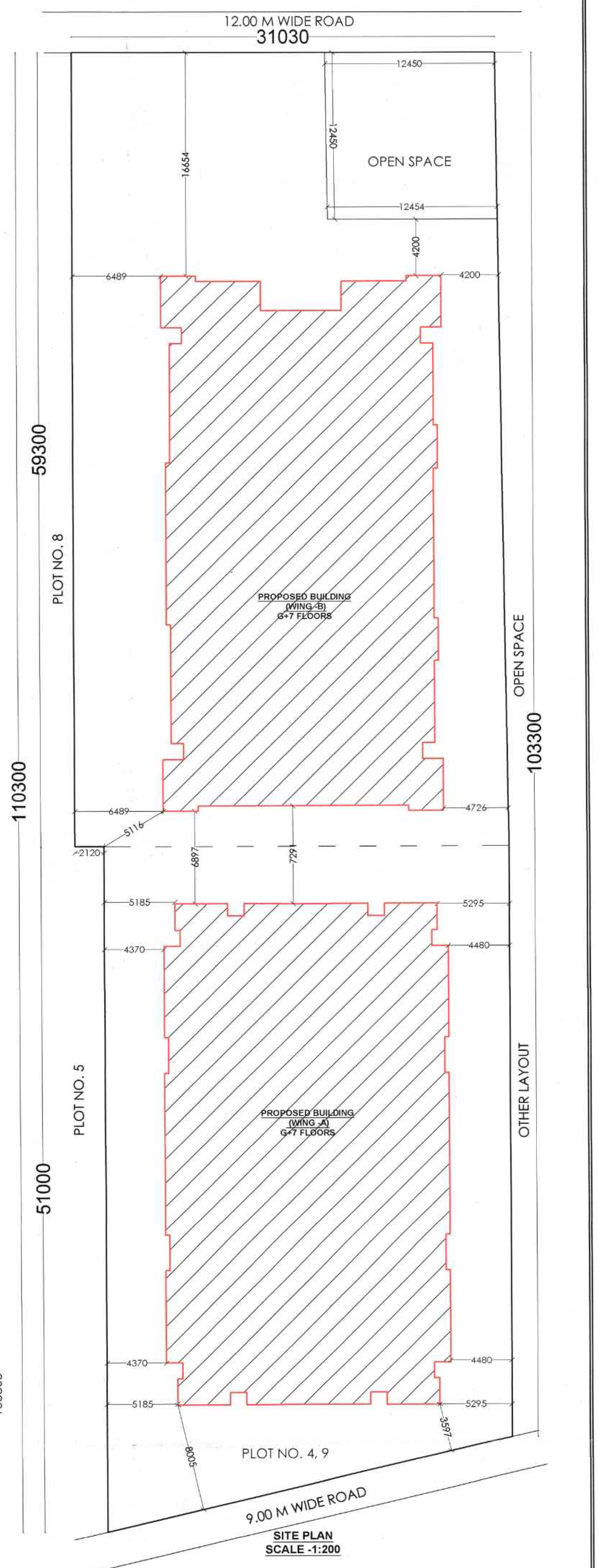
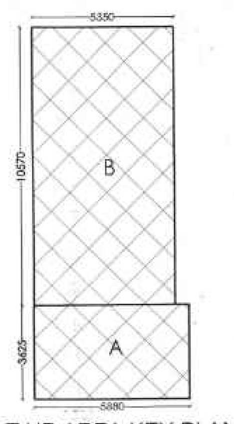
**GROUND FLOOR PLAN**
**SCALE -1:100**




**SITE PLAN**
**SCALE -1:200**

**DP SHEET NO. 7 (N.T.S)**




BUILT UP AREA KEY PLAN FOR GROUND FLOOR PLAN (WING-B)
SCALE 1:100

| BUILT UP AREA ON GROUND FLOOR (WING-B) | | | | | | |
|---|---|---|---|---|---|---|
| SR. NO. | NO. | | DIMENSIONS | | | AREA |
| A | 1 | X | 5.880 | X | 3.625 | 21.315 |
| B | 1 | X | 5.350 | X | 10.570 | 56.550 |
| | | | TOTAL | | SR.NO.(A+B) | 77.865 |

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BE(NS)/ comend - GUN-P-0240
T.No. 2022031486
Date 30/05/23
SANCTIONED
12 FT 30/05/23
Building Engineer
Nagpur Improvement Trust

JOB TITLE
PLAN SHOWING PROPOSED CONSTRUCTION OF MULTI FAMILY RESIDENTIAL DWELLING UNIT, ON PLOT NO.-04 & 09 ,KHNO- 25 , MOUZA -ZINGABAI TAKLI, MALIK MAKBUJA ,TAH-NAGPUR, DIST- NAGPUR

BELONGS TO
MR.ASHOK DEVRAOJI GIRHE
SHRI.VINODKUMAR GARG
THROUGH P.O.A
SMT.SHRUTI PANKAJ DHAWAN

| SR.NO. | AREA STATEMENT | Sq.Mt. |
|---|---|---|
| 1 | **Area Of Plot** | **3086.701** |
| 2 | Deductions For | |
| | Tangent | 0.000 |
| | Road Widening | 0.000 |
| 3 | Deductions For | |
| | Amenity Space | 0.000 |
| | Recreational Ground | 0.000 |
| | Internal Roads | 0.000 |
| 4 | **Net Balance Plot Area sr.no.(1-2-3)** | 3086.701 |
| 5 | Addition For Net Plot Area sr.no.(2) | 0.000 |
| 6 | **Net Plot Area sr.no.(4+5)** | 3086.701 |
| 7 | **Permissible (Basic FSI)** | **1.250** |
| 8 | **Permissible Built up Area sr.no.(6 x 7)** | **3858.376** |
| 9 | Permissible FSI on payment of Premium 50% of pl | 1543.351 |
| 10 | **Proposed FSI on payment of Premium 50% of plot area** | **1543.351** |
| 11 | Permissible T.D.R. 40 % useable TDR 20% | 617.340 |
| 12 | **Poposed T.D.R. 20%** | **617.340** |
| 13 | Total Permissible F.S.I. sr.no.(8+9+11) maximum potential (1.95) for 9.0 mtr. Road | 6019.067 |
| 14 | **Total Proposed F.S.I. sr.no.(8+10+12) proposed used potential (1.95)** | **6019.067** |
| 15 | Permissible Ancillary area 60% of proposed fsi i.e. (sr.no. 14 x 0.60) | 3611.276 |
| 16 | **Proposed Ancillary area 60% of proposed fsi i.e. (sr.no. 14 x 0.60)** | **3611.276** |
| 17 | **Total Built up Area (14+16) PERMISSIBLE** | **9630.343** |
| 18 | **Proposed B/U Area** | |
| | a). Resi. | 9630.071 |
| | b).Comm. | 0.000 |
| | Total | 9630.071 |
| 19 | Existing B/U Area | 0.000 |
| 20 | **Total Proposed Built Up Area (18+19)** | **9630.071** |

TOTAL B/UP AREA (WING-C & WING-D)

| FLOORS | PROPOSED B/U AREA | | TOTAL BUILT UP AREA |
|---|---|---|---|
| | WING-A | WING-B | |
| GROUND FLOOR | 0.000 | 77.865 | 77.865 |
| 1st FLOOR | 636.959 | 660.207 | 1297.166 |
| 2nd FLOOR | 682.873 | 692.967 | 1375.840 |
| 3rd FLOOR | 682.873 | 692.967 | 1375.840 |
| 4th FLOOR | 682.873 | 692.967 | 1375.840 |
| 5th FLOOR | 682.873 | 692.967 | 1375.840 |
| 6th FLOOR | 682.873 | 692.967 | 1375.840 |
| 7th FLOOR | 682.873 | 692.967 | 1375.840 |
| TOTAL | 4734.1970 | 4895.874 | 9630.071 |

**PARKING AREA STATEMENT**
**Table No. 8B(UDCPR)**

| NORMS FOR RESIDENTIAL | | CAR (NOS.) | SCOOTERS (NOS.) | |
|---|---|---|---|---|
| For every two tenement with each tenement having carpet area equal to or above 40sq.mt. but less than 80 sq.mt. | | 1 | 5 | 5 % Vistors Parking |
| **REQUIRED PARKING** | | | | |
| REQUIRED FOR **112** TENEMENTS BETWEEN 40 TO 80 SQ.MT | 112 | 56 | 280 | |
| TOTAL PARKING (A) | | 56 | 280 | |
| 5% VP (B) | | 3 | 14 | |
| **TOTAL REQUIRED(D=A+B)** | | **59** | **294** | |
| **as per table no.8c Multiplying Factor = (0.9XD)** | | **53.1** | **264.6** | |
| **TOTAL PROPOSED PARKING** | | **53** | **265** | |

| VEHICLE TYPE | VEHICLE AREA | NOS. | AREA (SQ.M) |
|---|---|---|---|
| CAR BIG- 2.5 X 5m | 12.500 | 27 | 337.500 |
| CAR SMALL- 2.3 X 4.5m | 10.350 | 26 | 269.100 |
| SCOOTER - 1 X 2m | 2.000 | 265 | 529.200 |
| **TOTAL STILT PARKING AREA PROVIDED** | | | **1135.800** |

**BUILDING WISE FSI STATEMENT AS PER P-LINE : -(WING-A)+(WING-B)**

| WING NAME | PROPOSED B/U AREA | | TOTAL PROPOSED TENEMENTS | TOTAL BUILT UP AREA |
|---|---|---|---|---|
| | COMM. | RESI. | | |
| WING -A | 0.0000 | 4734.196 | 56 | 4734.196 |
| WING -B | 0.0000 | 4895.874 | 56 | 4895.874 |
| TOTAL | **0.0000** | **9630.070** | **112** | **9630.070** |

REFERENCE :

PLOT BOUNDRY SHOWN IN THUS
PROPOSED CONSTRUCTION SHOWN IN THUS

DRAWING TITLE
# SUBMISSION DWG.

Architect's Sign. | Client's Sign.

Ar.LOKESH KADU
CA/2007/39381
NMCR-402, NIT-2140
Ar. LOKESH W. KADU
C.O.A. No : CA / 2007/ 39381

MR.ASHOK DEVRAOJI GIRHE
MR. VINOD KUMAR GARG
THROUGH P.O.A
SMT.SHRUTI PANKAJ DHAWAN

| C.O.A. REG. NO | N.I.T. REG. NO | N.M.C. REG. NO |
|---|---|---|
| CA /2007/ 39381 | 2140 | R-402 |
| SCALE 1 : 100 & 1 : 200 | | DEALT BY SHILPA |
| DATE 05.09.2022 | | CHECKED BY |

Note - ALL DIMENSIONS ARE IN MM.

Ar. LOKESH W. KADU
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emanate DESIGN

\shilpa\d\shilpa\pankaj dhawan\z.takli\plot no. 04 & 09\submission\with tdr\submission_combine plot no.4 & 9_with tdr_scrutiny.dwg

GROUND FLOOR, SITE PLAN & CALCULATION SHEET | SHEET NO. 1/3