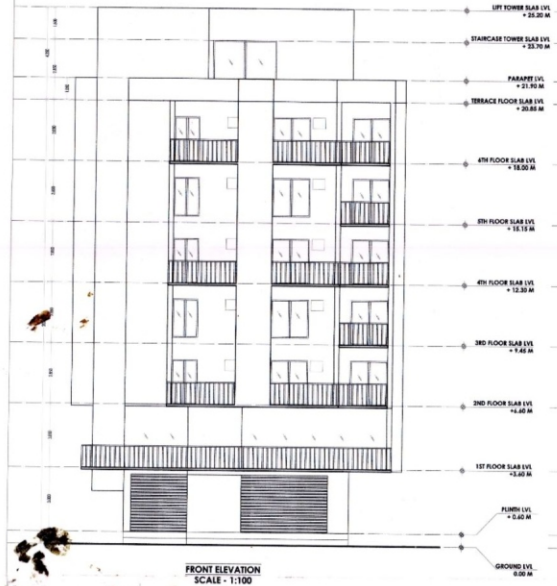
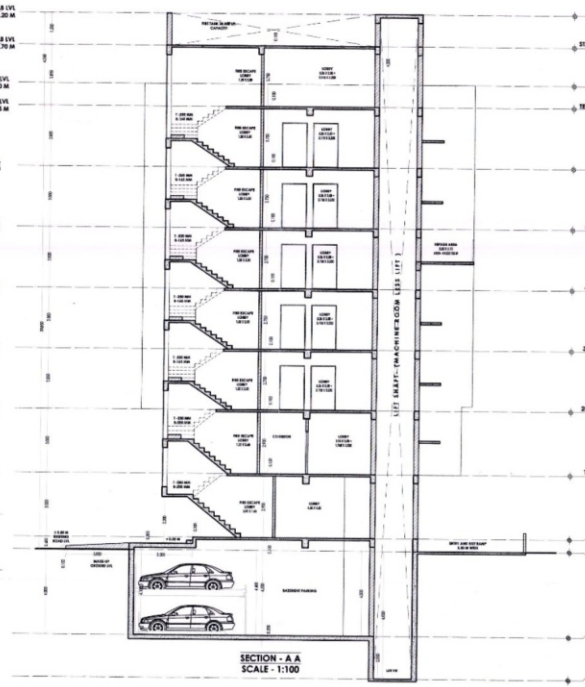
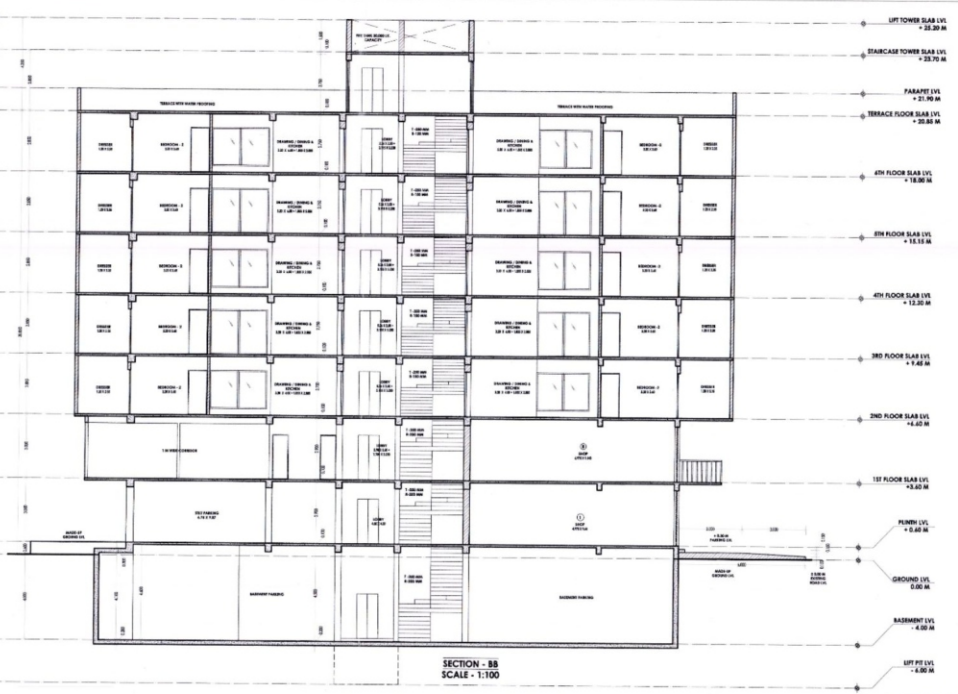


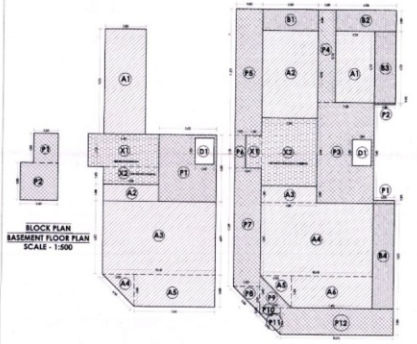
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SCALE - 1:100



SECTION - A A
SCALE - 1:100



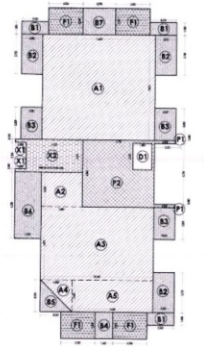
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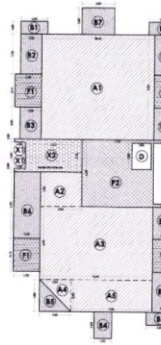
BLOCK PLAN
BASEMENT FLOOR PLAN
SCALE - 1:500

BLOCK PLAN GROUND FLOOR PLAN
SCALE - 1:500

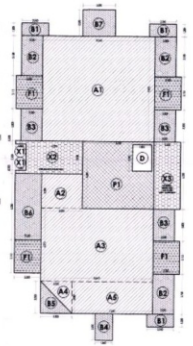
BLOCK PLAN FIRST FLOOR PLAN
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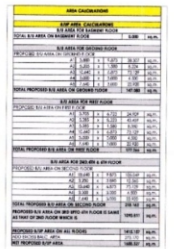
BLOCK PLAN 2ND ,4TH & 6TH FLOOR PLAN
SCALE - 1:500

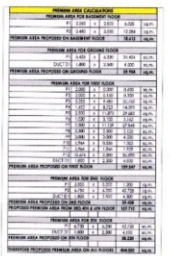


BLOCK PLAN 3RD FLOOR PLAN
SCALE - 1:500

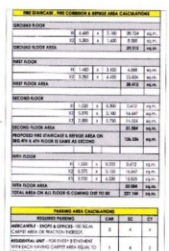


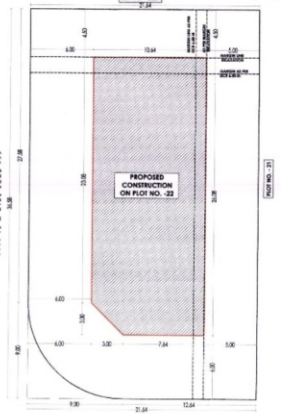
BLOCK PLAN 5TH FLOOR PLAN
SCALE - 1:500



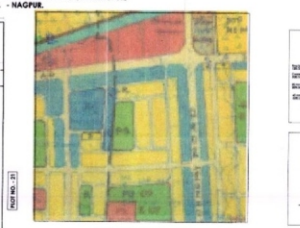




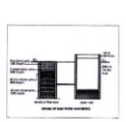


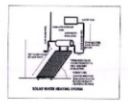


SITE PLAN
SCALE - 1:500



SITE LOCATION ON D.P.
SCALE - N.T.S. (SHEET No.-19)





PLOT NO.22,NMC HOUSE NO. - 1145/J, WARD No. 20 , C.T.S. NO. -138,SHEET NO.-287, KH.NO.- 287/1 ,D.P.SHEET NO.- 19, MOUZA- NAGPUR,SITUATED AT - NANDANWAN LAYOUT IN WATHODA STREET SCHEME,TAH.NAGPUR, DIST. - NAGPUR.

CONSOLIDATED AREA STATEMENT	
PLOT AREA AS PER AGREEMENT	730.630 SQ.M.
PLOT AREA AS PER SALE DEED	729.629 SQ.M.
PLOT AREA AS ON SITE	803.490 SQ.M.
PROPOSED PLOT AREA AS PER AGREEMENT	730.630 SQ.M.
PERMISSIBLE F.S.I (COMMERCIAL + RESIDENTIAL USE - 2.00)	1471.260 SQ.M.
30 % ADD PAID FSI	220.689 SQ.M.
PROPOSED PERMISSIBLE B/UP AREA	1691.949 SQ.M.
PERMISSIBLE PREMIUM AREA 30%	507.585 SQ.M.
PERMISSIBLE BALCONY AREA 10%	253.793 SQ.M.
PERMISSIBLE DOUBLE ALTERNATE HEIGHT TERRACE AREA 10%	253.793 SQ.M.
PROPOSED BALCONY AREA	190.312 SQ.M.
PROPOSED ENCLOSED BALCONY AREA	463.382 SQ.M.
PROPOSED EXCESS ENCLOSED BALCONY AREA	273.170 SQ.M.
PROPOSED PREMIUM AREA	404.000 SQ.M.
PROPOSED ALTERNATE TERRACE AREA	159.350 SQ.M.
PROPOSED NET B/U AREA (INCL. EXCESS BALC.)	1688.22 SQ.M.
BALANCE NET B/U AREA (INCL. EXCESS BALC.)	3.422 SQ.M.
B/UP AREA PROPOSED FOR COMMERCIAL USE (1ST FLOOR)	252.920 SQ.M.
B/UP AREA PROPOSED FOR RESIDENTIAL USE (2ND TO 6TH FLOOR)	1335.299 SQ.M.

FLOOR NAME	PROPOSED B/U AREA	PROPOSED PREMIUM AREA	PROPOSED BALC. AREA	EXCESS BALCONY AREA	NET B/UP AREA (INCL. EXCESS BALC.)	ALT. TERRACE	FREE OF F.S.I
BASEMENT FLOOR	0.000	0.000	0.000	0.000	0.000	0.000	0.000
GROUND FLOOR	147.080	29.904	0.000	0.000	147.080	0.000	29.373
1ST FLOOR	177.266	138.547	35.172	28.382	205.648	0.000	38.412
2ND FLOOR	218.162	39.428	81.642	48.918	267.080	32.350	51.584
3RD FLOOR	218.162	39.428	81.642	48.918	267.080	31.150	51.584
4TH FLOOR	218.162	39.428	81.642	48.918	267.080	32.350	51.584
5TH FLOOR	218.162	39.428	81.642	48.918	267.080	31.150	51.584
6TH FLOOR	218.162	39.428	81.642	48.918	267.080	32.350	51.584
TOTAL	1605.157	404.000	463.382	392.920	2273.170	159.350	227.144

FLOOR	PRO.B/U AREA			BALCONY AREA				ALT. TERRACE		PRO. PREMIUM AREA				FREE OF FSI	PROPOSED TENEMENTS	NET B/UP AREA (INCL. EXCESS
	COMM.	RESI.	SPEC.	PERM.(A)	PROP.(B+C)	OPEN (B)	ENCLO.(C)	EXCESS (D)	PERM.	PROP	STAIR CASE	PASSAGE	LIFT / WALL	COMMON AREA			
Basement	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	12.284	0.000	6.328	0.000	0.000	0	0.000
G.F.	147.080	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	15.804	0.000	1.828	12.272	29.312	0	147.080
1ST	177.266	0.000	0.000	26.590	55.172	0.000	55.172	28.582	0.000	0.000	16.260	117.577	1.828	23.880	38.412	0	205.648
2ND	0.000	218.162	0.000	32.724	81.642	14.096	67.546	48.918	32.724	32.350	12.885	0.000	2.428	24.115	51.584	4	267.080
3RD	0.000	218.162	0.000	32.724	81.642	14.096	67.546	48.918	32.724	31.150	12.885	0.000	2.428	24.115	51.584	4	267.080
4TH	0.000	218.162	0.000	32.724	81.642	14.096	67.546	48.918	32.724	32.350	12.885	0.000	2.428	24.115	51.584	4	267.080
5TH	0.000	218.162	0.000	32.724	81.642	14.096	67.546	48.918	32.724	31.150	12.284	0.000	1.828	24.115	53.084	4	267.080
6TH	0.000	218.162	0.000	32.724	81.642	14.096	67.546	48.918	32.724	32.350	12.885	0.000	2.428	24.115	51.584	4	267.080
TOTAL	324.346	1090.810	0.000	190.210	463.382	70.480	392.902	273.170	163.620	159.350	108.172	117.577	21.524	156.727	227.144	20	1688.327
TOTAL		1415.157			463.382			273.170		159.350			404.000		227.144	20	1688.327

SHEET NO. : 2/2

PLAN SHOWING PROPOSED CONSTRUCTION FOR COMMERCIAL CUM RESIDENTIAL BUILDING ON PLOT NO.22,NMC HOUSE NO.- 1145/J, WARD No. 20 , C.T.S. NO. -138,SHEET NO.-287, KH.NO.- 287/1 ,D.P.SHEET NO.- 19, MOUZA- NAGPUR,SITUATED AT - NANDANWAN LAYOUT IN WATHODA STREET SCHEME,TAH.NAGPUR, DIST. - NAGPUR.

BELONGING TO :-
SHRI. SHANKARBABA SHRIRANG WANJARI (THROUGH P.O.A),NAGPUR
SMT.SHAKUNTALABAI SHRIRANG WANJARI,NAGPUR.

SR.	AREA STATEMENT	SQ. MT.
A		
1	Area Of Plot	730.630
2	Deduction For	
	Deduction For	
3	Net Balance Plot Area (A-B)	730.630
4	Add Proposed Road Widening	72.860
5	Net Plot Area (A-B)	730.630
6	Permissible Under TDR	0.00
7	Total Permissible F.S.I.	1471.260
8	Effective Land Use Plot Area (Col. 4 - Col. 5)	657.770
9	Permissible F.S.I.	N.A.
	Area of F.S.I. on Road Width (Wide Center to Center)	
	Area of F.S.I. on Plot	
10	Total B.U. Area Proposed	1471.260
11	Permissible F.S.I. Under (i)	1691.949
12	Proposed Built Up Area	
	a) Stilt	0.000
	b) Covered	324.346
	c) Open	0.000
13	Excess Balcony Area Taken In (i)	273.170
14	Lift Area	0.000
15	Total B.U.P. (a) Area	1688.227
16	Total Area Of Plot	730.630
A - 1	BALCONY STATEMENT	
	1 Permissible	253.793
	2 Proposed	190.312
	3 Excess	463.382
B -	PARKING ARRANGEMENT STATEMENT	
	1 Permissible	22
	2 Proposed	159.350
C - 1	TENEMENT STATEMENT	
	1 Permissible	20
	2 Proposed	20
D - 1	USAGE	
	LAND USE AS PER SANCTIONED DEVELOPMENT PLAN	COMMERCIAL
	LOCATION OF PLOT	NEW CONSUMER, NANDANWAN LAYOUT WATHODA
	ZONE	
	PROP. BUILT - SUBMITTED AS PER D.P. Use	CONSUMER/RESIDENTIAL

SCHEDULE OF DOOR & W.D.			
MARK	SIZE	NO. OF	CAPACITY
D	1.20 X 2.10		6.3000
D1	1.00 X 2.10		5.2500
D2	0.90 X 2.10		4.7250
D3	0.75 X 2.10		3.9375
D4	0.80 X 2.10		4.2000
W1	1.20 X 0.90		2.1600
W2	1.00 X 0.90		1.8000
W3	0.60 X 0.90		1.0800
W4	0.45 X 0.90		0.8100
W5	0.30 X 0.90		0.5400
V - VENTILATOR			
V1	0.60 X 1.80	0.60 M	0.60 M
V2	0.90 X 1.80	0.60 M	0.60 M
V3	1.20 X 1.80	0.60 M	0.60 M
V4	1.50 X 1.80	0.60 M	0.60 M
V5	1.80 X 1.80	0.60 M	0.60 M

SR.NO.	FLOOR NAME	CARPET AREA	CARPET AREA (Metric)	NO. AND SIZE OF ROOMS (WITH INTERNAL DIMS)	CARPET AREA (Metric)	NO. AND SIZE OF ROOMS (Considered Habitable Area)
1	RESIDENTIAL	PARKING	0	NIL	0.00	NIL
2	COMMERCIAL	COMMERCIAL	252.92	NIL	252.92	NIL
	TOTAL COMMERCIAL CARPET AREA		252.92	NIL	252.92	NIL
3	RESIDENTIAL					
	1ST FLOOR	PARKING	0.00	0.00	0.00	0.00
	2ND FLOOR	RESIDENTIAL	218.16	218.16	218.16	218.16
	3RD FLOOR	RESIDENTIAL	218.16	218.16	218.16	218.16
	4TH FLOOR	RESIDENTIAL	218.16	218.16	218.16	218.16
	5TH FLOOR	RESIDENTIAL	218.16	218.16	218.16	218.16
	6TH FLOOR	RESIDENTIAL	218.16	218.16	218.16	218.16
	TOTAL RESIDENTIAL CARPET AREA		1090.81	1090.81	1090.81	1090.81
4	BASEMENT FLOOR					
	1ST FLOOR		138.55	138.55	138.55	138.55
	GROUND FLOOR		138.55	138.55	138.55	138.55
	TOTAL BASEMENT CARPET AREA		277.09	277.09	277.09	277.09
	TOTAL		1620.82	1367.90	1620.82	1367.90

INDEX :-

1 PLOT BOUNDARY SHOWN IN :-

2 PROPOSED CONSTRUCTION SHOWN IN :-

NOTE :
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All Dimensions shall be checked & Co- Related with the structural drawing and any ambiguity shall be immediately brought to the notice of the Architect before commencement of the work.
All Dimensions are to be read and not to be measured.

ISSUED FOR : STUDY | WORKING | SANCTION

DATE : 03.04.2019
SCALE : 1:100 / 1:500
UNITS : METER
DRAWN BY - QDC | CHECKED BY - QDC

SHEET NO. 2/2

DRAWING NAME :-
SUBMISSION DRAWING

OWNER SIGNATURE :-
SHRI. SHANKARBABA SHRIRANG WANJARI
(THROUGH P.O.A),NAGPUR
SMT.SHAKUNTALABAI SHRIRANG WANJARI,NAGPUR.

ARCHITECT -
AR. VARUN L. DESHMUKH
COA-2003
NMC/R-588

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NMC Reg.no. - NMC/R - 588