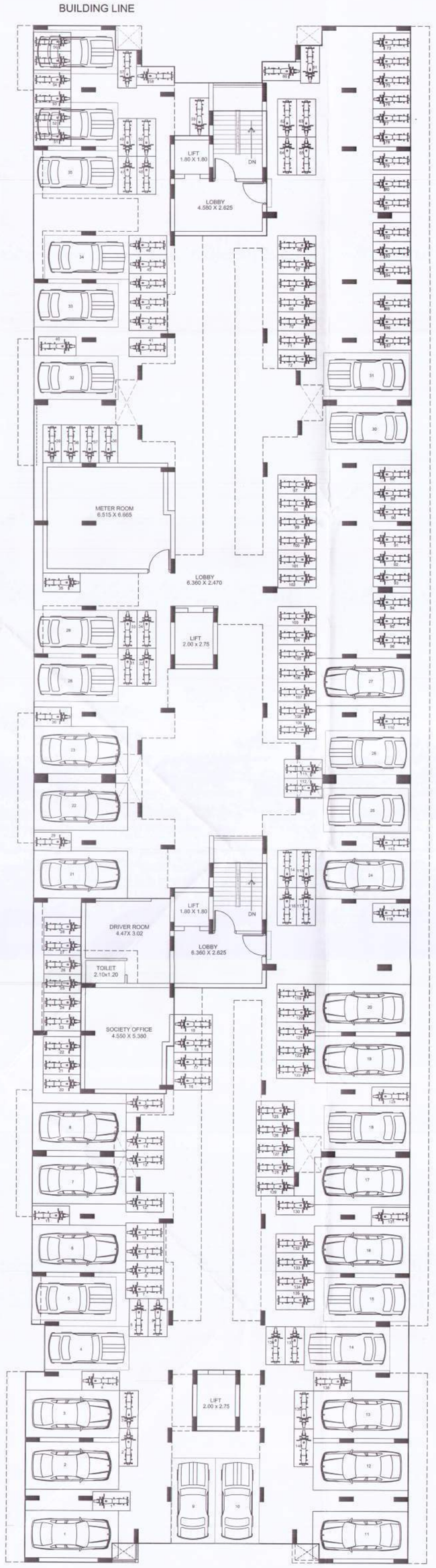
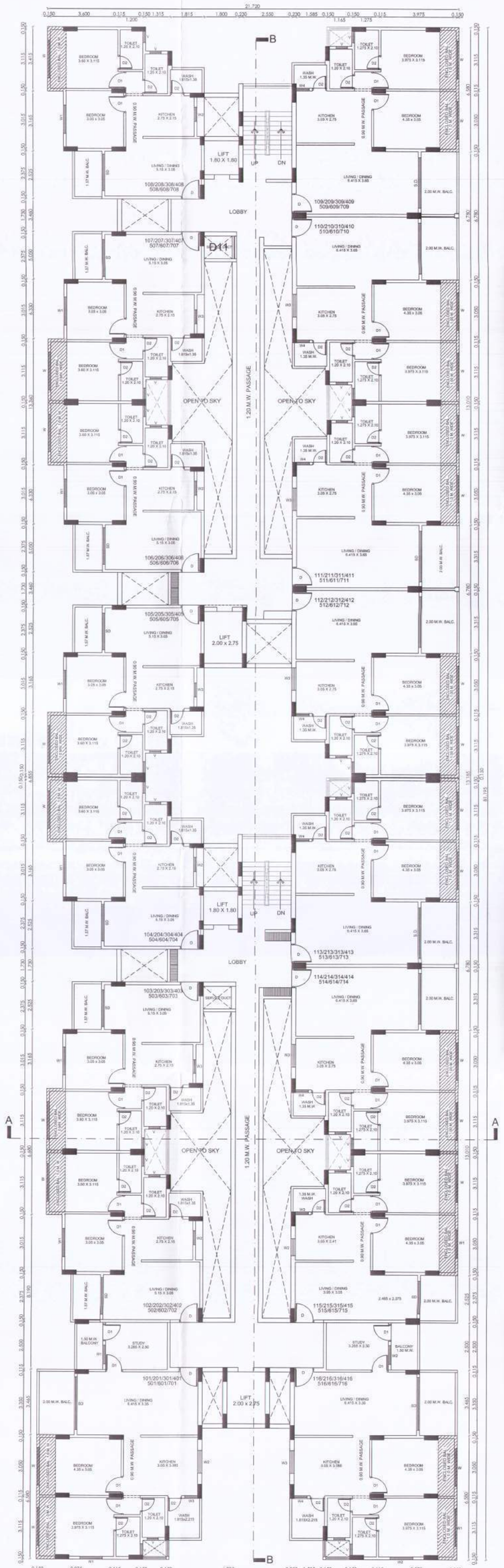
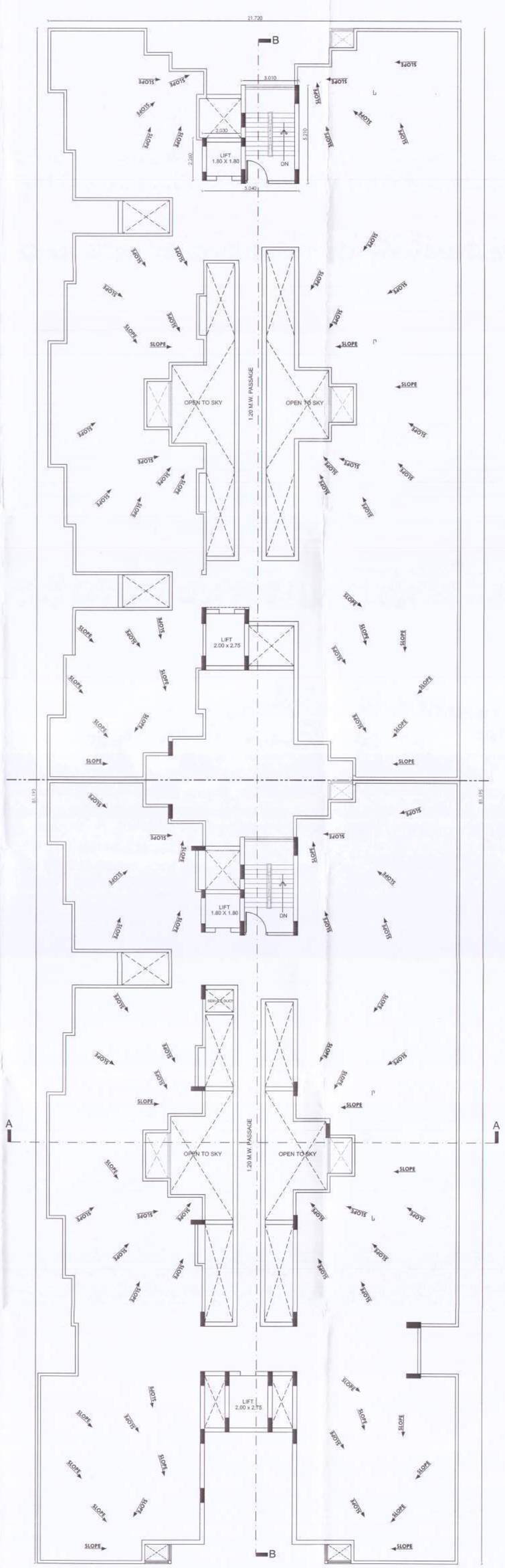


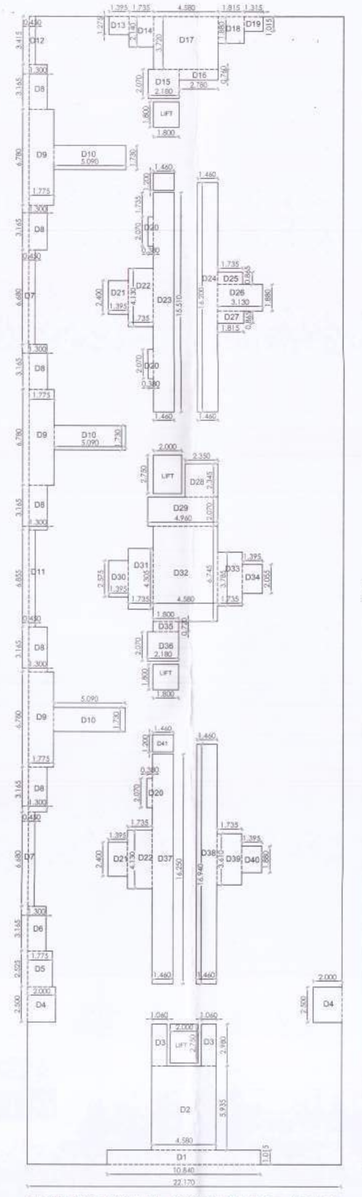

GROUND FLOOR PLAN
SCALE:-1:100




TYPICAL 1ST TO 7TH FLOOR PLAN
SCALE:-1:100



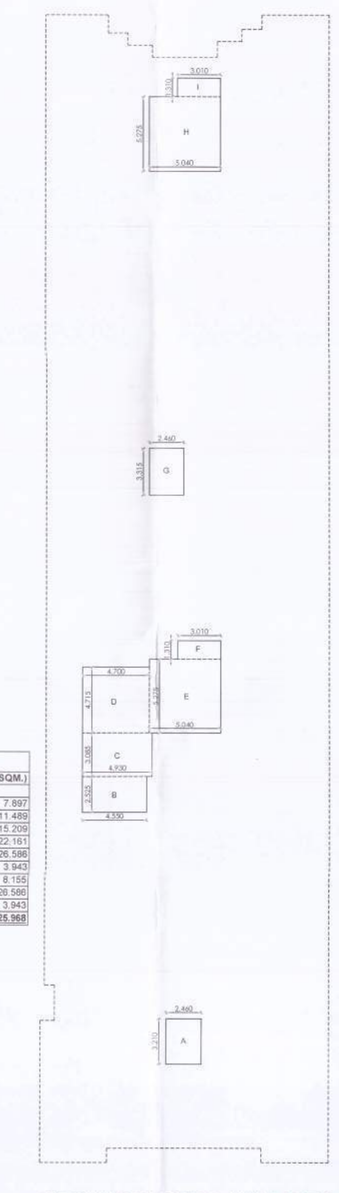

TERRACE FLOOR PLAN
SCALE:-1:100



1ST TO 7TH FLOOR P-LINE AREA
SCALE:-1:100

| PROPOSED 1ST,2ND,3RD,4TH,5TH,6TH,7TH FLOOR P-LINE AREA : | | | | |
|---|---|---|---|---|
| BLOCK | I | II | III | I x II x III (SQM.) |
| 1ST FLOOR | 1 | 22.170 | 81.195 | 1800.003 |
| TOTAL | | | | 1800.003 |
| DEDUCTION | | | | |
| D1 | 1 | 10.840 | 1.015 | 11.003 |
| D2 | 1 | 4.580 | 5.935 | 27.182 |
| D3 | 2 | 1.960 | 2.960 | 5.118 |
| D4 | 2 | 2.000 | 2.500 | 10.000 |
| D5 | 1 | 2.525 | 1.775 | 4.482 |
| D6 | 1 | 1.300 | 3.163 | 4.115 |
| D7 | 2 | 0.450 | 6.680 | 6.012 |
| D8 | 6 | 1.300 | 3.163 | 24.607 |
| D9 | 3 | 1.775 | 6.780 | 36.104 |
| D10 | 3 | 5.090 | 1.730 | 26.417 |
| D11 | 1 | 0.450 | 6.915 | 3.085 |
| D12 | 1 | 0.450 | 3.415 | 1.537 |
| D13 | 1 | 1.395 | 1.275 | 1.778 |
| D14 | 1 | 1.735 | 2.140 | 3.713 |
| D15 | 1 | 2.180 | 2.070 | 4.513 |
| D16 | 1 | 2.700 | 0.780 | 2.113 |
| D17 | 1 | 4.580 | 3.720 | 17.038 |
| D18 | 1 | 1.815 | 1.880 | 3.412 |
| D19 | 1 | 1.315 | 1.015 | 1.335 |
| D20 | 3 | 0.380 | 2.070 | 2.360 |
| D21 | 2 | 1.395 | 2.400 | 6.696 |
| D22 | 2 | 1.735 | 4.130 | 14.331 |
| D23 | 1 | 1.460 | 15.510 | 22.645 |
| D24 | 1 | 1.460 | 16.200 | 23.652 |
| D25 | 1 | 1.735 | 0.860 | 1.501 |
| D26 | 1 | 3.150 | 1.880 | 5.884 |
| D27 | 1 | 1.815 | 0.865 | 1.570 |
| D28 | 1 | 2.350 | 2.345 | 5.511 |
| D29 | 1 | 4.960 | 2.070 | 10.267 |
| D30 | 1 | 1.395 | 2.575 | 3.592 |
| D31 | 1 | 1.735 | 4.365 | 7.469 |
| D32 | 1 | 4.560 | 6.745 | 30.692 |
| D33 | 1 | 1.735 | 3.765 | 6.507 |
| D34 | 1 | 1.395 | 2.055 | 2.867 |
| D35 | 1 | 1.800 | 0.720 | 1.296 |
| D36 | 1 | 2.180 | 2.070 | 4.513 |
| D37 | 1 | 1.460 | 16.200 | 23.725 |
| D38 | 1 | 1.460 | 16.940 | 24.732 |
| D39 | 1 | 1.735 | 3.610 | 6.263 |
| D40 | 1 | 1.395 | 1.880 | 2.623 |
| D41 | 2 | 1.460 | 1.200 | 3.504 |
| LIFT | 2 | 2.000 | 2.750 | 11.000 |
| LIFT | 2 | 1.800 | 1.800 | 6.480 |
| TOTAL | | | | 424.751 |
| TOTAL 1ST FLOOR P-LINE AREA : | | | | 1375.312 |

| PROPOSED GROUND FLOOR P-LINE AREA : | | | | |
|---|---|---|---|---|
| BLOCK | I | II | III | I x II x III (SQM.) |
| 1ST FLOOR | | | | |
| A | 1 | 2.460 | 3.210 | 7.897 |
| B | 1 | 4.550 | 2.525 | 11.489 |
| C | 1 | 4.930 | 3.085 | 15.209 |
| D | 1 | 4.700 | 4.715 | 22.161 |
| E | 1 | 5.040 | 5.275 | 26.586 |
| F | 1 | 3.010 | 1.310 | 3.943 |
| G | 1 | 2.460 | 3.315 | 8.155 |
| H | 1 | 5.040 | 5.275 | 26.586 |
| I | 1 | 3.010 | 1.310 | 3.943 |
| TOTAL GROUND FLOOR P-LINE AREA : | | | | 125.968 |



GROUND FLOOR P-LINE AREA
SCALE:-1:100

| FORM OF STATEMENT 2 [SR.NO. 9 (a)] | | |
|---|---|---|
| BUILDING NO | FLOOR NO | TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION |
| A | B | C |
| 1 | GROUND FLOOR | 125.968 SQ.M. |
| 2 | FIRST FLOOR | 1375.312 SQ.M. |
| 3 | SECOND FLOOR | 1375.312 SQ.M. |
| 4 | THIRD FLOOR | 1375.312 SQ.M. |
| 5 | FOURTH FLOOR | 1375.312 SQ.M. |
| 6 | FIFTH FLOOR | 1375.312 SQ.M. |
| 7 | SIXTH FLOOR | 1375.312 SQ.M. |
| 8 | SEVENTH FLOOR | 1375.312 SQ.M. |
| 9 | TERRACE FLOOR | 0.000 SQ.M. |
| | TOTAL | 9753.152 SQ.M. |

| AREA DETAILS OF APARTMENT | | | | | |
|---|---|---|---|---|---|
| BUILDING NO. | FLOOR NO. | Apartment no. | Carpet area of Apartment | Area of Balcony attached to Apartment | Area of Double Height Terraces attached to Flat |
| | 1ST TO 7TH FLOOR | 101/201/301/401*501/601/701 | 73.599 | 21.243 | --- |
| | | 102/202/302/402/502/602/702 | 50.210 | 9.754 | |
| | | 103/203/303/403/503/603/703 | 50.210 | 9.754 | |
| | | 104/204/304/404/504/604/704 | 50.210 | 9.754 | |
| | | 105/205/305/405/505/605/705 | 50.210 | 9.829 | |
| | | 106/206/306/406/506/606/706 | 50.210 | 9.754 | |
| | | 107/207/307/407/507/607/707 | 50.210 | 9.754 | --- |
| | | 108/208/308/408/508/608/708 | 50.210 | 9.829 | |
| | | 109/209/309/409/509/609/709 | 64.178 | 15.774 | |
| | | 110/210/310/410/510/610/710 | 64.178 | 15.771 | |
| | | 111/211/311/411/511/611/711 | 64.178 | 15.735 | |
| | | 112/212/312/412/512/612/712 | 64.178 | 15.810 | |
| | | 113/213/313/413/513/613/713 | 64.178 | 15.810 | --- |
| | | 114/214/314/414/514/614/714 | 64.178 | 15.735 | |
| | | 115/215/315/415/515/615/715 | 57.908 | 14.005 | |
| | | 116/216/316/416/516/616/716 | 73.599 | 21.280 | |

| UDCPR - DCR | | | | | | | |
|---|---|---|---|---|---|---|---|
| PARKING CALCULATION :- | | | | | | | |
| TYPE | CARPET AREA (sq.m.) | TENEMENT (NOS) | | CAR (NOS) | | SCOOTER (NOS) | |
| | | UNIT | PROP. | REQD. | PROP. | REQD. | PROP. |
| RESIDENTIAL | 150 & ABOVE | 1 | | 2 | | 3 | |
| | 80 TO 150 | 1 | | 1 | | 3 | |
| | 40 TO 80 | 2 | 112 | 1 | 56 | 5 | 280 |
| | 30 TO 40 | 2 | | 1 | | 2 | |
| | BELOW 30 | 2 | | 0 | | 4 | |
| TOTAL | | | | | 56 | | 280 |
| ADD 5% VISITORS | | | | | 2.8 | | 14 |
| TOTAL | | | | | 59 | | 294 |
| MULTIPLYING FACTOR 0.60 | | | | | 35 | | 176 |
| NET REQUIRED PARKING | | | | | 35 | | 176 |
| PROVIDED PARKING | | | | | | | |

**Form of Statement 2 [SR. NO. 6 (g) ]**

| PERTICULARS | BASIC F.S.I. | PAID F.S.I. | TDR | TOTAL POTENTIAL | ANCILLARY | PLINE |
|---|---|---|---|---|---|---|
| PLOT AREA | 1.100 | 0.300 | 30% | 1.700 | 60% | --- |
| 4356.512 | | --- | --- | --- | --- | --- |
| PERMISSIBLE | 4792.163 | 1306.954 | 1306.954 | 7406.070 | 4443.642 | 11849.713 |
| PROPOSED | 4792.163 | 1303.557 | 0.000 | 6095.720 | 3657.432 | 9753.152 |

SHEET NO: 1/2 (PLOT NO:-1)

DWG TITLE:- FLOOR PLAN, AREA STATEMENT

SCHEDULE OF OPENINGS

| TYPE | SIZE | SPECIFICATION |
|---|---|---|
| D | 1.800x2.250 | PANELED DOOR |
| D1 | 1.350x2.250 | PANELED DOOR |
| D2 | 1.000x2.250 | PANELED DOOR |
| D3 | 0.750x2.250 | PANELED DOOR |
| W | 3.000x2.000 | ALUMINUM WINDOW |
| W1 | 2.400x2.000 | ALUMINUM WINDOW |
| W2 | 1.500x2.000 | ALUMINUM WINDOW |
| W3 | 1.200x1.200 | ALUMINUM WINDOW |
| V | 0.750x0.750 | M.S. VENTILATOR |

**PROPOSED AFFORDABLE MULTIFAMILY HOUSING SCHEME ON Plot No.:- 01, KH.NO:- 310/1, P.H. No:- 46, MOUZA :- WANADONGRI, TAH. HINGNA, DIST.:- NAGPUR**

BELONGING TO:- M/S L.G. DEVELOPERS
THROUGH ITS PARTNER
SHRI DHANRAJ BABADE

| | AREA STATEMENT | SQ.M. |
|---|---|---|
| | AREA OF PLOT | |
| 1 | (Minimum area of a,b,c, to be considered) | |
| | (a) as per ownership document (7/12, CTS extract) | 3564.013 |
| | (b) as per measurment sheet | |
| | (c) PLOT AREA CONSIDERED AS PER PRORATA F.S.I. CALCULATION | 4356.512 |
| 2 | Deductions for - | |
| | (a) Proposed D.P./D.P. Road widening Area/ Service Road/ Highway widening | |
| | (b) Any D.P. Reservation area | |
| | (Total a+b) | |
| 3 | Balance area of plot (1-2) | 4356.512 |
| 4 | Amenity Space (if applicable) | |
| | (a) Required- | |
| | (b) Adjustment of 2(b), if any | |
| | (c) Balance Proposed | |
| 5 | Net Plot Area (3-4 9 (c)) | 4356.512 |
| 6 | Recreational Open space (if applicable) | |
| | (a) Required- | |
| | (b) Proposed- | |
| 7 | Internal Road area | |
| 8 | Potable area (if applicable) | |
| 9 | Built up area with reference to Basic F.S.I. as per front road width (Sr.No. 5 x basic FSI 1.100) | 4792.163 |
| 10 | Addition of FSI on payment of premium | 1303.557 |
| | (a) Maximum permissible premium FSI- based i/b road width/TOD Zone. | |
| | (b) Proposed FSI ON PAYMENT PREMIUM. | |
| 11 | In-situ FSI/TDR loading | |
| | (a) In-situ area against D.P. road (2.00 X Sr.No.2 (a)) if any | |
| | (b) In-situ area against Amenity Space if handed over (2.00 or 1.85 X Sr. No.4 (b) and/or (c)). | |
| | (c) TDR area | |
| | (d) Total in-situ/TDR loading proposed (11 (a)+(b)+(c)) | |
| 12 | Additional FSI area under Chapter No. 7 | |
| 13 | Total inititement of FSI in the proposal | |
| | (a) [9 + 10(b) + 11(d)] of 12 whichever is applicable. | 6095.72 |
| | (b) Ancillary Area FSI upto 60% with payment of charges. | 3657.43 |
| | (c) Total entitlement (a+b) | 9753.152 |
| 14 | Maximum utilization limit of F.S.I. (Building potential) Permissible as per Road width [(as per Regulation No. 6.1 or 6.2 or 6.3 as applicable) X 1.6 or 1.8] | |
| 15 | Total Built-up Area in proposal (excluding area at Sr.No. 17(b)) | |
| | (a) Existing Built-up Area - | |
| | (b) Proposed Built-up Area (as per 'P-Line') | 9753.152 |
| | (c) Total (a+b) | 9753.152 |
| 16 | F.S.I. Consumed (15/13) (should not be more than serial No.14 above) | 1.0000 |
| 17 | Area for inclusive housing, if any | |
| | (a) Required (20% of Sr.No.5) | NA |
| | (b) Proposed | |

REFERENCES:-

| | |
|---|---|
| I | PLOT BOUNDARY SHOWN IN |
| II | PROPOSED CONSTRUCTION SHOWN IN |
| III | EXISTING CONSTRUCTION SHOWN IN |
| IV | ITEMPARARY CONSTRUCTION TO BE DEMOLISHED SHOWN IN |

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 sapproved 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.

M/S L.G. DEVELOPERS
THOUGH ITS PARTNER
SHRI DHANRAJ BABDE

OWNERS 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 Record/Land Records Department/City Survey records.

Permission Granted as Per Building DCPR Rule 1991/ M.R.T.P. Act 1966 Vide Letter No. 1224/ 2022 Dated 15/03/2022 And Necessary Condition Are Made by Red Ink.

Assistant Director of Town Planning (West) Municipal Council, Nagpur

PRASHANT SATPUTE
B. ARCH (HONS) BSAT, M.C.A
REG No. CA/1991/13818
NIT LS. No. 491
R.M.C. LS No. R-222
LS No. NMRDA/CA/1991/13818

Architect/Licensed Engineer/ Supervisor name and Signature


Design Cell
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Nagpur - 440010 (M.S.), INDIA.
Phone +91-712-2980139,+91-712-2980156
E-mail: design_cell@rediffmail.com.
Website: www.designcellindia.net

design cell
ARCHITECTS PLANNERS & INTERIOR DESIGNERS