SHEET NO: 01

PROPOSED 'HOSPITAL BUILDING ON PLOT NO.01, MOUZA AJNI, KH.NO. 104/3 , SHEET NO. 41, C.T.S NO. 2052, HOUSE NO. 531, SITUATED AT HUMPY YARD ROAD NEAR MOUNT CARMEL SCHOOL, VIVEKANAND NAGAR, AJANI, NAGPUR 440015.

PLANS, BLOCK PLANS, CALCULATION

SR.NO	AREA STATEMENT	
1)	Area of Plot (Minimumarea Of a,b,c to beconsidered)	
a)	As per ownership document (7/12, CTS extract)	739.04SQ.M.
b)	As per measurement sheet	739.04 SQ.M.
c)	As per site	739.04 SQ.M.
2)	Deductions for	N/A
a)	Proposed D.P. Road widening Area /Service Road/Highway widening	N/A
b)	Any D.P. Reservation area	N/A
	(TOTAL a+b)	N/A
3)	Balance area of plot (1-2)	739.04 SQ.M.
4)	Amenity Space (if applicable)	N/A
a)	Required -	N/A
b)	Adjustment of 2(b),if any-	N/A
c)	Balanced proposed-	N/A
5)	Net plot area(3-4(C))	739.04 SQ.M.
6)	Recreational open space(if applicable)	N/A
a)	Required-	N/A
b)	Proposed-	N/A
7)	Internal road Area	N/A
8)	Portable Area	N/A
9)	Built up area with reference to basic F.S.I as per front road	812.944 SQ.M.
10)	Addition of FSI on payment of premium	
a)	Maximum permissible premium FSI- based on road width/TOD Zone.	
b)	Proposed NMRC FSI	582.549 SQ.M.
11)	In-situ FSI/TDR loading	
a)	In-situ area against D.P. road [2.0 x sr.no.2(a)],ifany	N/A
b)	In-situ area against Amenity Space if handed over [2.00 or 1.85 X Sr.No.4(b) and/or (c)]	N/A
c)	TDR area	N/A
d)	Total In-situ/TDR loading proposed (11(a)+(b)+(c))	N/A
12)	Additional FSI area under chapter No.7	N/A
13)	Total entitlement of FSI in proposal	N/A
a)	[9+10(b)+11(d)] or 12 whichever is applicable	1395.493 SQ.M.
b)	Ancillary Area FSI upto 60% or 80% with payment of charges	1116.394 SQ.M
c)	Total entitlement (a+b)	2511.887 SQ.M
14)	Maximum utilization limit of FSI (building potential) permissible as per road width [(as per Regulation No.6.1 or 6.2 or 6.3 or 6.4 as applicable)X1.6or1.8]	3.6
15)	Total built-up area in proposal.(excluding area at Sr.No.17b)	2511.887 SQ.M
a)	Existing Built-up area	
b)	Proposed Built-up area(as per P-line)	2511.887 SQ.M
c)	Total(a+b)	2511.887 SQ.M
16)	F.S.I Consumed (15/3)(shound not be more than Sr.No.14 above.)	3.398
17)	Area for Inclusive Housing,if any	
a)	Required(20% of Sr.No.5)	
b)	Proposed	N/A

Plot No.	Plot area (sq.m.)	Corner Rounding area of Road (if any) (sq.m.)	Remaining plot area (if any) (sq.m.)	Pro-Rata FSI factor	Built up area on Pro-rata basis i.e(d x e)	Front Road width (m.)	Basic FSI	Permissible Built-up area on Basic FSI (e x g) (sq.m.)
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)
	739.04	N/A	739.04	3.398	2511.887	24	1.1	

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 records.
Signature
(Name of Architect/ Licensed Engineer/ Supervisor.)

Owner's 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 supervision of proper technical person so as to ensure the quality and safety at the work site.
Owner (s) name and signature

LEGEND:

PLOT BOUNDARY SHOWN THICK BLACK
PROPOSED WORK SHOWN RED FILLED IN
EXISTING TO BE RETAINED HATCHED
DEMOLISHION SHOWN HATCHED YELLOW

SCHEDULE OF OPENING

S.NO	TYPE	SIZE	DESCRIPTION
1)	D1	0.900 X 2.400	T.W SINGLE PANELLED DOOR
2)	D2	0.800 X 2.400	T.W SINGLE PANELLED DOOR
3)	D3	1.000 X 2.400	T.W SINGLE PANELLED DOOR
4)	D4	1.200 X 2.400	DOUBLE DOOR
7)	D5	1.500 X 2.400	DOUBLE DOOR
8)	D6	1.750 X 2.400	DOUBLE DOOR
9)	D7	1.350 X 2.400	DOUBLE DOOR
10)	D8	2.500 X 2.400	DOUBLE DOOR
11)	W1	1.200 X 1.500	ALU.SLIDING WINDOW
12)	W2	1.500 X 1.500	ALU.SLIDING WINDOW
13)	W3	2.00X 1.500	ALU.SLIDING WINDOW
14)	W4	3.00X 1.845	ALU.SLIDING WINDOW
15)	V1	0.600 X 0.750	VENTILATOR
16)	R.S.	1.500 X 2.500	ROLLING SHUTTER
17)	R.S.1	1.750 X 2.500	ROLLING SHUTTER
18)	R.S.2	1.450X 2.500	ROLLING SHUTTER
19)	R.S.3	2.500 X 2.500	ROLLING SHUTTER
20)	R.S.4	3.000 X 2.500	ROLLING SHUTTER

DRAWN BY : SAKSHI N.

OWNER/CLIENT'S SIGN: SHRI.PAWAN ATAMPRAKASH CHAWLA

ARCHITECT'S SIGN: HEMANT MANDWEKAR, ARCHITECT, CA/2006/38652, NMC/R-401 N.I.T.-2132

SHEET NO. -001 | DATE : 21-03-2022
SCALE: 1:100,1:200 | DRAWING NO. - PCA/2021/SUB/01

NORTH

PRATIBHA designers
ARCHITECTS, INTERIOR DESIGNERS, INDUSTRIAL PROJECT CONSULTANTS
STUDIO: RA WARD NO 75 DAMODHAR LAYOUT, NEAR BASKET BALL GROUND SURENDRA NAGAR, NAGPUR
TEL NO 0712 - 2244223, MOB NO - 91-9764003090
E-mail: pdesignngp@gmail.com www.pratibhadesigners.com

AREA CALCULATION

PLOT AREA = 739.04 SQ.M.
BASIC FSI = 1.1
MAXIMUM BUILDING POTENTIAL ON PLOT= 2 X 1.8 = 3.6

A)TOTAL PROPOSED P-LINE AREA

FLOOR TOTAL	PROPOSED PLINE AREA
LOWER GROUND LEVEL FLOOR	39.551 SQ.M.
GROUND FLOOR	326.274 SQ.M.
FIRST FLOOR	357.677 SQ.M.
SECOND FLOOR	357.677 SQ.M.
THIRD FLOOR	357.677 SQ.M.
FOURTH FLOOR	357.677 SQ.M.
FIFTH FLOOR	357.677 SQ.M.
SIXTH FLOOR	357.677 SQ.M.
TOTAL	2511.887SQ.M.

TOTAL PROPOSED P-LINE AREA =2511.887 SQ.MT

B)TOTAL AREA UNDER BASIC FSI (1.1)
AREA UNDER BASIC FSI=1.1 X 739.04
=812.944 SQ.M.
AREA UNDER BASIC FSI =812.944SQ.M

C)TOTAL AREA UNDER ANCILLARY(80%)
(TOTAL PROPOSED PLINE AREA)-TOTAL PROPOSED PLINE AREA/1.8
= (2511.887) - (2511.887/1.8) = 1116.394 SQ.M.
TOTAL AREA UNDER ANCILLARY(80%) =1116.394 SQ.M.

D)TOTAL AREA UNDER NMRC
(TOTAL PROPOSED PLINE AREA)-(BASIC F.S.I + ANCILLARY F.S.I)
= (2511.887) - (812.944 +1116.394) = 582.549 SQ.M.
TOTAL AREA UNDER NMRC =582.549 SQ.M

PARKING AREA STATEMENT -

NORMS	CARS(NOS.)	SCOOTERS
FOR EVERY 10 BEDS	3.00	10.00
PROPOSED	CARS(NOS.)	SCOOTERS
FOR EVERY 90 BEDS	27	90
TOTAL PARKING PROVIDED	24.00	57.00

OFF STREET PARKING REQUIREMENT -
CAR = 27 X 0.9 = 24 CARS
SCOOTER = 90 X 0.9 = 81 SCOOTER

AS PER RULE 8.11v)COMPOSITE PARKING: SIX SCOOTERS PARKING MAY BE ALLOWED TO BE CONVERTED IN ONE CAR PARKING

FOR EXTRA 4 CARS = 4X6 = 24 SCOOTERS
THEREFORE TOTAL PARKING FOR SCOOTERS=81-24=57 SCOOTERS

PARKING CALCULATION
1) SMALL CAR = 14 X 2.30 X 4.50 = 144.9 SQ.MT
2) BIG CAR = 16 X 2.50 X 5.00 = 200 SQ.MT
3) SCOOTERS = 57 X 1.00 X 2.00 = 114 SQ.MT
TOTAL PARKING PROVIDED = 458.9 SQ.MT

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 07/BP/B2021 TP/NMC/101 Date 04/4/22
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director, Town Planning, Nagpur Municipal Corporation

SITE PLAN (SCALE 1:200)

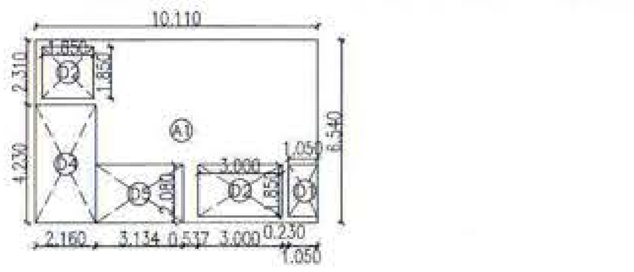
The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPB 432001/2133 CR - 230/01/UD-II, dated 10th March, 2005 as per schedule for every 300 sq.mts. built-up area. The system may be by open well 1 mtr. dia ... deep with filtration chamber for every ... sq.mtr. built-up area. Other options mentioned in the schedule may be adopted.
a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq.mts. of built-up area, for failure of the owner of the building.

Provisions For Solar Water Heating Systems
Solar Water Heating System should be installed in the buildings ...
3) Hostels & other such buildings --25 Ltrs./day/person.
4) Resident --25 Ltrs./day/person.
If the provisions as above is not made, the occupancy certificate will not be issued from NMC

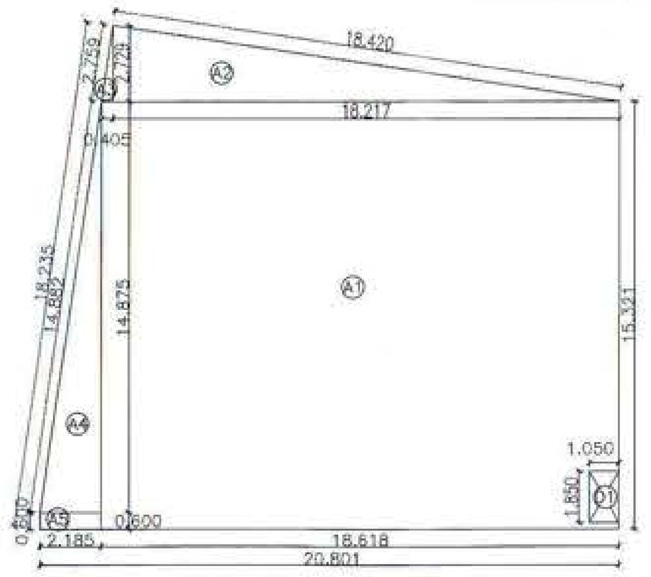
PLOT NO:531
DP SHEET NO.-24
DP PLAN

PLOT NO:531
LOCATION PLAN

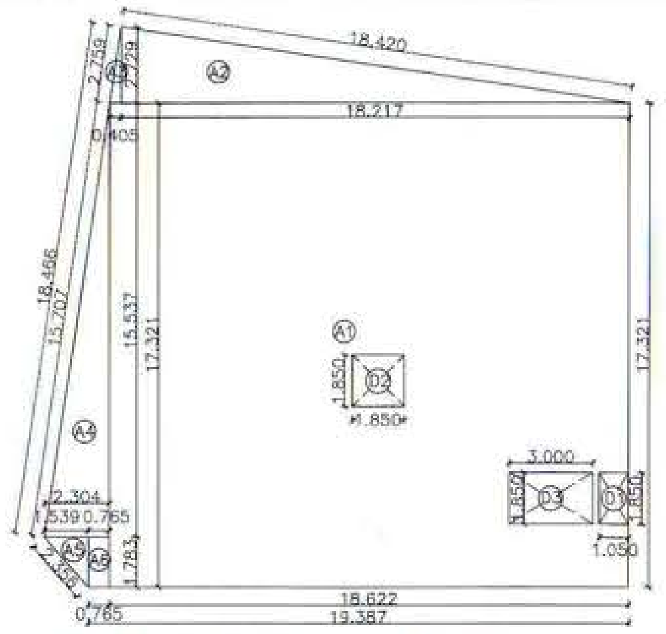
Note: This Building permission is only for G+5th floor out of sixth floor and six th floor will be released subject to payment of premium charges mentioned in clause No- 32 of permit letter.


BLOCK PLAN OF LOWER GROUND LEVEL FLOOR
(SCALE 1:200)

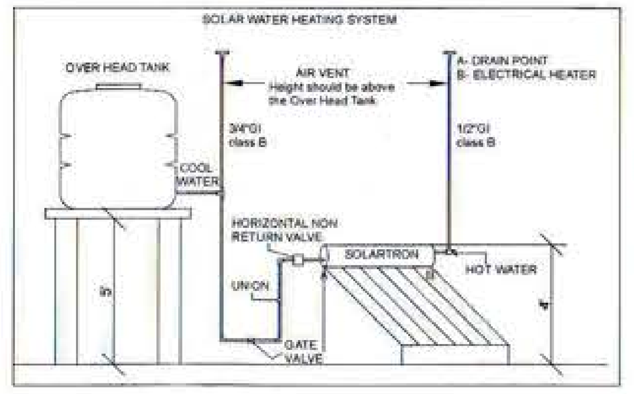
P-LINE AREA OF LOWER GROUND LEVEL FLOOR:
AREA A1 = 10.110x 6.540 = (+)66.119 SQ.MT.
AREA D1 = 1.050 x 1.850 = (-) 1.942 SQ.MT.
AREA D2 = 3.000 x 1.850 = (-) 5.55 SQ.MT.
AREA D3 = 1.850 x 1.850 = (-) 3.422 SQ.MT.
AREA D4 = 4.230 x 2.160 = (-) 9.136 SQ.MT.
AREA D5 = 3.134 x 2.080 = (-) 6.518 SQ.MT.
TOTAL PINE AREA OF LOWER GROUND FLOOR = 39.551 SQ.MT

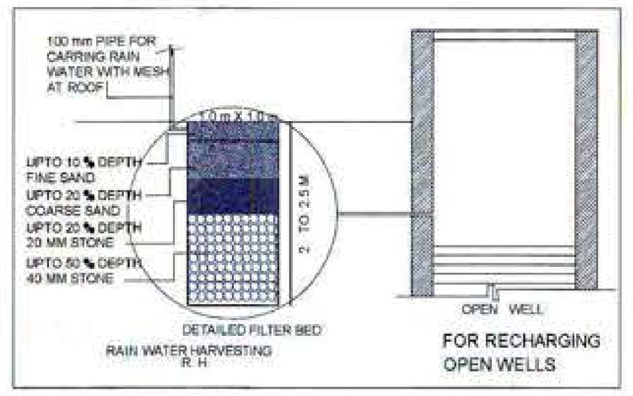

BLOCK PLAN OF GROUND FLOOR
(SCALE 1:200)

P-LINE AREA OF GROUND FLOOR:
AREA A1 = 18.618X15.321 = (+) 285.246 SQ.MT.
AREA A2 = 1/2 X18.217X2.729 = (+) 24.857 SQ.MT.
AREA A3 = 1/2 X0.405X2.729 = (+) 0.552 SQ.MT.
AREA A4 = 1/2 X14.875X2.185 = (+) 16.250 SQ.MT.
AREA A5 = 2.185 X0.600 = (+) 1.311 SQ.MT.
AREA D1 = 1.050 x 1.850 = (-) 1.942 SQ.MT.
TOTAL PLINE AREA OF GROUND FLOOR = 326.274 SQ.MT


BLOCK PLAN OF FIRST FLOOR
(SCALE 1:200)

P-LINE AREA OF FIRST FLOOR PLAN:
AREA A1 = 18.622X17.321 = (+) 322.551 SQ.MT.
AREA A2 = 1/2 X18.217X2.729 = (+) 24.857 SQ.MT.
AREA A3 = 1/2 X0.405X2.729 = (+) 0.552 SQ.MT.
AREA A4 = 1/2 X15.537X2.304 = (+) 17.896 SQ.MT.
AREA A5 = 1/2 X1.539X1.783 = (+) 1.372 SQ.MT.
AREA A6 = 1.783 X0.765 = (+) 1.363 SQ.MT.
AREA D1 = 1.050 x 1.850 = (-) 1.942 SQ.MT.
AREA D2 = 1.850 x 1.850 = (-) 3.422 SQ.MT.
AREA D3 = 3.000 x 1.850 = (-) 5.55 SQ.MT.
TOTAL PLINE AREA OF FIRST FLOOR PLAN = 357.677 SQ.MT

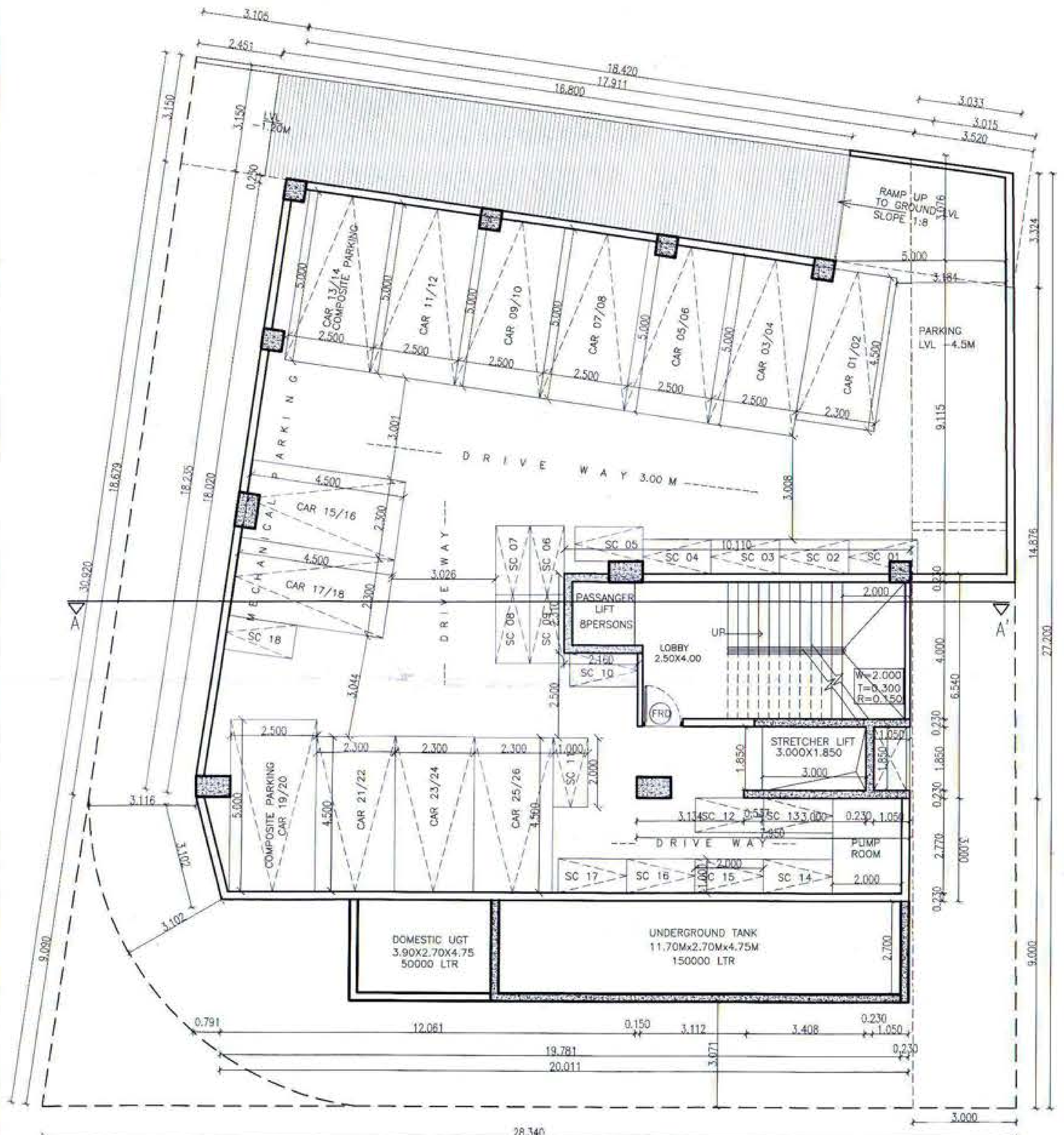




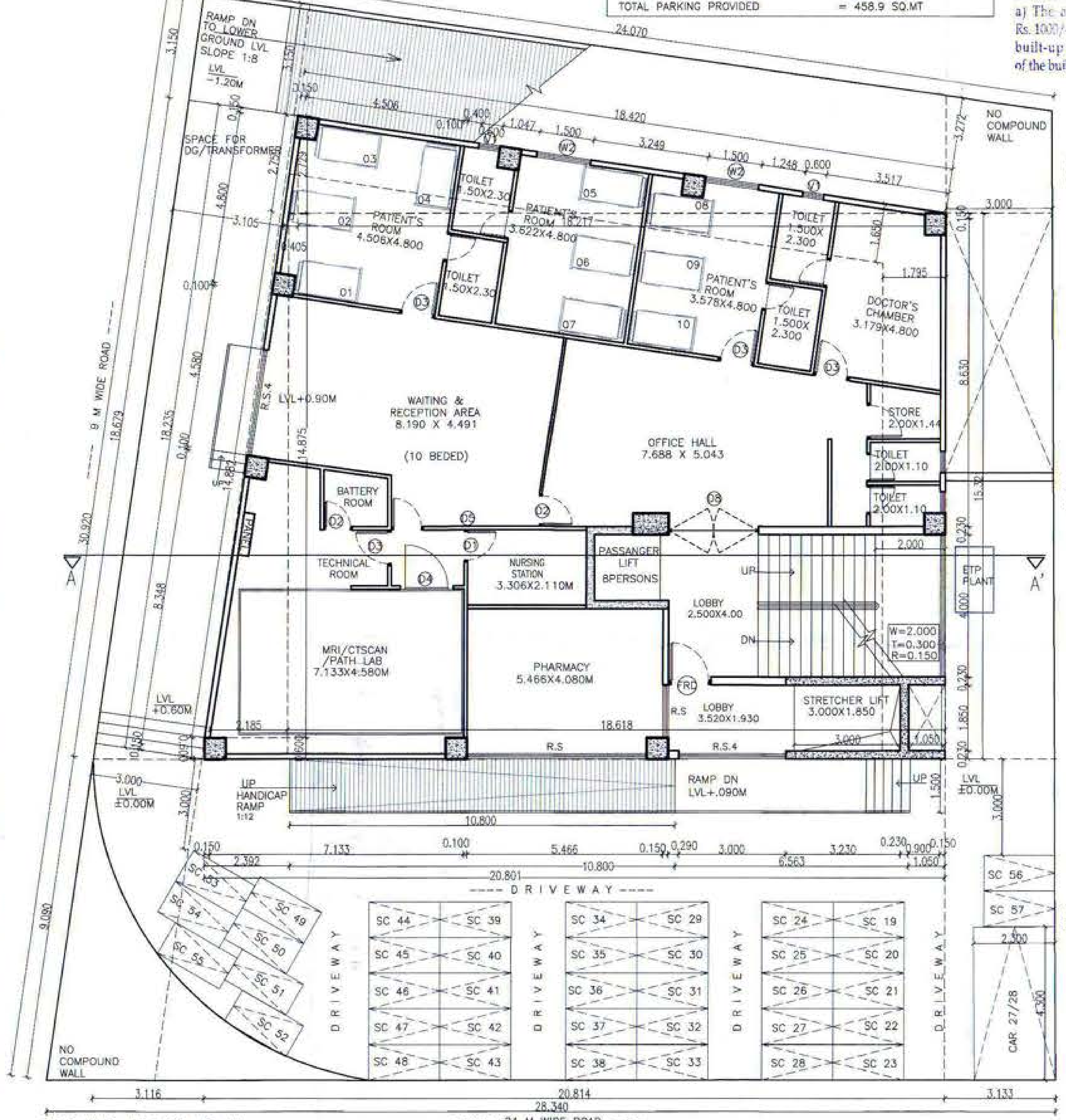
FOR RECHARGING OPEN WELLS

CARPET AREA CALCULATION

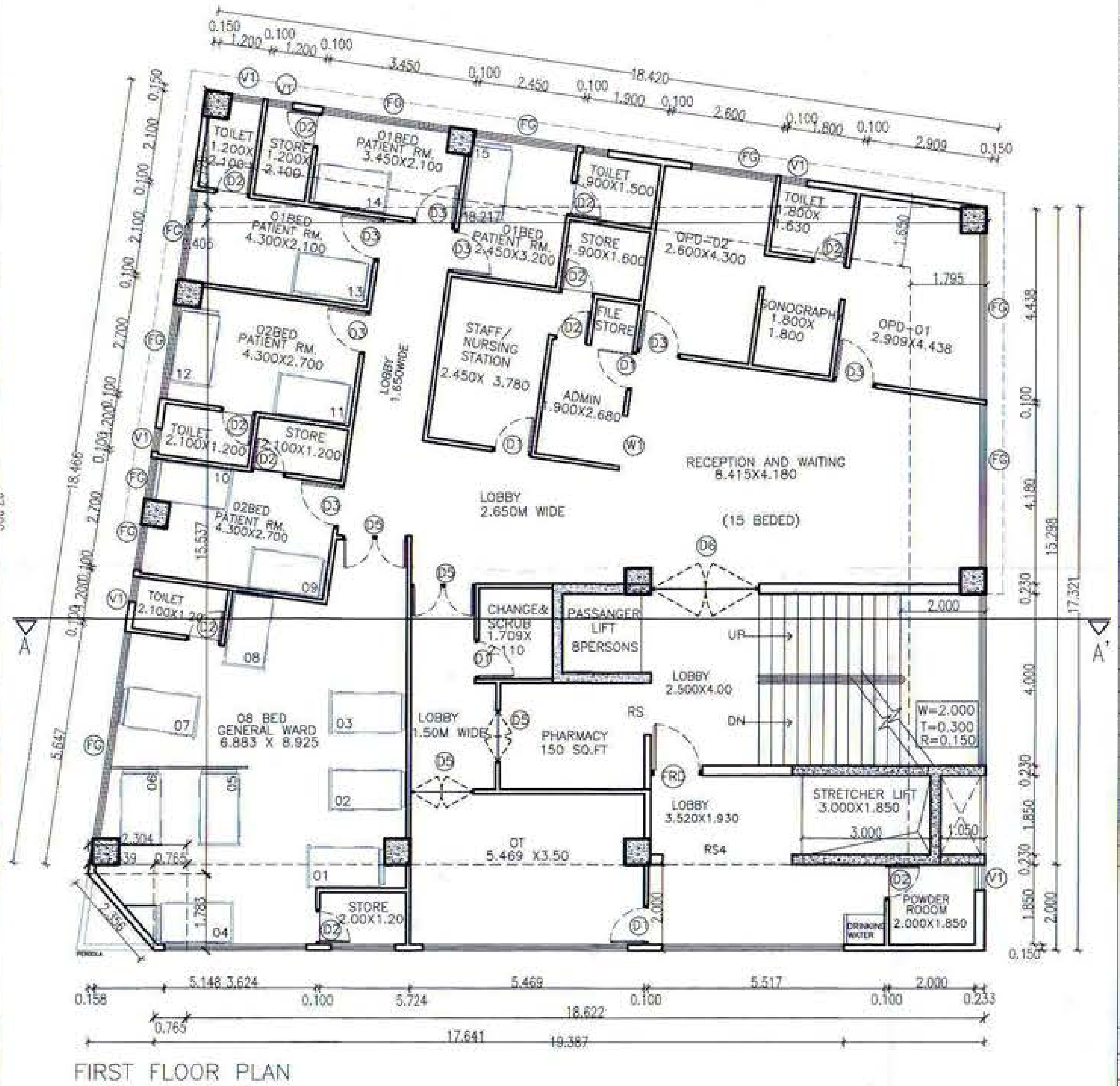
SR. NO.	FLOOR NO.	CARPET AREA (RERA) SQ.M	AREA OF BALCONY ATTACHED TO HOSPITAL (SQ.M) (OPEN +COV.)	AREA OF DOUBLE HEIGHT TERRACES ATTACHED TO FLAT (SQ.M.)
01	Ground floor	266.263	--	N/A
02	First floor	271.384	40.476	N/A
03	Second floor	271.384	40.476	N/A
04	Third floor	271.384	40.476	N/A
05	Fourth floor	271.384	40.476	N/A
06	Fifth floor	271.384	40.476	N/A
07	Sixth floor	271.384	40.476	N/A



LOWER GROUND LEVEL PLAN
(SCALE 1:100)



GROUND FLOOR PLAN
(SCALE 1:100)



FIRST FLOOR PLAN
(SCALE 1:100)