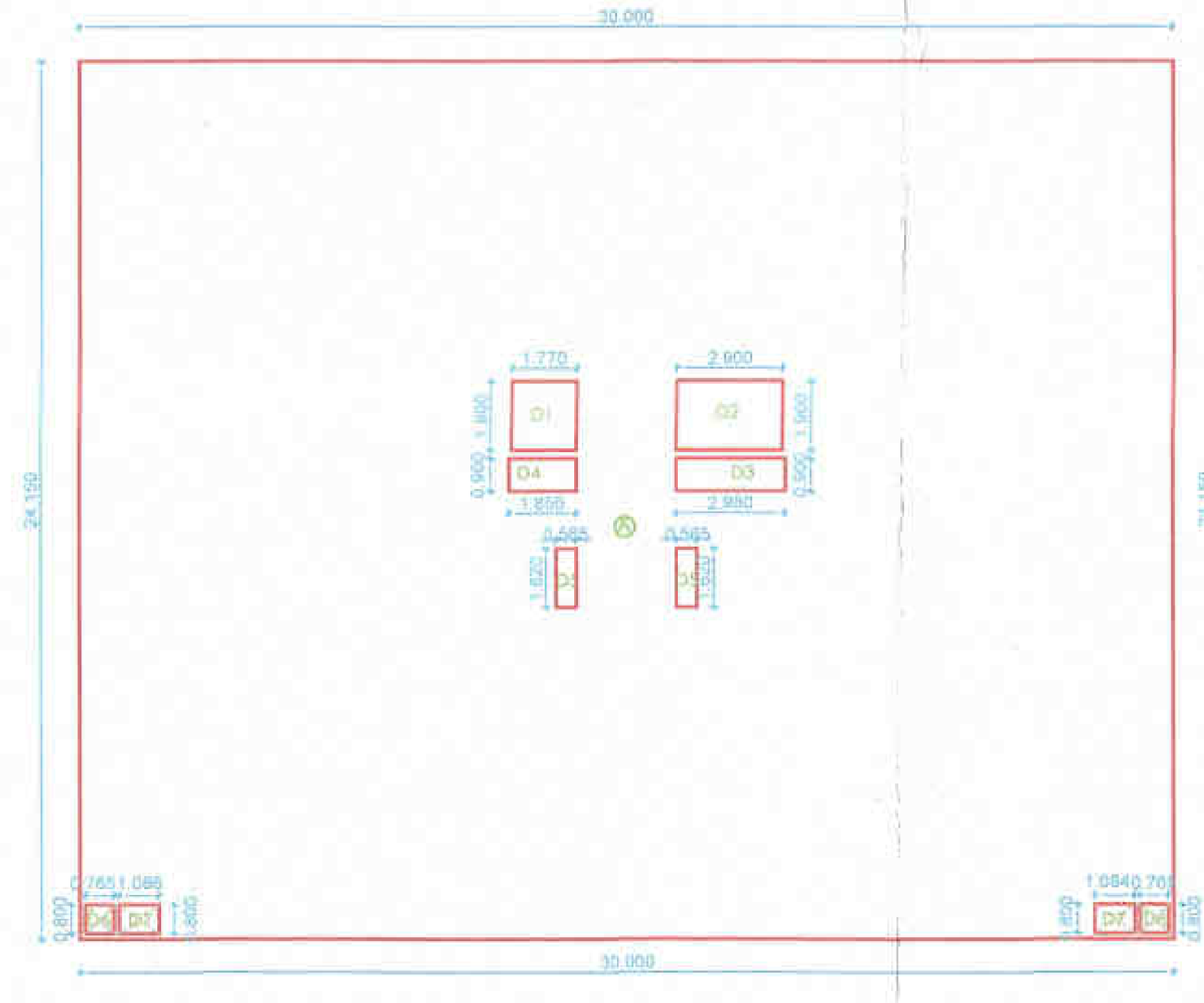


RAINWATER HARVESTING DETAIL
SCALE-1:200



Subject to the condition as per Regularisation letter dt. 28/12/21

Tntatatively Approv For Fire N.O.C Only
Building Engineer (West)
Nagpur Improvement Trust

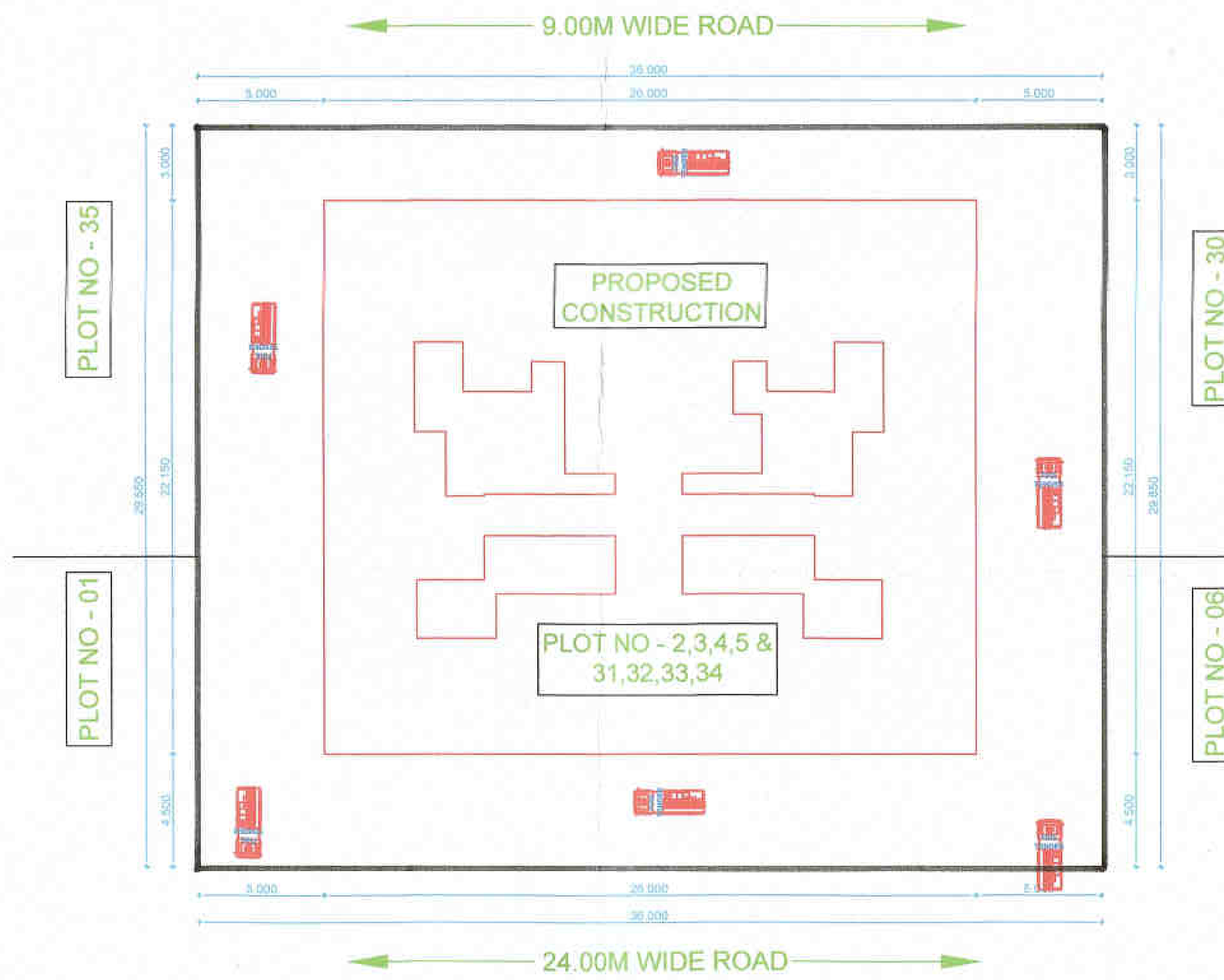


1ST FLOOR P-LINE AREA KEY PLAN
SCALE-1:200

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. B.E(W)CNO-3346583857/TRNO-2022020116/897
Date 04/10/2022
SANCTIONED
Building Engineer (West)
Nagpur Improvement Trust

BLOCK	I	II	NOS.	(SQ.M)
1ST FLOOR P-LINE AREA CAL.				
A	30.000	24.150	1	724.500
DEDUCTIONS				
D1	1.770	1.900	1	3.363
D2	2.900	1.900	1	5.510
D3	2.980	0.900	1	2.682
D4	1.850	0.900	1	1.665
D5	0.565	1.620	2	1.830
D6	0.765	0.800	2	1.224
D7	1.086	0.800	2	1.737
TOTAL DEDUCTIONS				18.011
1ST FLOOR P-LINE AREA				706.489

Subject to Condition of N.O.C. from Airport Authority Dt. 28/12/21



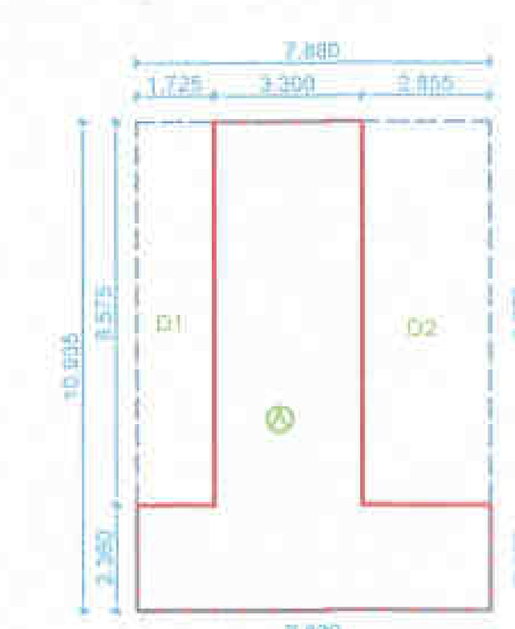
SITE PLAN
SCALE-1:200

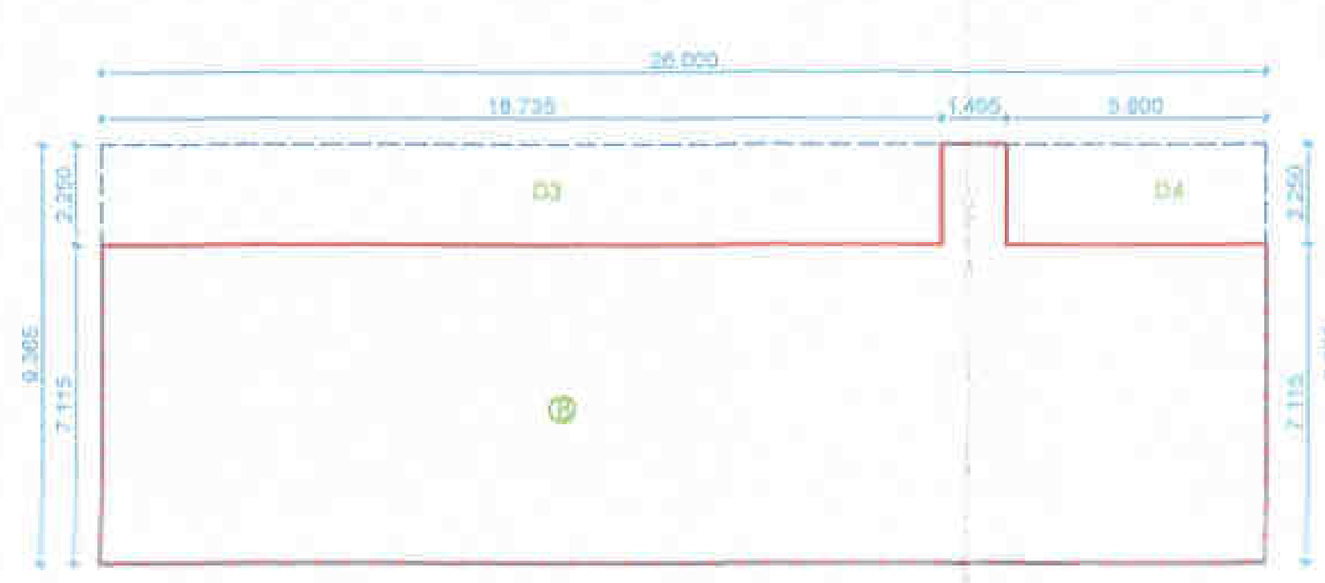
LEGENDS

SR.NO.	PARTICULAR	SYMBOL
01	PIPE	
02	2 WAY FIRE BRIGADE INLET	
03	HYDRANT VALVE	
04	HOSE BOX	
05	HOSE REEL	
06	BUTTERFLY VALVE	
07	MANUAL CALL POINT	
08	HOOTER	
09	PENDENT SPRINKLER	
10	WALL MOUNTED SPRINKLER	
11	DETECTOR	
12	ABC EXTINGUISHER	
13	CO2 EXTINGUISHER	

ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.		
PROJECT	FIRE PROTECTION & ALARM SYSTEM	
CLIENT	M/S. DHUNI CONSTRUCTIONS PVT. LTD.	
CONTRACTOR	OYSTER INFRA-CON PVT. LTD.	
DRAWN PD	FIRE PROTECTION & ALARM SYSTEM FOR	
CHECKED GR	RESIDENTIAL CUM MERCANTILE BUILDING	
APPROVED RT	PROJECT AT JAITALA, NAGPUR, MAHARASHTRA	
DATE : 18/07/2022	SHEET NO : 01	
DRAWING NO :	OIPL/NGP/FF/00542	REV :00
LICENSES NO :	1) MFS - LA/RF - 271 2) MFS - LA/RD - 249 2) MFS - LA/P - 01	

FIRE FIGHTING SYSTEM CONSULTANT
OYSTER INFRACON PVT. LTD.
STAMP & SIGNATURE





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

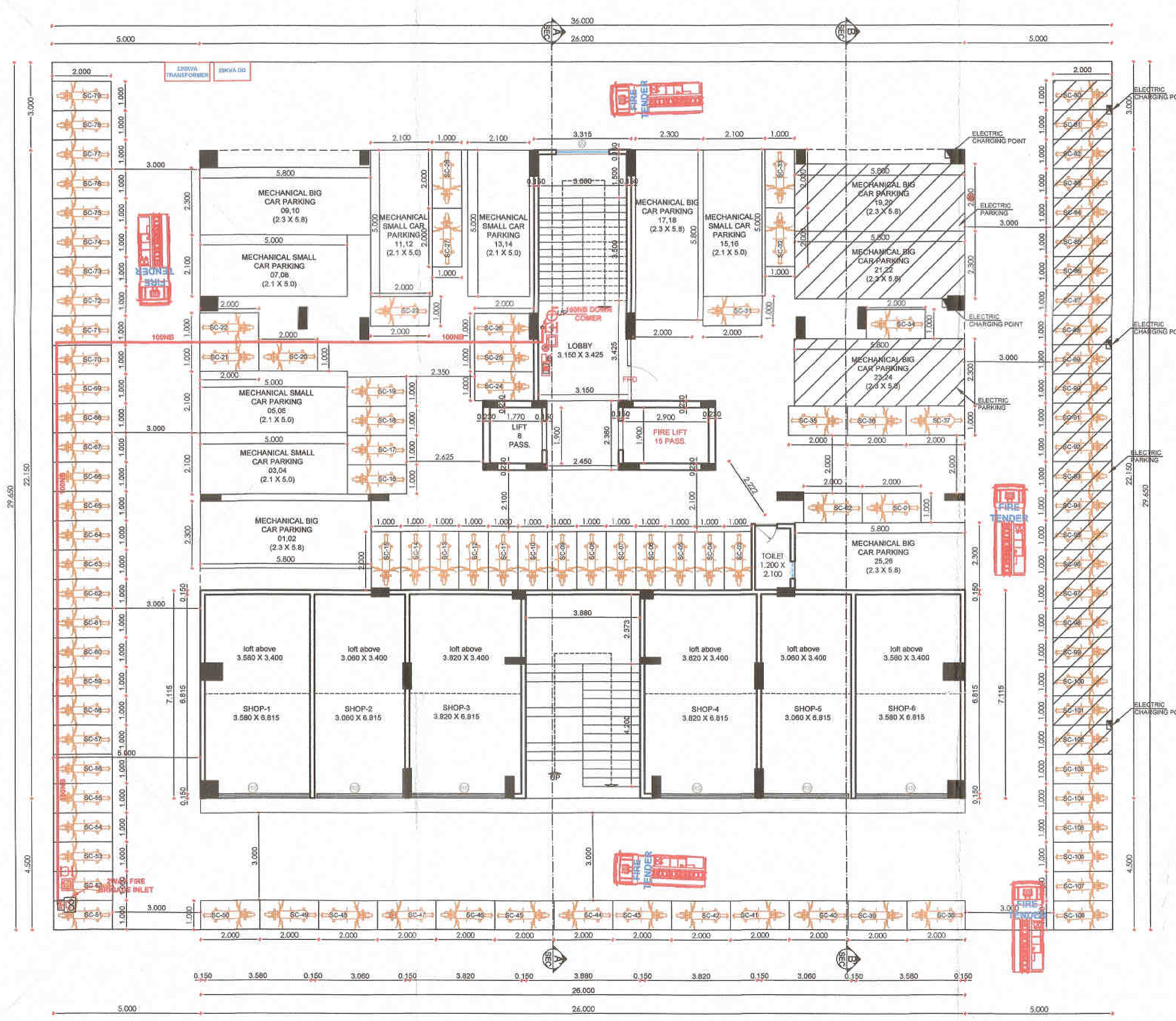
BLOCK	I	II	NOS.	(SQ.M)
GROUND FLOOR P-LINE AREA CAL.				
A	7.880	10.935	1	86.167
B	26.000	9.365	1	243.490
TOTAL AREA				329.657
DEDUCTIONS				
D1	1.725	8.575	1	14.791
D2	2.855	8.575	1	24.481
D3	18.735	2.250	1	42.153
D4	5.800	2.250	1	13.050
TOTAL DEDUCTIONS				94.475
GROUND FLOOR P-LINE AREA				235.182

FORM OF STATEMENT - 3 [Sr. No. 9(g)]

Form of Statement - 3 [Sr. No. 9(g)]
CARPET AREA DETAILS OF APARTMENTS

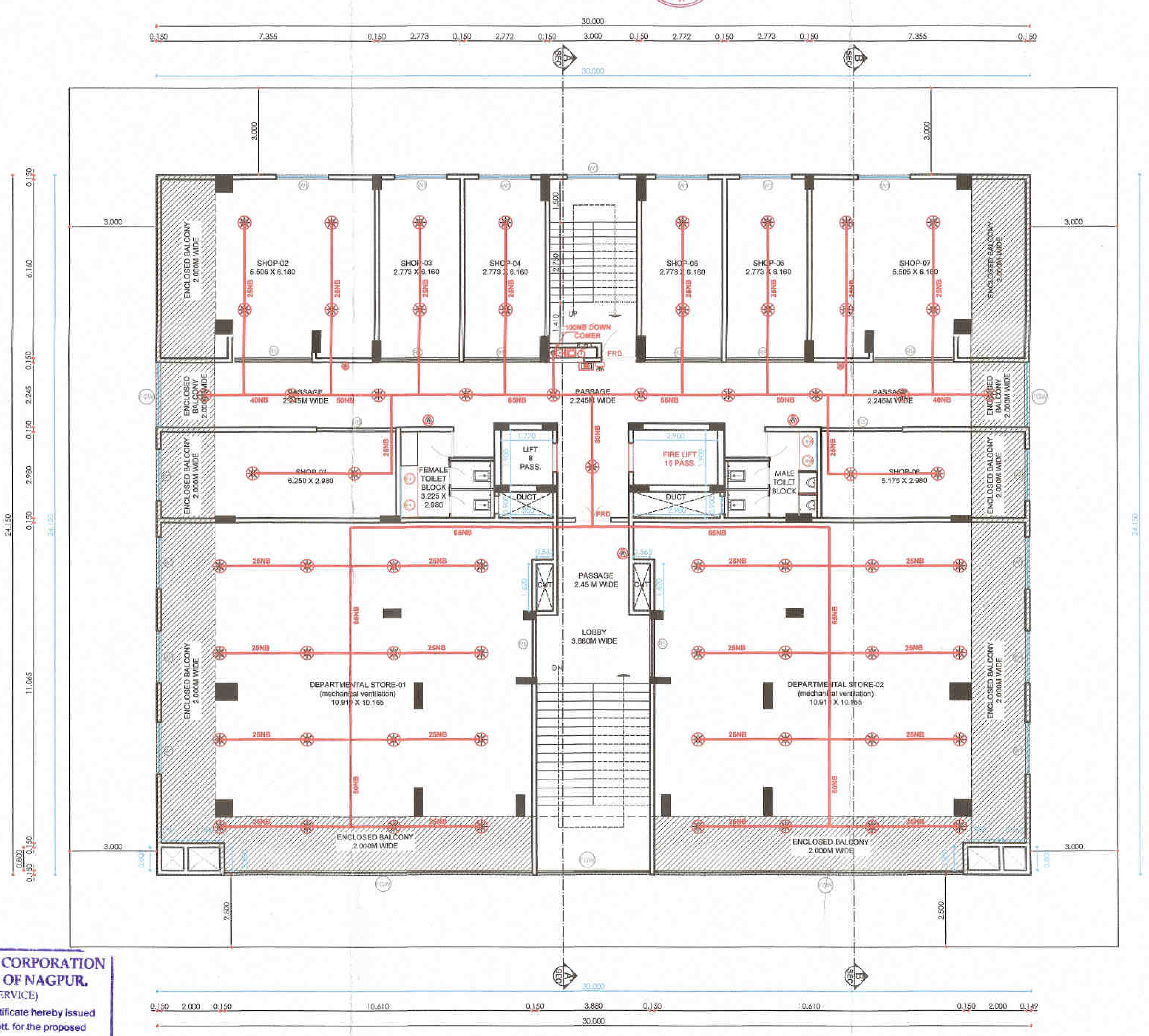
1	2	3	4	5	6	7
SR.NO	BUILDING NO.	FLOOR NO.	APARTMENT NO.	CARPET AREA OF APARTMENT	AREA OF BALCONY ATTACHED TO APARTMENT	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLATS
1	1	GROUND FLOOR	SHOP-01	24.397	–	–
			SHOP-02	20.853	–	–
			SHOP-03	26.033	–	–
			SHOP-04	26.033	–	–
			SHOP-05	20.853	–	–
			SHOP-06	24.397	–	–
2		1ST FLOOR	DEP. STORE-01	152.109	–	–
			DEP. STORE-02	152.109	–	–
			SHOP-1	24.138	–	–
			SHOP-2	45.306	–	–
			SHOP-3	17.081	–	–
			SHOP-4	17.081	–	–
			SHOP-5	17.081	–	–
			SHOP-6	17.081	–	–
			SHOP-7	45.306	–	–
			SHOP-8	20.934	–	–
			TOILET BLOCK-1	8.037	–	–
			TOILET BLOCK-2	7.873	–	–
3		2ND TO 6TH FLOOR	201-601	73.608	18.942	–
			202-602	73.608	18.942	–
			203-603	55.835	18.683	–
			204-604	55.835	18.683	–
			205-605	69.853	16.609	–
			206-606	69.853	16.609	–

ROOF RAINWATER HARVESTING SYSTEM SHOULD BE PROVIDED WITHIN PLOT AREA



GROUND FLOOR PLAN
SCALE - 1:100

OFFICE OF THE CORPORATION OF THE CITY OF NAGPUR.
(FIRE SERVICE)
No Objection Certificate hereby issued by Fire Service Dept. for the proposed constructions.
The scope of this approval is Restricted to Fire Protection arrangements only.
Please See conditions mentioned 1 to 35 in N.O.C. Certificate No. G. A. 1/147 /F.B.dated 22/08/22
Ast. Chief Fire Officer
Fire Service N.M.C. Nagpur



1ST FLOOR PLAN
SCALE - 1:100

PRODUCED BY AN AUTODESK STUDENT VERSION