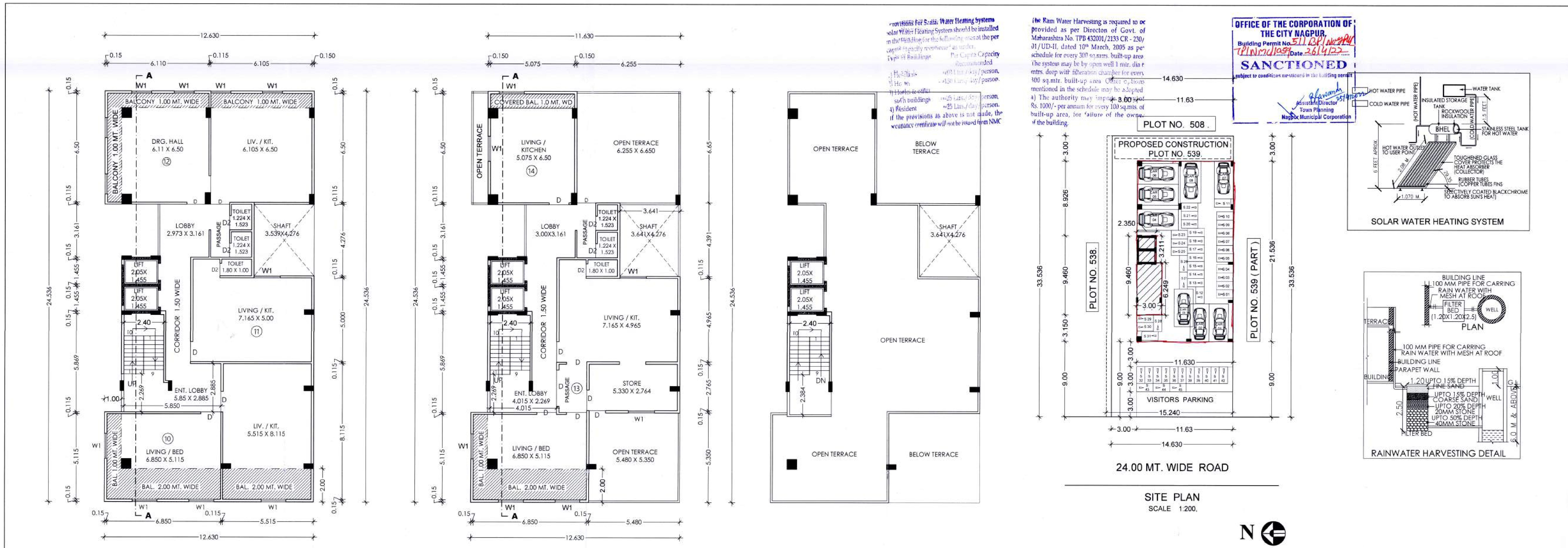


PROPOSED FORTH FLOOR PLAN
SCALE - 1:100.

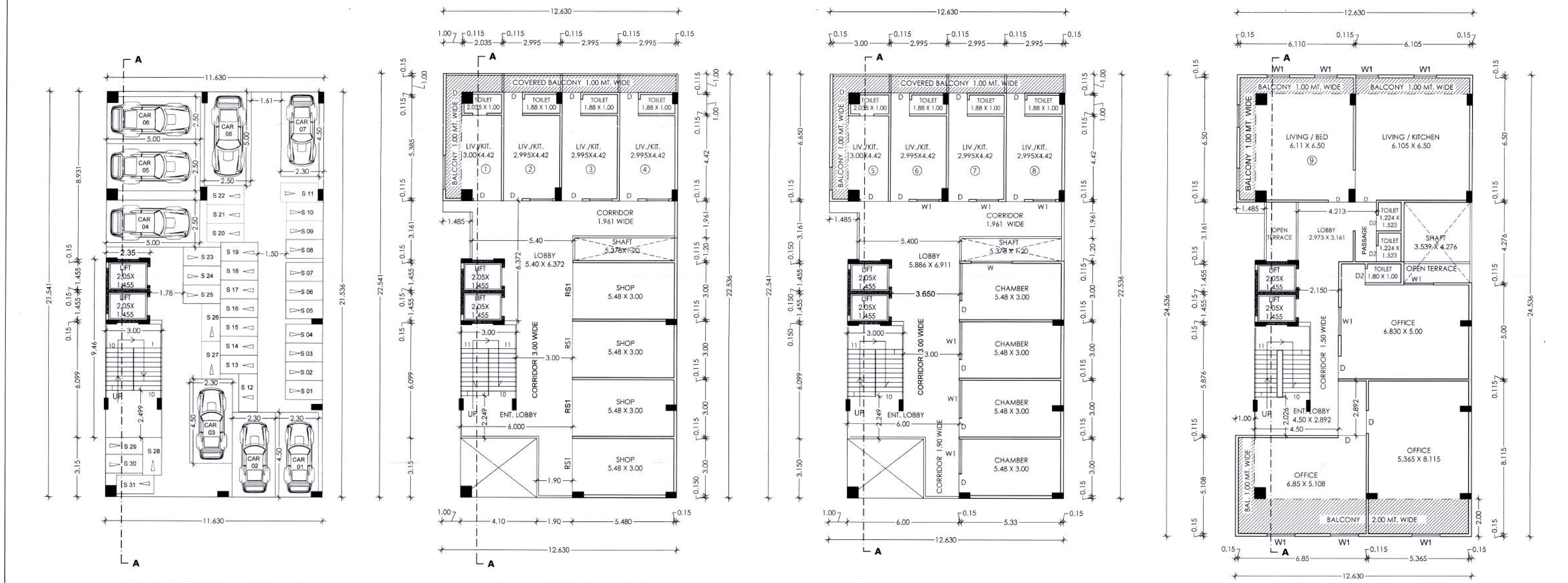
PROPOSED FIFTH FLOOR PLAN
SCALE - 1:100.

PROPOSED TERRACE FLOOR PLAN
SCALE - 1:100.

SITE PLAN
SCALE 1:200.

SOLAR WATER HEATING SYSTEM

RAINWATER HARVESTING DETAIL



PROPOSED GROUND FLOOR PLAN
SCALE - 1:100.

PROPOSED FIRST FLOOR PLAN
SCALE - 1:100.

PROPOSED SECOND FLOOR PLAN
SCALE - 1:100.

PROPOSED THIRD FLOOR PLAN
SCALE - 1:100.

SCHEDULE FOR OPENING

S. NO.	TYPE	SIZE	DESCRIPTION
1	RS1	2.75 X 2.75	M.S. ROLLING SHUTTER
2	D	1.20 X 2.25	T. W. DOOR & PANNEL
3	D1	1.05 X 2.25	T. W. DOOR & PANNEL
4	D2	0.75 X 2.25	T. W. DOOR & PANNEL
5	W	2.10 X 1.80	T. W. WINDOW & GLAZED
6	W1	1.50 X 1.50	T. W. VENTILATOR
	V	0.60 X 0.60	T. W. VENTILATOR

PLOT BOUNDRY SHOWN THUS
EXISTING CONST. SHOWN THUS
PROPOSED CONST. SHOWN THUS
TEMP. CONS. TO BE DEMOLISHED

PARKING AREA STATEMENT

SHOP
FOR EVERY 100.00 SQMT. CARPET AREA OF FRACTION THEREOF 2 CAR + 6 SCOOTER
HENCE REQUIRED PARKING 2 CAR + 6 SCOOTER

OFFICE
FOR EVERY 200.00 SQMT. CARPET AREA OF FRACTION THEREOF 3 CAR + 11 SCOOTER
PROPOSED 196.168 SQMT. CARPET AREA
HENCE REQUIRED PARKING 3 CAR + 11 SCOOTER

FOR EVERY TWO TENAMENT WITH EACH TENAMENT HAVING CARPET AREA LESS THAN 30.00 SQMT 0 CAR + 4 SCOOTER
PROPOSED EIGHT TENAMENT LESS THAN 30.00 SQMT
HENCE REQUIRED PARKING 0 CAR + 16 SCOOTER

FOR EVERY TWO TENAMENT WITH EACH TENAMENT HAVING CARPET AREA EQUAL TO OR ABOVE 30 SQMT BUT LESS THAN 40 SQMT CARPET AREA
HENCE REQUIRED 1 CAR + 2 SCOOTER
TWO TENAMENT 30 TO 40 SQMT
HENCE REQUIRED PARKING 1 CAR + 2 SCOOTER

FOR EVERY TWO TENAMENT WITH EACH TENAMENT HAVING CARPET AREA EQUAL TO OR ABOVE 40 SQMT BUT LESS THAN 80 SQMT CARPET AREA
HENCE REQUIRED 1 CAR + 5 SCOOTER
FOUR TENAMENT 40 TO 80 SQMT
HENCE REQUIRED PARKING 2 CAR + 10 SCOOTER

TOTAL PARKIG AREA
8 CAR + 45 SCOOTER

2.50 X 5.00 X 04 = 50.00 SQMT.
2.30 X 4.50 X 04 = 41.40 SQMT.
1.00 X 2.00 X 45 = 90.00 SQMT.
181.50 SQMT.
VISITORS PARKING 5% 181.500 X 5% = 9.075 SQMT
TOTAL REQUIRED PARKING AREA = 190.575 SQMT.
PROPOSED STILT PARKING AREA = 223.094 SQMT
PROPOSED OPEN PARKING AREA = 69.780 SQMT
NET TOTAL PARKING AREA = 292.874 SQMT

PLAN SHOWING PROPOSED CONSTRUCTION FOR COMMERCIAL & MULTI FAMILY DWELLING UNIT ON PLOT NO. 539 , HOUSE NO. 1119/ 539 , MOUZA :- NAGPUR , CITY SURVEY NO. 115 , SHEET NO. 323 , 145 , TAH. & DIST. NAGPUR. BELONGING TO

SHRI. KAMALKISHOR KISANLAL JAISWAL .

Stamps of Approval of Plans:

OFFICE OF THE CORPORATION OF THE CITY NAGPUR
SANCTIONED

AREA STATEMENT

PLOT AREA =
AS PER SELL DEED 15.240 X 33.536 = 511.150 SQMT.
AS PER SITE 14.634 X 33.536 = 490.765 SQMT.
AS PER CITY SURVEY = 484.500 SQMT.
AS PER LEESE DEED = 510.990 SQMT.

BASIC FSI 1.10 484.50 X 1.10 = 532.950 SQMT.
FSI FOR PREMIUM 50 % X 484.50 SQMT = 242.250 SQMT.
NET TOTAL PLOT AREA = 775.200 SQMT.
ANCILLARY AREA 60 % X 775.20 SQMT = 465.120 SQMT.
NET TOTAL PERMISSIBLE FSI AREA = 1240.320 SQMT.

AREA STATEMENT	
1. Area of plot	
(Minimum area of a, b, c to be considered)	484.500 SQMT.
(a) As per ownership document (7/12, CTS extract)	484.500 SQMT.
(b) as per measurement sheet	511.150 SQMT.
(c) as per site	490.765 SQMT.
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)	----
4. Amenity Space (if applicable)	----
(a) Required -	----
(b) Adjustment of 2(b), if any -	----
(c) Balance Proposed -	----
5. Net Plot Area (3 - 4 (c))	----
6. Recreational Open space (if applicable)	----
a) (a) Required -	----
b) (b) Proposed -	----
7. Internal Road area	----
8. Plotable area (if applicable)	----
9. Built up area with reference to Basic F.S.I. as per front road width	----
(Sr. No. 5xbasic FSI)	1.10 FSI
10. Addition of FSI on payment of premium	50 %
(a)Maximum permissible premium FSI - based on road width / TOD Zone.	----
(b) Proposed FSI on payment of premium.	242.250 SQMT.
11. In-situ FSI / TDR loading	----
(a) In-situ area against D.P. road [2.0 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 entitlement of FSI in the proposal	----
(a) [9 + 10(b)+11(d)] or 12 whichever is applicable.	----
(b) Ancillary Area FSI upto 60% or 80%with payment of charges. 60 %	465.120 SQMT.
(c) Total entitlement (a+b)	----
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 or 6.4 as applicable) x 1.6 or 1.8}	----
15. Total Built-up Area in proposal. (excluding area at Sr.No.17 b)	1240.320 SQMT.
(a) Existing Built-up Area.	----
(b) Proposed Built-up Area (as per 'P-line')	1239.940 SQMT.
(c) Total (a+b)	----
16. F.S.I. Consumed (15/13) (should not be more than serial No.14 above.)	99.96 %
17. Area for Inclusive Housing, if any	
(a) Required (20% of Sr.No.5)	
(b) Proposed	1239.940 SQMT.

Certificate of Area:
Certified that the plot under reference was surveyed by me on L. B. Kukde 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 Authority / Collector I/We would execute the structure as 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

Architect/ Licensed Engineer/ Supervisor name and signature

Job No.	Drawing No.	Scale	Drawn by	Checked by
	120	1:100, 1:200	PRASHANT	S.K.

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