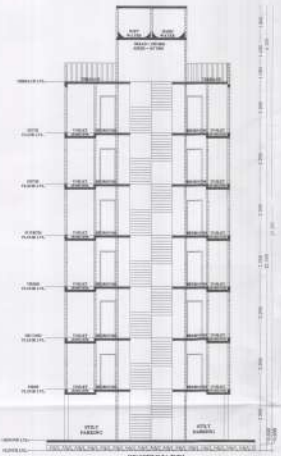
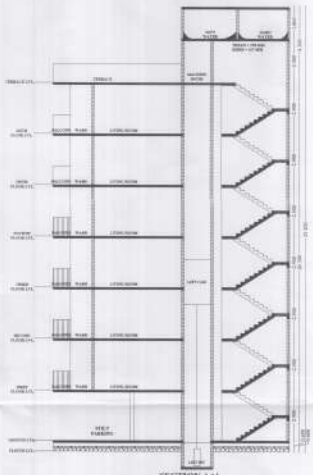
# PROPOSED RESIDENTIAL MULTI DWELLING CONSTRUCTION ON PLOT NO.2, KH.NO. 140, OF MOUZA-WADI, P.H. NO. 05, TAH.NAGPUR(RURAL), DIST. NAGPUR

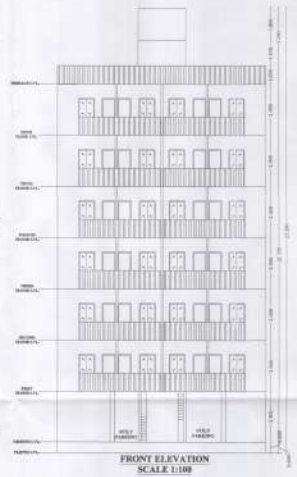
**BELONGING TO : MR. NIKHIL RAMKRISHNAJI RAGIT**
**MR. ROSHAN DILIP RAGIT**



SECTION BB'
SCALE 1:100



SECTION AA'
SCALE 1:100



FRONT ELEVATION
SCALE 1:100

PROPOSED SITE



STATEMENT OF TENAMENTS

| FLOOR NO. | FLAT NO. | CARPET AREA |
|---|---|---|
| FIRST FLOOR | 101 | 48.445 SQ.MT |
| | 102 | 47.730 SQ.MT |
| SECOND FLOOR | 201 | 48.445 SQ.MT |
| | 202 | 47.730 SQ.MT |
| THIRD FLOOR | 301 | 48.445 SQ.MT |
| | 302 | 47.730 SQ.MT |
| FOURTH FLOOR | 401 | 48.445 SQ.MT |
| | 402 | 47.730 SQ.MT |
| FIFTH FLOOR | 501 | 48.445 SQ.MT |
| | 502 | 47.730 SQ.MT |
| SIXTH FLOOR | 601 | 48.445 SQ.MT |
| | 602 | 47.730 SQ.MT |

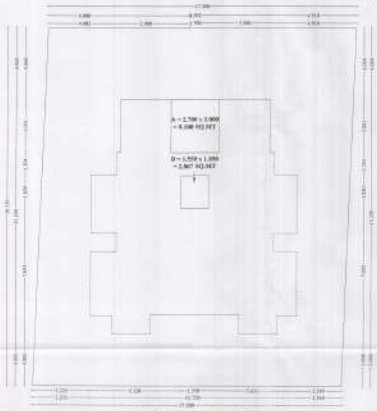
## STAMP OF APPROVAL OF PLANS :



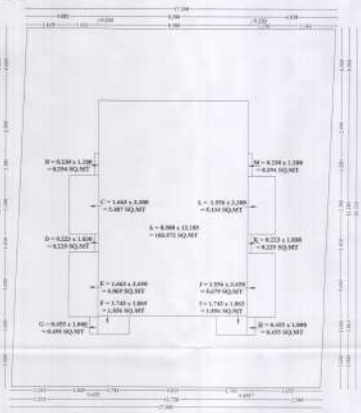
## AREA STATEMENT :

| | | |
|---|---|---|
| 1. | AREA OF PLOT | |
| | a) AS PER OWNERSHIP DOCUMENT (7/12, CTS EXTRACT) | 355.425 SQ.MT |
| | b) AS PER MEASUREMENT SHEET | 355.425 SQ.MT |
| | c) AS PER SITE | 355.425 SQ.MT |
| 2. | DEDUCTION FOR | |
| | a) PROPOSED D.P./D.P. ROAD WIDENING AREA/SERVICE ROAD /HIGHWAY WIDENING | 0.000 SQ.MT |
| | b) ANY D.P. RESERVATION AREA | 0.000 SQ.MT |
| | TOTAL (a+b) | 0.000 SQ.MT |
| 3. | BALANCE AREA OF PLOT (1-2) | 355.425 SQ.MT |
| 4. | AMENITY SPACE (IF APPLICABLE) | |
| | a) REQUIRED | 0.000 SQ.MT |
| | b) ADJUSTMENT OF 2(b), IF ANY. | 0.000 SQ.MT |
| | c) AS PER SITE | 0.000 SQ.MT |
| 5. | NET PLOT AREA (3-4(c)) | 355.425 SQ.MT |
| 6. | RECREATIONAL OPEN SPACE (IF APPLICABLE) | |
| | a) REQUIRED | 0.000 SQ.MT |
| | b) PROPOSED | 0.000 SQ.MT |
| 7. | INTERNAL ROAD AREA | 0.000 SQ.MT |
| 8. | PLOTABLE AREA (IF APPLICABLE) | 0.000 SQ.MT |
| 9. | BUILT UP AREA WITH REFERENCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH | 0.000 SQ.MT |
| 10. | ADDITION OF FSI ON PAYMENT OF PREMIUM | |
| | a) MAXIMUM PERMISSIBLE PREMIUM FSI - BASED ON ROAD WIDTH/TOD ZONE | 390.967 SQ.MT |
| | b) PROPOSED FSI ON PAYMENT OF PREMIUM | 106.627 SQ.MT |
| 11. | IN-SITU FSI/TDR LOADING | |
| | a) IN-SITU AREA AGAINST D.P. ROAD | 0.000 SQ.MT |
| | b) IN-SITU AREA AGAINST AMENITY SPACE IF HANDED OVER | 0.000 SQ.MT |
| | c) TDR AREA | 0.000 SQ.MT |
| | d) TOTAL IN-SITU/TDR LOADING PROPOSED (11(a)+(b)+(c)) | 0.000 SQ.MT |
| 12. | ADDITIONAL FSI AREA UNDER CHAPTER NO.7 | 0.000 SQ.MT |
| 13. | TOTAL ENTITLEMENT OF FSI IN THE PROPOSAL | |
| | a) [9+10(b)+11(d)] OR 12 WHICHEVER IS APPLICABLE | 497.594 SQ.MT |
| | b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES | 298.556 SQ.MT |
| | c) TOTAL ENTITLEMENT (a+b) | 796.150 SQ.MT |
| 14. | MAXIMUM UTILIZATION LIMIT OF FSI (BUILDING POTENTIAL) PERMISSIBLE AS PER ROAD WIDTH | 796.150 SQ.MT |
| 15. | TOTAL BUILT-UP AREA IN PROPOSAL | |
| | a) EXISTING BUILT-UP AREA | 0.000 SQ.MT |
| | b) PROPOSED BUILT-UP AREA (AS PER "P-LINE") | 788.795 SQ.MT |
| | c) TOTAL (a+b) | 788.795 SQ.MT |
| 16. | FSI CONSUMED (15/13) | 0.990 SQ.MT |
| 17. | AREA FOR INCLUSIVE HOUSING, IF ANY | |
| | a) REQUIRED | 0.000 SQ.MT |
| | b) PROPOSED | 0.000 SQ.MT |

## P-LINE PLAN



GROUND FLOOR KEY PLAN
SCALE 1:100



TYPICAL FIRST TO SIXTH FLOOR KEY PLAN
SCALE 1:100

GROUND FLOOR P-LINE AREA :

A = 2.700 x 3.000 = 8.100 SQ.MT
B = 3.050 x 1.050 = 2.867 SQ.MT

TOTAL B/UP AREA ON GROUND FLOOR AS PER P-LINE PLAN = A+B = 8.100 + 2.867 = 10.967 SQ.MT

TYPICAL FIRST FLOOR TO SIXTH FLOOR P-LINE AREA :

A = 8.500 x 12.105 = 103.571 SQ.MT
B = 8.239 x 1.200 = 9.254 SQ.MT
C = 1.663 x 3.300 = 5.487 SQ.MT
D = 8.223 x 1.650 = 9.219 SQ.MT
E = 1.663 x 3.650 = 6.069 SQ.MT
F = 1.743 x 1.065 = 1.856 SQ.MT
G = 6.455 x 1.050 = 8.455 SQ.MT
H = 6.455 x 1.000 = 8.455 SQ.MT
I = 1.743 x 1.065 = 1.856 SQ.MT
J = 1.556 x 3.650 = 5.679 SQ.MT
K = 8.223 x 1.650 = 9.219 SQ.MT
L = 1.503 x 3.300 = 5.334 SQ.MT
M = 8.239 x 1.200 = 9.294 SQ.MT

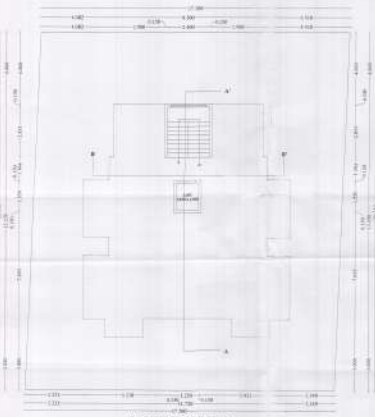
TOTAL AREA AS PER P-LINE PLAN = A+B+C+D+E+F+G+H+I+J+K+L+M = 103.571+9.254+5.487+9.219+6.069+1.856+8.455+1.856+5.679 +9.219+5.334+9.254 = 181.699 SQ.MT

DEDUCTION
LIFT DEDUCTION = (1.550 x 1.250) = 1.938 SQ.MT

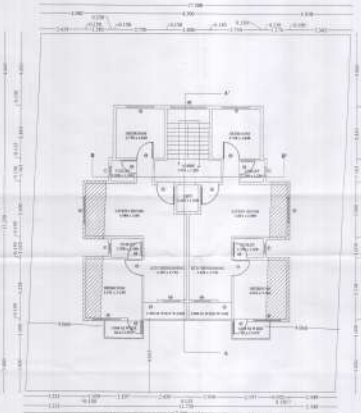
DEDUCTION = (131.699 - 1.938) = 129.671 SQ.MT

AS IT IS A TYPICAL UNIT
= 129.671 x 6 = 778.026 SQ.MT

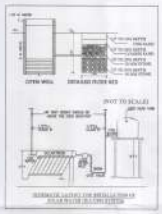
TOTAL B/UP AREA ON ALL FLOORS = 10.967 + 778.026 = 788.993 SQ.MT.
FSI CONSUMED = TOTAL PROPOSED B/UP AREA / PERMISSIBLE B/UP AREA = 788.993 / 796.150 = 0.991
AREA UNDER ENCLOSED BALCONY = 16.264 x 6 = 97.584 SQ.MT

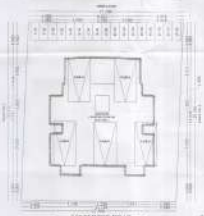


GROUND FLOOR PLAN
SCALE 1:100



TYPICAL FIRST TO SIXTH FLOOR PLAN
SCALE 1:100





SITE PLAN SCALE 1:200

## OWNER'S DECLARATION :

I UNDERSIGNED HEREBY CONFIRM THAT I ABIDE BY PLANS APPROVED BY AUTHORITY/COLLECTOR, I WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFTY AT THE WORL SITE.

MR. NIKHIL RAMKRISHNAJI RAGIT

MR. ROSHAN DILIP RAGIT

SCHEDULE OF OPENINGS

| TYPE | SIZE | DESCRIPTION |
|---|---|---|
| D | 1.00 X 2.10 | T.W PANELLED DOOR |
| D1 | 0.90 X 2.10 | T.W PANELLED DOOR |
| D2 | 0.75 X 2.10 | T.W PANELLED DOOR |
| 'W' | 1.20 X 1.20 | PANELLED WINDOW |
| 'V' | 1.80 X 1.20 | GLASS WINDOW |

PARKING AREA STATEMENT

| | CAR | SCOOTER |
|---|---|---|
| REQUIRED | 6 | 6 |
| PROPOSED | 6 | 12 |
| TOTAL | | |

FLAT ROOFTOP DEPOSIT AS
PROPOSED CONSTRUCTION DEPOSIT AS

ARCHITECT'S SIGN

AR. ANURAAG VIJAY SINGH
CHIEF ARCHITECT - TADS
COA LIC. NO. - CA/2019/106962

ALL DIMENSIONS ARE IN METRES.

| JOB NO. | FILE LOCATION : |
|---|---|
| MR-NGP-04-2022-BP | PC1-LD(D)-TADS(DESIGN)-MR. RAGIT |
| DATE : 31-03-2022 | SCALE 1:100 |
| DRAWN BY: | CHECKED BY: |
| SIMMI SINGH | AR. ANURAAG SINGH |


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