

FRONT ELEVATION
SCALE:-1:100



SECTION A-A
SCALE:-1:100

Form of Statement 2 [SR. NO. 6 (g)]						
PERTICULARS	BASIC F.S.I.	PAID F.S.I.	TDR	TOTAL POTENTIAL	ANCILLARY	PLINE
PLOT AREA 4356.512	1.100	0.300	30%	1.700	60%	—
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

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

ARKING 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							



SECTION B-B
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.

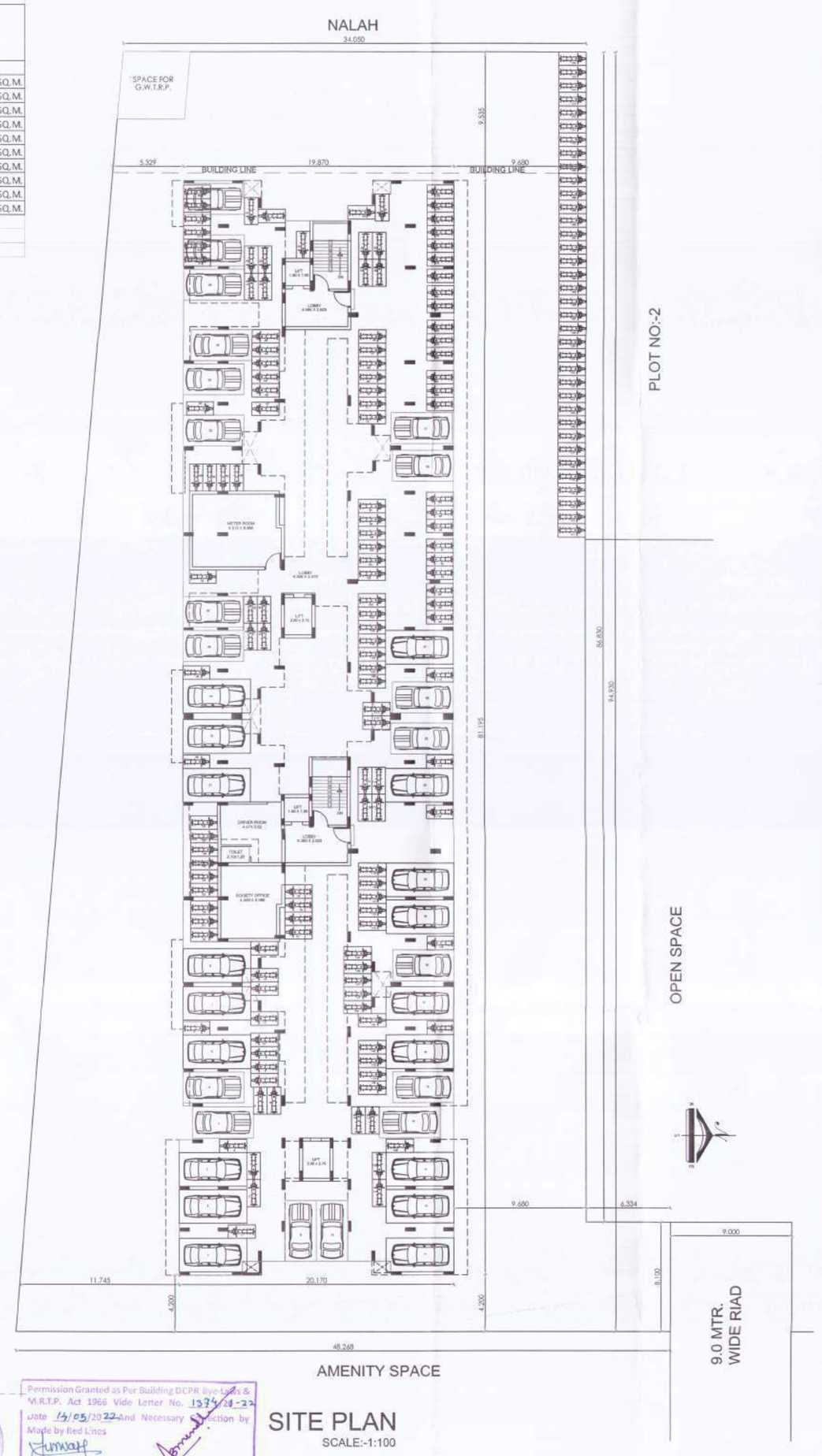
FORM OF STATEMENT 2 [SR.NO. 9 (a)]

BUILDING NO	FLOOR NO	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION
A	B	C
1	GROUND FLOOR	125.968 SQ.M.
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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.
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UDCPR - DCR

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		UNIT	PROP.	REQD.	PROP.	REQD.	PROP.
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	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
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NET REQUIRED PARKING					35		176
PROVIDED PARKING							



SITE PLAN
SCALE:-1:100

Permission Granted as Per Building DCPR Regulation & M.R.T.P. Act 1966 Vide Letter No. 1375/21-22 Dated 19/05/2022 and Necessary Action by Mngr by Red Line

Assistant Director of Town Planning Nagpur

Chief Officer Municipal Council Wanadongri

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

DWG TITLE:- ELEVATION, SECTIONS, SITE PLAN

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)	3664.013
	(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 ib 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 intitlement 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 changes.	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	TEMPRARY 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 approved plans. Also I/We would execute the work under supervision of proper technical person so as to ensure the quality and safety of the work site.

M/S L.G. DEVELOPERS

THOURGH 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.

PRASHANT SATPUTE
B.ARCH (NOND) IFBAI, M.C.A
REG. No. CA/1991/13818
NIT LS. No. 491
N.M.C. L.S.No. R-222
LS No. NMRDA/CA/1991/13818

Architect/Licensed Engineer/ Supervisor name and Signature

Design Cell
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ARCHITECTS PLANNERS & INTERIOR DESIGNERS