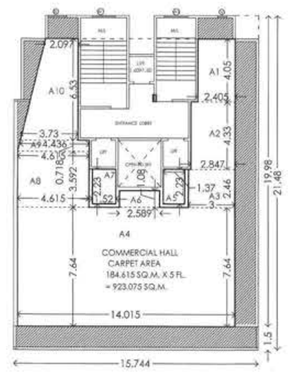
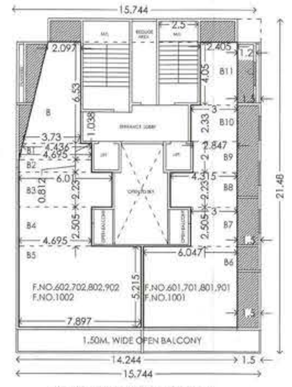
D.P.SHEET NO.23



CARPET AREA FOR TYPICAL
FIRST TO FIFTH FLOOR PLAN
SCALE :- 1: 200

COMMERCIAL CARPET AREA STATEMENT FOR TYPICAL 1ST TO 5TH FL.				
A1	2.405	4.050	9.740	SQ.M
A2	2.847	4.330	12.328	SQ.M
A3	3.000	2.460	7.380	SQ.M
A4	14.015	7.640	107.075	SQ.M
A5	1.370	2.230	3.055	SQ.M
A6	2.589	1.080	2.796	SQ.M
A7	1.520	2.230	3.390	SQ.M
A8	4.615	3.592	16.577	SQ.M
A9	4.615+4.436/2X0.718		3.249	SQ.M
A10	2.097+3.73/2X6.53		19.025	SQ.M
TOTAL CARPET AREA			184.615	SQ.M



CARPET AREA FOR TYPICAL
SIXTH TO TENH FLOOR PLAN
SCALE :- 1: 200

CARPET AREA STATEMENT COMMERCIAL CARPET AREA STATEMENT FOR FLAT NO. 602, 702, 802, 902, 1002				
B	3.73 + 2.097/2 X 6.53		19.025	SQ.M
B1	4.695 + 4.436/2 X 1.038		4.738	SQ.M
B2	4.695	0.812	3.812	SQ.M
B3	6.010	2.230	13.402	SQ.M
B4	4.695	2.505	11.761	SQ.M
B5	7.897	5.215	41.183	SQ.M
TOTAL CARPET AREA			93.921	SQ.M
CARPET AREA STATEMENT COMMERCIAL CARPET AREA STATEMENT FOR FLAT NO. 601, 701, 801, 901, 1001				
B6	6.047	5.215	31.535	SQ.M
B7	3.000	2.505	7.515	SQ.M
B8	4.315	2.230	9.622	SQ.M
B9	2.847	2.000	5.694	SQ.M
B10	3.000	2.330	6.990	SQ.M
B11	2.405	4.050	9.740	SQ.M
TOTAL CARPET AREA			71.096	SQ.M

AREA STATEMENT B/UP AREA STATEMENT FOR GROUND FLOOR				
ADDITION				
AREA A	7.700	8.38	64.526	SQ.M
DEDUCTION				
AREA A1	0.445	4.330	1.927	SQ.M
AREA A2	0.706	2.000	1.412	SQ.M
AREA A3	2.749	1.850	5.086	SQ.M
AREA A4	1.600	1.000	1.600	SQ.M
TOTAL DEDUCTION			10.025	SQ.M
TOTAL B/UP AREA AT GROUND FL.			54.501	SQ.M
B/UP AREA STATEMENT FOR TYPICAL COMMERCIAL 1ST TO 5TH FLOOR PLAN				
ADDITION				
AREA B	15.744	21.480	338.181	SQ.M
DEDUCTION				
AREA B1	0.461	3.934	1.814	SQ.M
AREA B2	2.042	1.500	3.063	SQ.M
AREA B3	7.400	1.500	11.100	SQ.M
AREA B4	1.500	1.500	2.250	SQ.M
AREA B5	2.749	3.000	8.247	SQ.M
AREA B6	1.600	1.000	1.600	SQ.M
AREA L1	1.600	1.600	2.560	SQ.M
AREA L2	1.600	1.700	2.720	SQ.M
AREA L3	1.600	1.700	2.720	SQ.M
TOTAL DEDUCTION			36.074	SQ.M
TOTAL B/UP AREA AT TYPICAL COMMERCIAL 1ST TO 5TH FLOOR PLAN			302.1070	SQ.M

B/UP AREA STATEMENT FOR TYPICAL 6TH TO 10TH FLOOR PLAN ADDITION				
AREA C	15.744	21.480	338.181	SQ.M
DEDUCTION				
AREA C1	0.461	3.934	1.814	SQ.M
AREA C2	2.042	1.500	3.063	SQ.M
AREA C3	3.000	1.500	4.500	SQ.M
AREA C4	2.500	1.500	3.750	SQ.M
AREA C5	1.500	1.500	2.250	SQ.M
AREA C6	2.749	1.850	5.086	SQ.M
AREA C7	3.469	4.620	16.027	SQ.M
AREA L4	1.600	1.700	2.720	SQ.M
AREA L5	1.600	1.700	2.720	SQ.M
TOTAL DEDUCTION			41.930	SQ.M
TOTAL B/UP AREA AT TYPICAL COMM. 1ST TO 5TH FLOOR PLAN			296.2510	SQ.M

B/UP AREA STATEMENT FOR TERRACE FLOOR PLAN ADDITION				
AREA D	7.700	3.883	29.899	SQ.M
DEDUCTION				
AREA D1	0.442	2.483	1.097	SQ.M
AREA D2	1.600	1.250	2.000	SQ.M
AREA D3	3.300	0.200	0.660	SQ.M
TOTAL DEDUCTION			3.757	SQ.M
TOTAL B/UP AREA AT TERRACE FL.			26.1420	SQ.M
TOTAL B/UP OR P/LINE AREA ON ALL FLOORS				
GROUND FLOOR PLAN			54.501	SQM
FIRST FLOOR PLAN			302.107	SQM
SECOND FLOOR PLAN			302.107	SQM
THIRD FLOOR PLAN			302.107	SQM
FOURTH FLOOR PLAN			302.107	SQM
FIFTH FLOOR PLAN			302.107	SQM
SIXTH FLOOR PLAN			296.251	SQM
SEVENTH FLOOR PLAN			296.251	SQM
EIGHTH FLOOR PLAN			296.251	SQM
NINTH FLOOR PLAN			296.251	SQM
TENTH FLOOR PLAN			296.251	SQM
TERRACE FLOOR PLAN			26.142	SQM
TERRACE P/LINE B/UP AREA			3072.433	SQM

AS PER CLAUSE NO. 6.8 (II) ⊕ 54.501
3017.932 SQ.M.

TOTAL COMMERCIAL B/UP AREA = 1510.533 SQ.M.
TOTAL RESIDENTIAL B/UP AREA = 1507.397 SQ.M.
NET B/UP AREA = 3017.932 SQ.M.

PLAN FOR REVISED PROPOSED CONSTRUCTION OF COMMERCIAL CUM MULTY FAMILY BUILDING UNIT ON PLOT NO 10, HOUSE NO. 399 , CITY SURVEY NO. 2 , SHEET NO.13, MOUZA- AJNI, KH.NO. 3, MOUZA- AJNI, WARD.NO. 75, IN CIVIL EXP. SCHEME NAGPUR, TAHSIL & DISTRICT :- NAGPUR.

BELONGING TO :-
1) SHRI. HARIBHAU NARAYENRAO NARSINGKAR
2) SHRI. TUSHAR NARAYENRAO NARSINGKAR

THROUGH P.O.A.
M/S DELTA DEVELOPERS

THROUGH PARTNERS
SHRI. NARENDRA SATPUTE

PROFORMA -1 : AREA STATMENT

PLOT AREA (as per aktiv patrika) = 745.63 SQ.M.

SR NO	PARTICULERS	PERMISSIBLE AREA SQ.M.	PROPOSED AREA SQ.M.
A	NET PLOT AREA FOR F.S.I. CALCULATION (CLAUSE NO: 3.9 OF UPDCR-2020) OR AS PER LAYOUT AS PER OWNERSHIP DOCUMENT(7/12,CTS,EXTART)	745.63 SQ.M.	—
B	BASIC F.S.I. / B.UP AREA = 745.63 X 1.10 (CLAUSE NO: 6.3 OF TABLE NO.6-G OF UPDCR-2020)	820.193 SQ.M.	820.193 SQ.M.
C	ADDITIONAL F.S.I. ON PAYMENT OF PREMIUM :- 50%	372.815 SQ.M.	119.086 SQ.M.
D	ADDITIONAL F.S.I. AREA SRA TDR	—	—
E	ADDITIONAL F.S.I. AREA TDR REGULAR (745.63 X 1.15 % = 857.474 SQ.M.)	857.474 SQ.M.	842.03 SQ.M. (EXISTING UTILIZED)
F	TOTAL	2050.482 SQ.M.	1781.309 SQ.M.
G	TOTAL ANCILLARY FSI (CLAUSE NO.6.3 TABLE NO.6G, NOTE - (I) OF UPDCR)		
	I) FOR RESIDENTIAL (60%) :-(B-B / I.60) OR (RESIDENTIAL AREA = 1507.397 /1.6 = 942.123 SQ.M.) = 942.123 X 60% = 565.274 SQ.M.)	565.274 SQ.M.	1236.623 SQ.M.
	II) FOR COMMERCIAL (80%) :-(B-B / I.80) (COMMERCIAL AREA = 1510.533 /1.8 = 839.186 SQ.M.) = 839.186 X 80% = 671.349 SQ.M.)	671.349 SQ.M. 1236.623 SQ.M.	
H	NET ' P - LINE ' BUILT UP AREA	—	3017.932 SQ.M.
I	TOTAL BUILT UP AREA	3480.896 SQ.M.	
J	TOTAL FSI	4.668	2.51
K	PROPOSED ANCILLARY FSI	—	1236.623 SQ.M.

PARKING AREA STATEMENT

FOR EVERY TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO 80 SQ.M. BUT LESS THAN 150 SQ.M.
REQUIRED PARKING = 1 CAR, 3 SCOOTER , 5% V.P.

PROPOSED 5 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO 80 SQ.M. BUT LESS THAN 150 SQ.M.
REQUIRED PARKING = 5 CAR, 15 SCOOTER , 1.0 SC (V.P.)
NET REQUIRED PARKING = 5 CAR, 16 SCOOTER

FOR EVERY TWO TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO 40 SQ.M. BUT LESS THAN 80 SQ.M.
REQUIRED PARKING = 1 CAR, 5 SCOOTER , 5% V.P.

PROPOSED 5 TENEMENTS WITH EACH TENEMENT HAVING CARPET AREA EQUAL TO 40 SQ.M. BUT LESS THAN 80 SQ.M.
REQUIRED PARKING = 3 CAR, 13 SCOOTER , 1.0 SC (V.P.)
NET REQUIRED PARKING = 3 CAR, 14 SCOOTER

NET RESIDENTIAL REQUIRED PARKING = 8 CAR, 30 SCOOTER ,

FOR COMMERCIAL
FOR EVERY 100 SQ.M. CARPET AREA OR FRACTION THEREOF
REQUIRED PARKING = 2 CAR, 6 SCOOTER ,
FOR CARPET AREA = 923.075 /100 = 9.00 X 2 CAR X 6 SC
REQUIRED PARKING = 18.0 CAR , 54.0 SC
NET COMMERCIAL REQUIRED PARKING = 18.00 CAR ,54 SC

COMMERCIAL + RESIDENTIAL REQUIRED PARKING = 26 CAR, 84 SCOOTER ,
MULTIPLYING FACTOR 0.90 = 23.0 CAR, 76 SCOOTER
PROPOSED PARKING = 24.0 CAR, 79 SCOOTER

SCHEDULE OF OPENING

SR.NO.	TYPE	SIZE	DESCRIPTION
01	D	1.20X2.10	T.W.PANELLED DOOR
02	D1	0.80X2.10	T.W.PANELLED DOOR
03	D2	0.75X2.10	T.W.PANELLED DOOR
04	D3	1.50X2.10	T.W.PANELLED DOOR
05	FRD	1.20X2.10	------
06	W	1.80X1.20	M.S.FRAMED
07	W1	1.50X1.20	M.S.FRAMED
08	W2	1.20X1.20	M.S.FRAMED
09	V	0.60X0.60	M.S.LOUVERED VENTILATOR
010	SL	X1.20	ALUMINUM FRAME GLASS DOOR

REFERENCE	
LAND USE AS PER SANCTION DEVELOPMENT PLAN	YELLOW
LOCATION OF PLOT	BHAMTI
ZONE	RESIDENTIAL
PROPOSED BUILDING USE SUBMITTED AS PER PLAN	UPDCR
PLOT BOUNDARY SHOWN THUS	BLACK
PROPOSED CONSTRUCTION SHOWN THUS	RED
EXISTING CONSTRUCTION TO BE RETAINED SHOWN THUS	
EXISTING CONSTRUCTION TO BE DEMOLISHED SHOWN THUS	YELLOW

Certificate of Arec:
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 woner/hip/ F.P.Scheme Record/Land Records Department/City Survey record

Signature
R. S. SONKUSARE C.A. No. 97/22290 Govt. Approved Architect
(Name of Architect) Licensed Engineer/Supervisor

Owners Declaration :
I/We undersigned hereby confirm that I/We would abide by the Collector.//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 at the work site.

1) SHRI. HARIBHAU NARAYENRAO NARSINGKAR
2) SHRI. TUSHAR NARAYENRAO NARSINGKAR

THROUGH P.O.A.
M/S DELTA DEVELOPERS

THROUGH PARTNERS
SHRI. NARENDRA SATPUTE
Owner (s) name and Signature

DRAWING TITLE :- SUBMISSION DRAWING

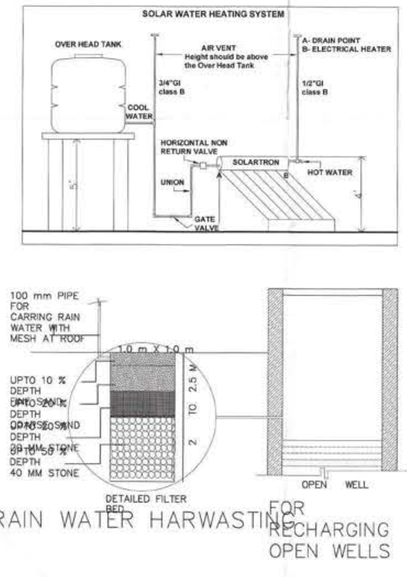
Architect/Licensed Engineer/Supervisor name and signature

ARCHITECT
RAVI SONKUSARE ARCHITECTS
B-ARCHEKIND,M.ARCH.(LEED,D.M.S.A.A.I.A.,
C2, RADHAKRISHNA APPT.,187,GOKULPETH,NAGPUR
PH.NO.(0712) 3551301 , MOB. 9822078301
E - MAIL : spondonconsortium@gmail.com

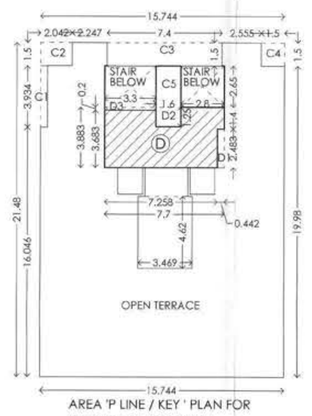
R. S. SONKUSARE
C. A. NO. 97/22290
N.I.T. NO. 1124
N.M.C. NO. N.M.C./R.-271

Job No.	Drawing No.	Scale	Drawn by	Check by
1	01 / 02	1: 100 1: 200		

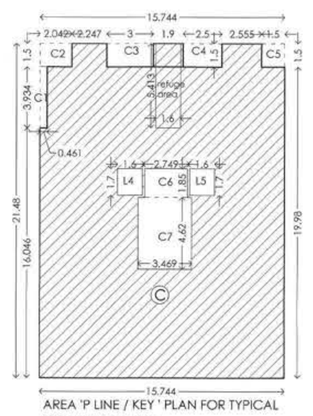
Registration No. of Architect/ License No. of Licensed Engineer / Supervisor



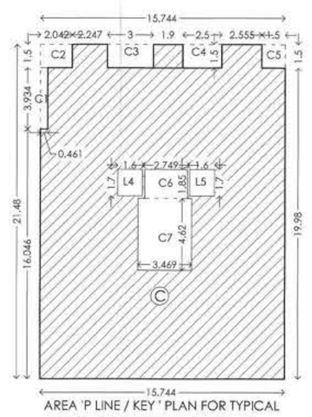
RAIN WATER HARWASTING FOR RECHARGING OPEN WELLS



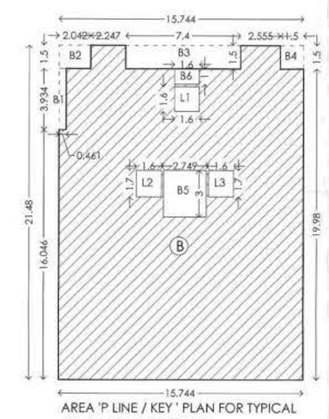
AREA 'P LINE / KEY ' PLAN FOR
TERRACE FLOOR PLAN
SCALE-1:200



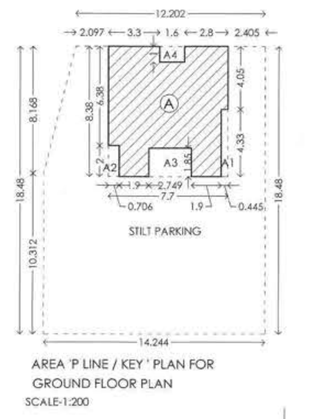
AREA 'P LINE / KEY ' PLAN FOR TYPICAL
8 TH FLOOR PLAN
SCALE-1:200



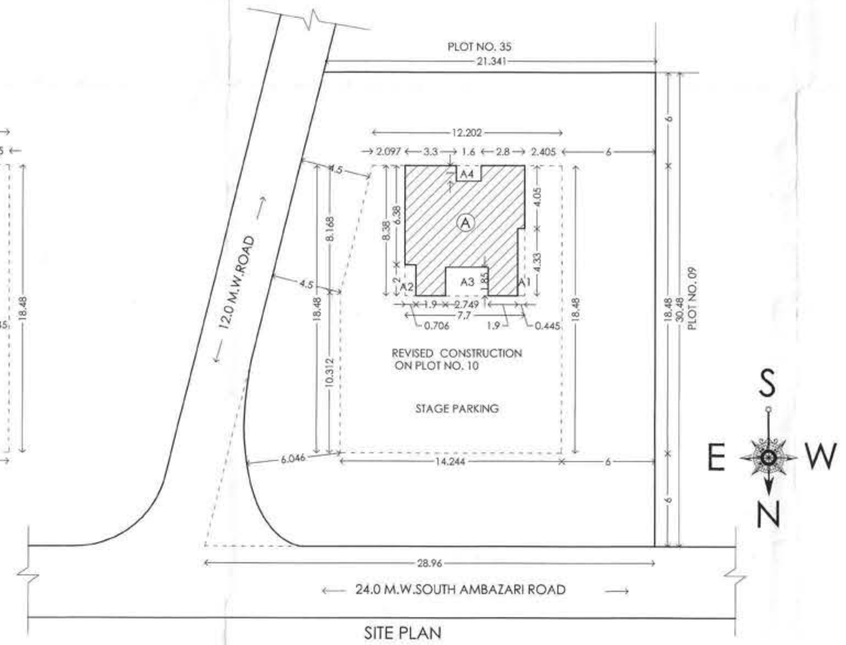
AREA 'P LINE / KEY ' PLAN FOR TYPICAL
6 TH 7TH, 9TH & 10TH FLOOR PLAN
SCALE-1:200



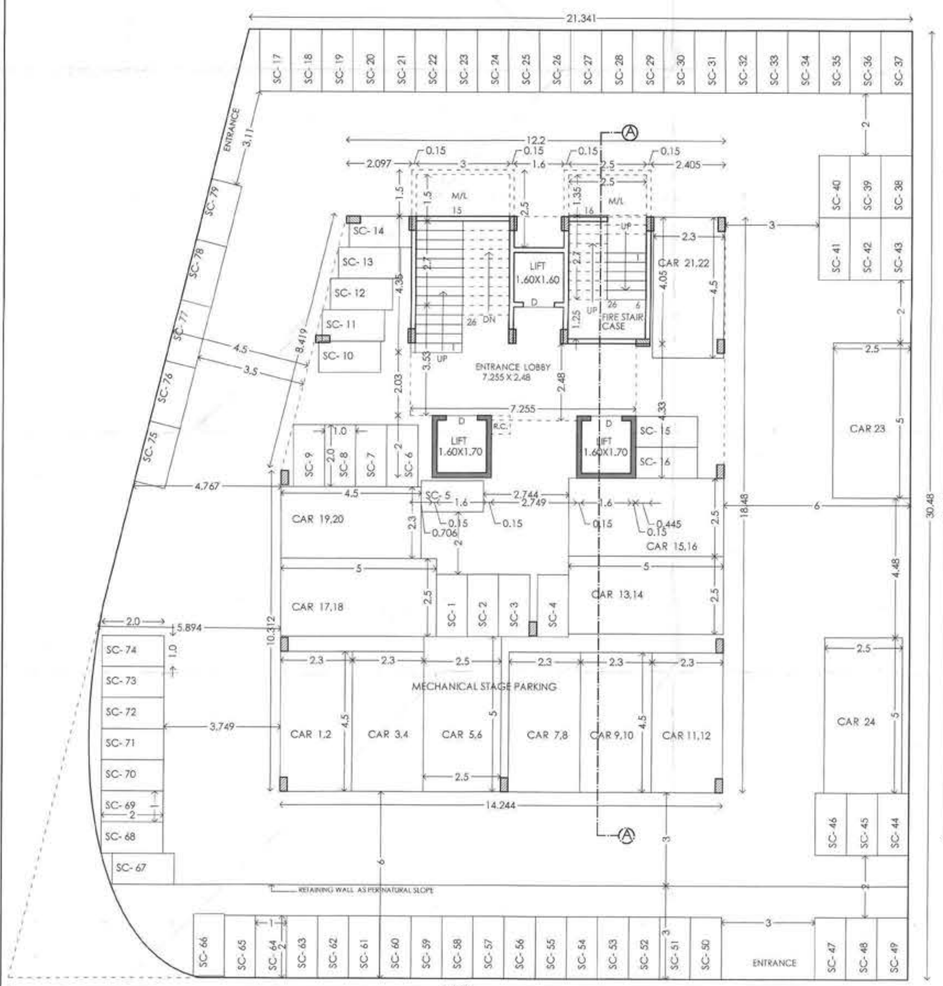
AREA 'P LINE / KEY ' PLAN FOR TYPICAL
1ST TO 5TH FLOOR PLAN
SCALE-1:200



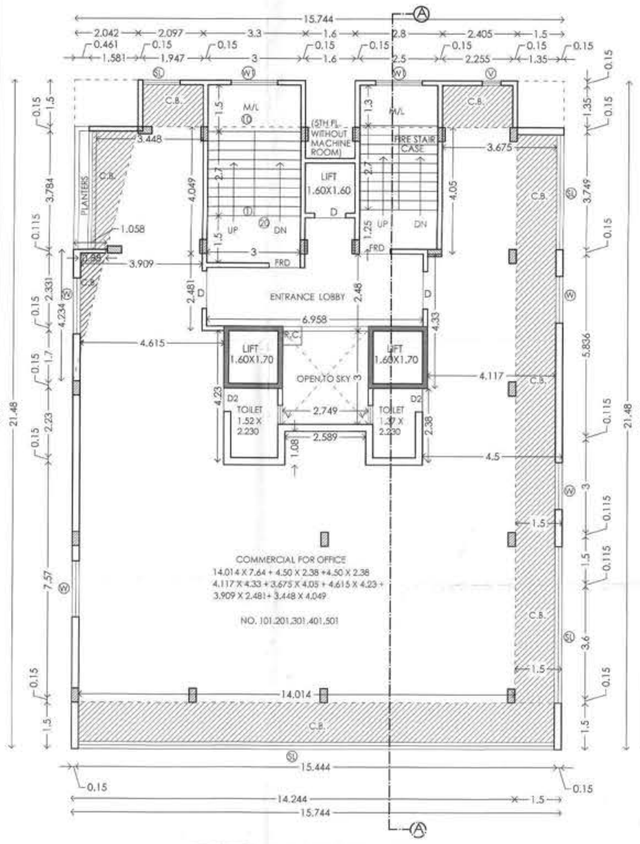
AREA 'P LINE / KEY ' PLAN FOR
GROUND FLOOR PLAN
SCALE-1:200



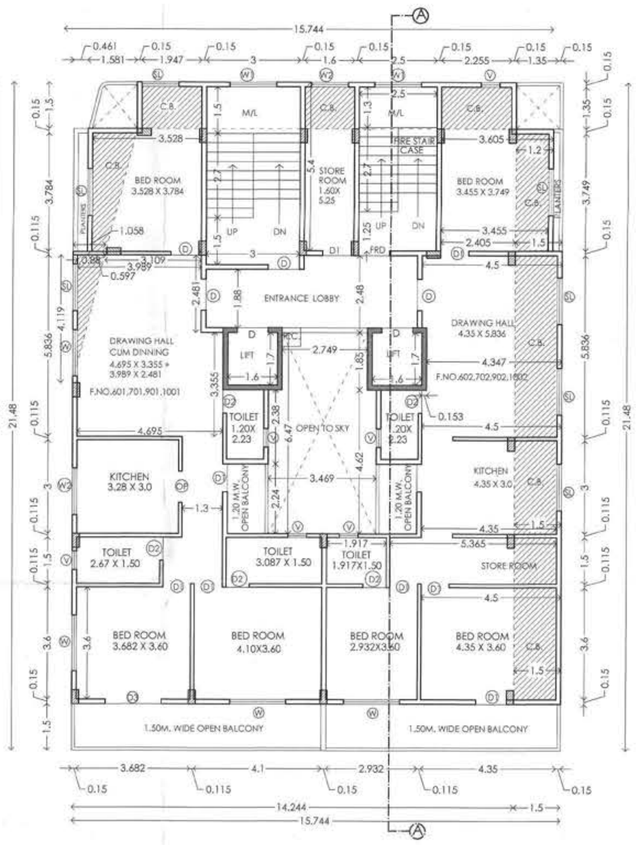
SITE PLAN
SCALE-1:200



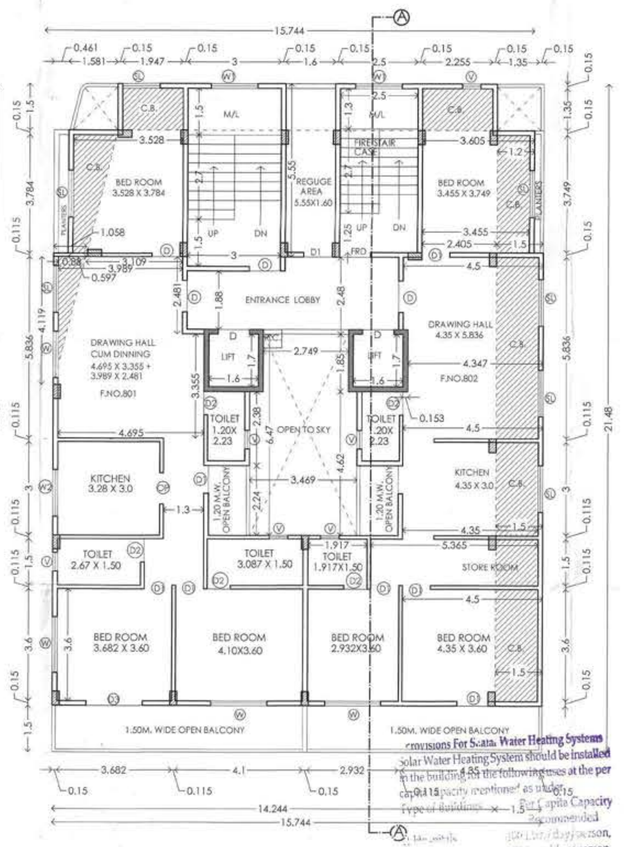
GROUND FLOOR PLAN
SCALE :- 1: 100



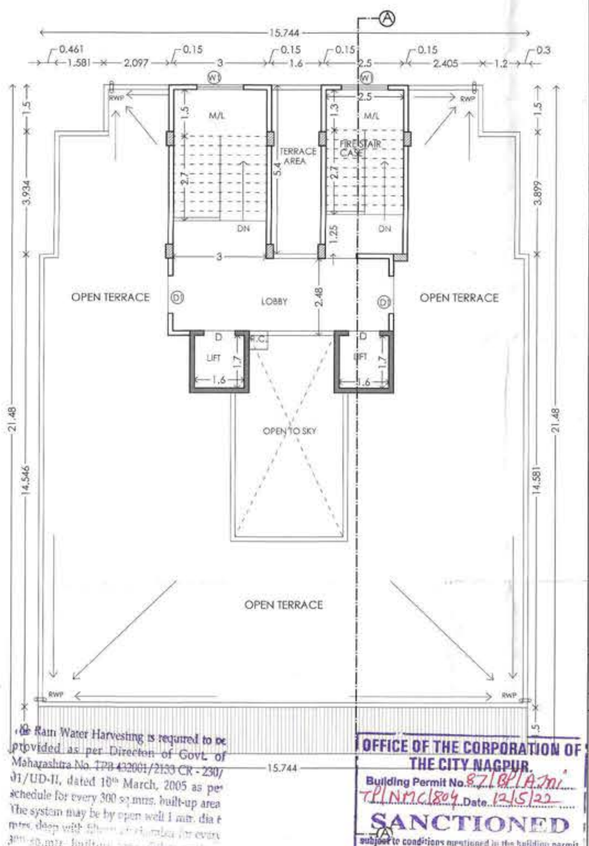
FIRST TO FIFTH FLOOR PLAN
SCALE :- 1: 100



SIXTH,SEVENTH,NINE & TENTH FLOOR PLAN
SCALE :- 1: 100



EIGHTH FLOOR PLAN
SCALE :- 1: 100



TERRACE FLOOR PLAN
SCALE :- 1: 100

Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. 2784/43001/2555 CR - 230/ 01/TD-II, dated 10th March, 2005 as per schedule for every 500 sq.mtr. built-up area the system may be by open well / ari dia 6 mtr. dia with 3 mtr. dia bore in centre 6 mtr. depth. Existing open well to be utilised as the schedule specified. 4) The authority may impose a fine of Rs. 1000/- per annum for every 100 sq.mtr. of built-up area, for failure of the owner of the building

Solar Water Heating System should be installed in the building as the following uses at the per day capacity mentioned as under:-
Type of Building
1) Residential — 125 Ltrs./day/person.
2) Hotels — 25 Ltrs./day/person.
3) Nursings — 25 Ltrs./day/person.
4) Restaurants — 25 Ltrs./day/person.
If the provisions as above is not made, the occupancy certificate shall not be issued from NMC

OFFICE OF THE CORPORATION OF THE CITY NAGPUR.
Building Permit No. 8710/Amb/ 11/NMC/1884 Date. 04/5/12
SANCTIONED
subject to conditions mentioned in the building permit
Assistant Director Town Planning
Nagpur Municipal Corporation