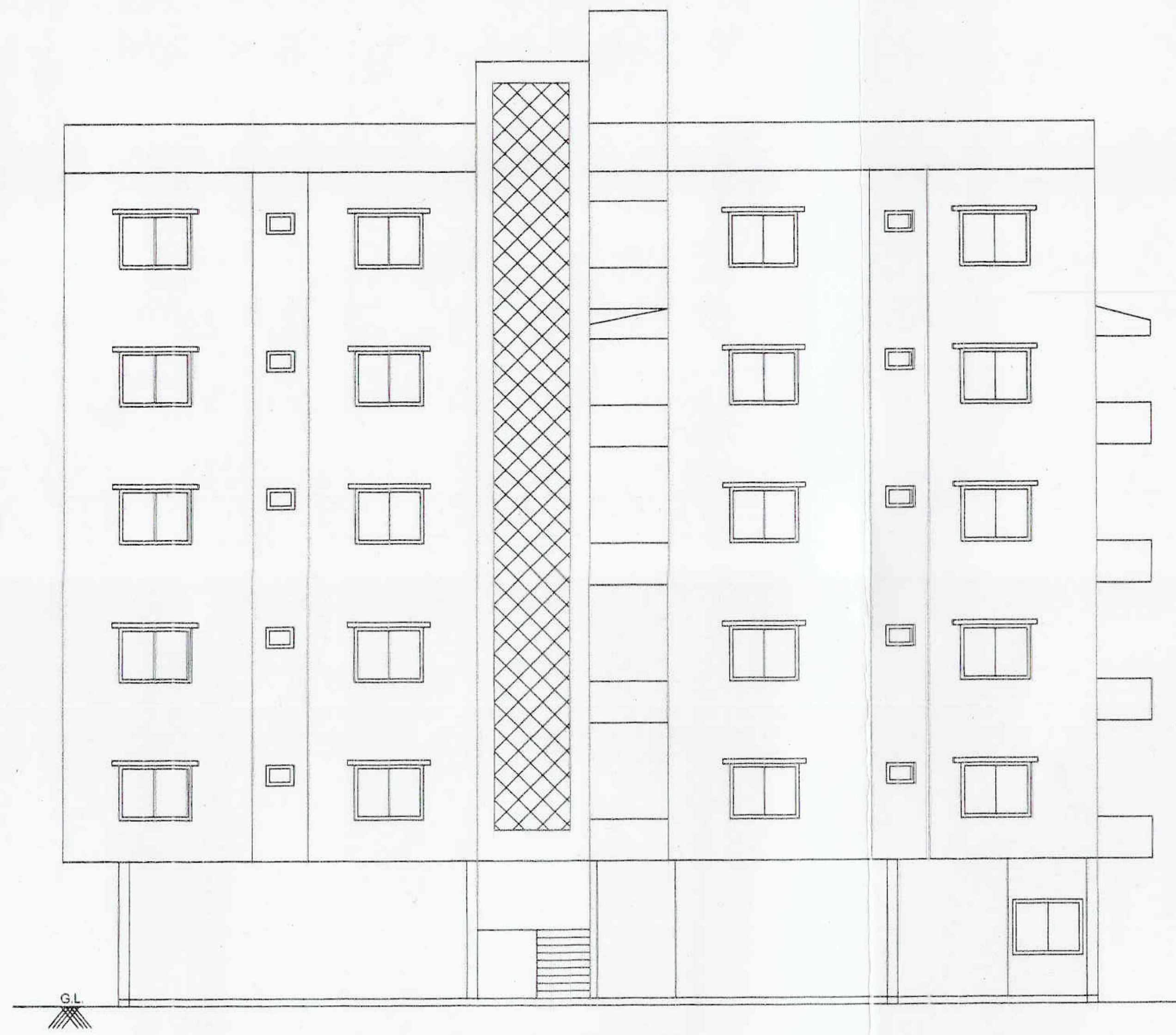
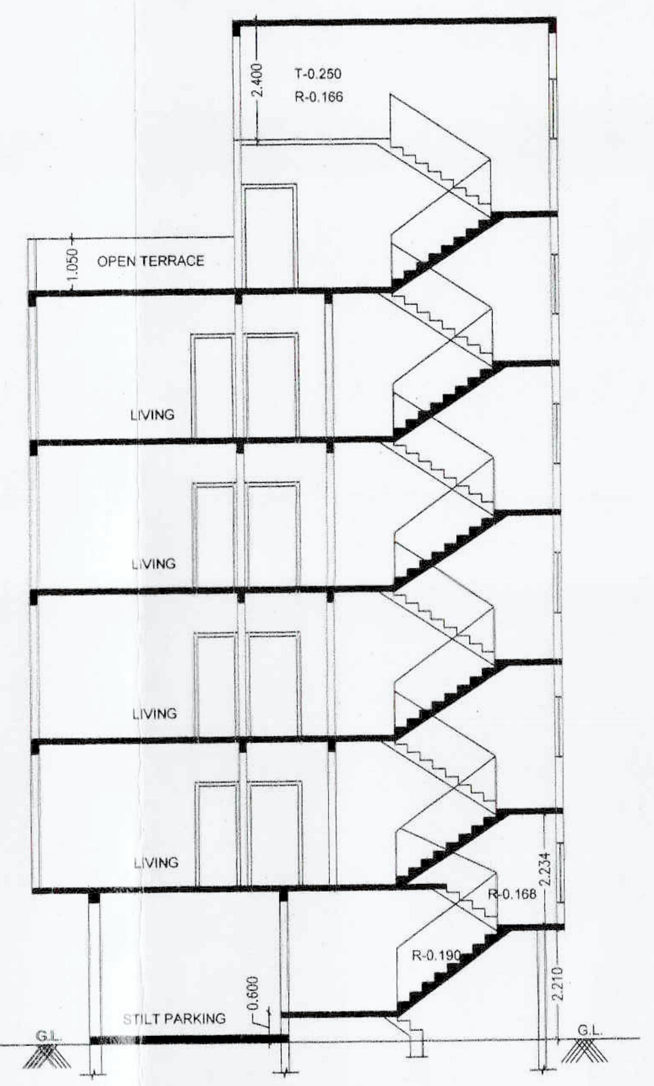
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

REVISED PROPOSED RESIDENTIAL BUILDING FOR MULTY FAMILLY DWELLING UNIT ON PLOT NO.142,143,144, KH NO-103/2,104/2,105/2, MOUZA- WATHODA, CHANDRABHAGA GRUH NIRMAN SAHAKARI SANSTHA,NAGPUR.

BELONGING TO-
SHREE PARTH DEVELOPERS
THROUGH IT'S PARTNER
SHRI-HITESH BABULAL MANSATA


FRONT ELEVATION

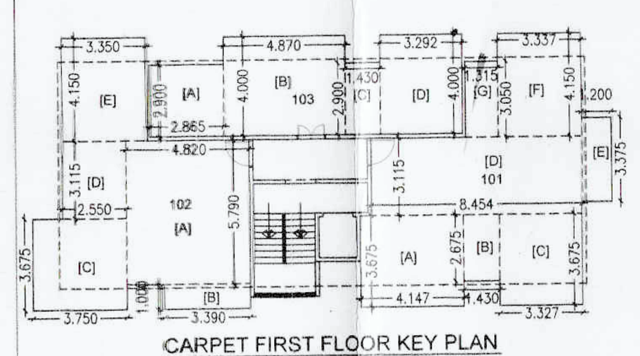
SECTION AT-A A
(SCALE-1:100)


SECTION AT-B B
(SCALE-1:100)

OFFICE OF THE NAGPUR IMPROVEMENT TRUST
Building Permit No. BLC6051726 NO. 4845265 / No. 2022060388/460
Date 16-12-2022
SANCTIONED
Building Engineer (East) NAGPUR IMPROVEMENT TRUST
As corrected only

Necessary arrangement for Rain water harvesting shall be done

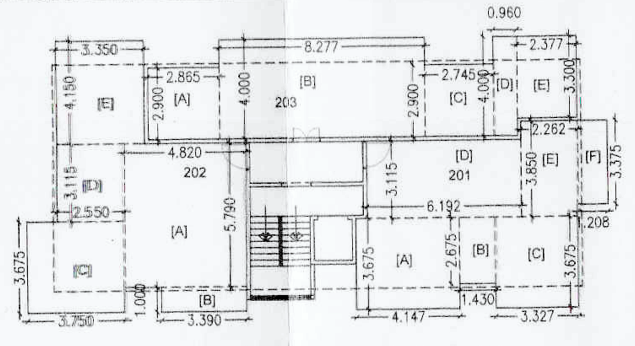
subject to conditions mentioned in Fire NOC dt. 20.7.2022


CARPET FIRST FLOOR KEY PLAN
(SCALE-1:200)

101 FLAT CARPET AREA
[A] 4.147 X 3.675 = 15.240
[B] 1.430 X 2.675 = 3.825
[C] 3.327 X 3.675 = 12.226
[D] 8.454 X 3.115 = 26.334
[E] 1.200 X 3.375 = 4.050
[F] 3.337 X 4.150 = 13.848
[G] 1.315 X 3.050 = 4.010
TOTAL = 79.533 SQ.MT

102 FLAT CARPET AREA
[A] 4.820 X 5.790 = 27.907
[B] 3.390 X 1.000 = 3.390
[C] 3.750 X 3.675 = 13.781
[D] 2.550 X 3.115 = 7.943
[E] 3.350 X 4.150 = 13.902
TOTAL = 66.923 SQ.MT

103 FLAT CARPET AREA
[A] 2.865 X 2.900 = 8.308
[B] 4.870 X 4.000 = 19.480
[C] 1.430 X 2.900 = 4.147
[D] 3.292 X 4.000 = 13.168
TOTAL = 45.103 SQ.MT


TYPICAL FLOOR CARPET KEY PLAN
SECOND, THIRD & FOURTH
(SCALE-1:200)

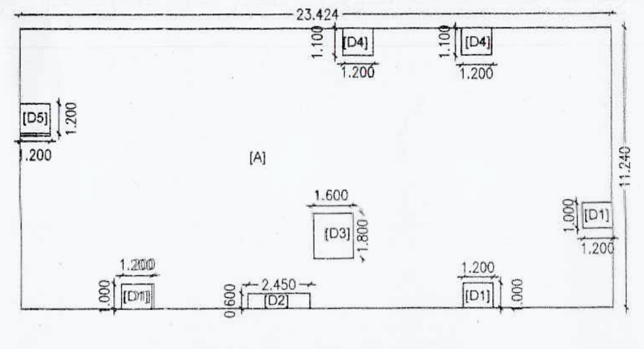
201 FLAT CARPET AREA
[A] 4.147 X 3.675 = 15.240
[B] 1.430 X 2.675 = 3.825
[C] 3.327 X 3.675 = 12.226
[D] 6.192 X 3.115 = 19.288
[E] 2.262 X 3.850 = 8.708
[F] 1.200 X 3.375 = 4.050
TOTAL = 63.337 SQ.MT

202 FLAT CARPET AREA
[A] 4.820 X 5.790 = 27.907
[B] 3.390 X 1.000 = 3.390
[C] 3.750 X 3.675 = 13.781
[D] 2.550 X 3.115 = 7.943
[E] 3.350 X 4.150 = 13.902
TOTAL = 66.923 SQ.MT

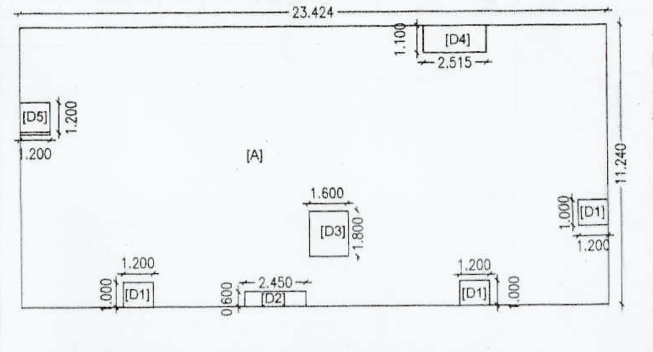
203 FLAT CARPET AREA
[A] 2.865 X 2.900 = 8.308
[B] 8.277 X 4.000 = 33.108
[C] 2.745 X 2.900 = 7.960
[D] 0.960 X 4.000 = 3.840
[E] 2.377 X 3.300 = 7.844
TOTAL = 61.060 SQ.MT

UTILIZATION OF T.D.R.:- FORMULA:- X = Rg/RrXY
A) FOR SLUM REHABITATION T.D.R. (N.M.C.)
X=PERMISSIBLE UTILIZATION G-T.D.R. ON RECEVING O/C
Rg:- RATE OF LAND AS PER ASR OF GENERATING PLOT:- Rs-15,500/- (YEAR-2020)
Rr:- RATE OF LAND AS PER ASR a RECVING PLOT:-Rs-9240/-
Y:-TDR DEBITED FROM DRC = 30.00 SQ.M (YEAR2020-21)
X= 15,500/9240 X 30.00 SQ.M = 50.32 SQ.M
PERMISSIBLE UTILIZATION OF SLUM REHABITATION T.D.R. ON RECEVING PLOT = 50.32 SQ.M
UTILIZATION SLUM REHABITATION T.D.R. 50.32 SQ.M
TOTAL T.D.R. UTILIZATION ON RECEVING PLOT = 50.32 + 33.266 SQ.M = 83.586 SQ.M
T.D.R. DEBITED FROM N.I.T. T.D.R. CERTIFICET I) = 25.874 SQ.M

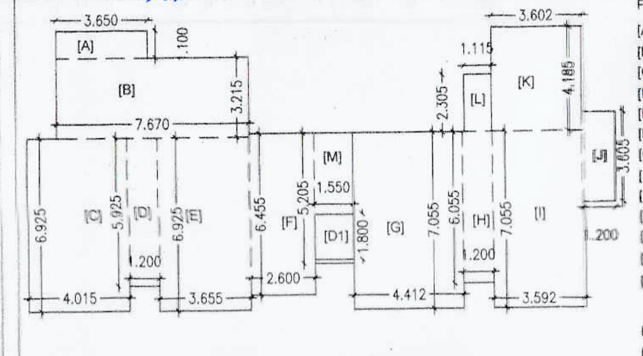
B) FOR N.I.T. T.D.R.
X = PERMISSIBLE T.D.R. ON RECEVING PLOT
Rg :- Rs-11,380/- (YEAR 2021.22)
Rr :- Rs- 9240/- (YEAR 2021.22)
Y :-67.00 SQ.M
X :- 11,880/9240 X 67.00 = 86.14 SQ.M
PERMISSIBLE OF N.I.T. T.D.R.= 86.14 SQ.M
UTILIZATION N.I.T. T.D.R ON RECEVING PLOT I) = 33.266 SQ.M


FIRST FLOOR PLINE PLAN
(SCALE-1:200)

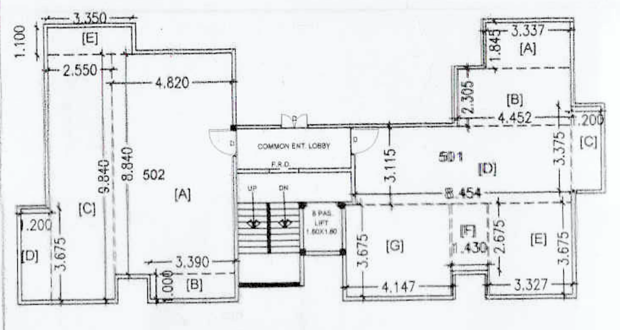
FIRST FLOOR B/UP AREA
[A] 23.424 X 11.240 = 263.285 SQ.MT
DEDUCET-
[D1] 3X(1.200 X 1.00) = 3.600
[D2] 2.450 X 0.600 = 1.470
[D3] 1.600 X 1.800 = 2.880
[D4] 2X(1.2X1.10) = 2.640
[D5] 1.200 X 1.200 = 1.440
TOTAL = 12.03 SQ.MT
FIRST FLOOR B/UP AREA = 251.255 SQ.MT
(263.285-12.03)


SECOND, THIRD & FOURTH FLOOR PLINE PLAN
(SCALE-1:200)

SECOND FLOOR B/UP AREA
[A] 23.424 X 11.240 = 263.285 SQ.MT
DEDUCET-
[D1] 3X(1.200 X 1.00) = 3.600
[D2] 2.450 X 0.600 = 1.470
[D3] 1.600 X 1.800 = 2.880
[D4] 2.515 X 1.100 = 2.766
[D5] 1.200 X 1.200 = 1.440
TOTAL = 12.156 SQ.MT
SECOND FLOOR B/UP AREA = 251.129 SQ.MT
(263.285-12.156)
THIRD FLOOR B/UP AREA = 251.129 SQ.MT
(SAME AS FIRST FLOOR)
FOURTH FLOOR B/UP AREA = 251.129 SQ.MT
(SAME AS FIRST FLOOR)

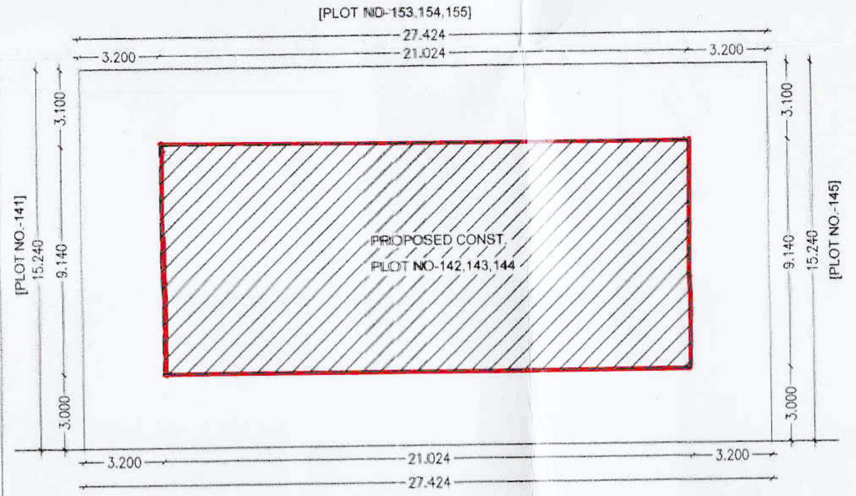

FIFTH FLOOR PLINE PLAN
(SCALE-1:200)

FIFTH FLOOR B/UP AREA
[A] 3.650 X 1.100 = 4.015
[B] 7.670 X 3.215 = 24.659
[C] 4.015 X 6.925 = 27.803
[D] 1.200 X 5.925 = 7.110
[E] 3.655 X 6.925 = 25.310
[F] 2.600 X 6.455 = 16.783
[G] 4.412X 7.055 = 31.126
[H] 1.200 X 6.055 = 7.266
[I] 3.592 X 7.055 = 25.341
[J] 1.200 X 3.605 = 4.326
[K] 3.602 X 4.185 = 15.074
[L] 1.115 X 2.305 = 2.570
[M] 1.550 X 5.205 = 8.067
TOTAL = 199.450 SQ.MT
DEDUCET-
[D1] 1.600 X 1.800 = 2.880 SQ.MT
FIFTH FLOOR B/UP AREA = 196.570 SQ.MT
(199.450-2.880)

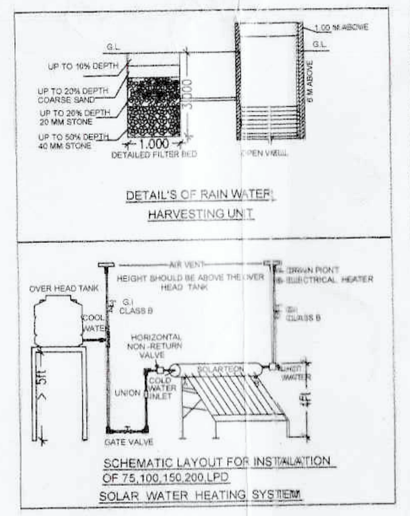

FIFTH FLOOR CARPET KEY PLAN
(SCALE-1:200)

501 FLAT CARPET AREA
[A] 3.337 X 1.849 = 6.170
[B] 4.452 X 2.305 = 10.261
[C] 1.200 X 3.375 = 4.05
[D] 8.454 X 3.115 = 26.334
[E] 3.327 X 3.675 = 12.226
[F] 1.430 X 2.675 = 3.825
[G] 4.147 X 3.675 = 15.240
TOTAL = 78.106 SQ.MT

502 FLAT CARPET AREA
[A] 4.820 X 8.840 = 42.608
[B] 3.390 X 1.000 = 3.390
[C] 2.550 X 9.840 = 25.092
[D] 1.200 X 3.675 = 4.410
[E] 3.350 X 1.100 = 3.685
TOTAL = 79.185 SQ.MT



SITE PLAN


DETAIL'S OF RAIN WATER HARVESTING UNIT
SCHEMATIC LAYOUT FOR INSTALLATION OF 75,100,150,200 LPD SOLAR WATER HEATING SYSTEM

FROM OF STATEMENT 2
PROPOSED BUILDING

BUILDING NO.	FLOOR NO.	TOTAL BUILT-UP AREA OF FLOOR, AS PER OUTER CONSTRUCTION LINE
(1)	(2)	(3)
	FIRST FLOOR	251.255 SQ.MT
	SECOND FLOOR	251.129 SQ.MT
	THIRD FLOOR	251.219 SQ.MT
	FOURTH FLOOR	251.219 SQ.MT
	FIFTH FLOOR	196.57 SQ.MT
TOTAL	(251.255+251.129X3+196.57)	1201.482 SQ.MT

FROM OF STATEMENT 3
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
(1)	(2)	(3)	(4)	(5)	(6)
1	GROUND				
	FIRST	101	79.533	11.362	
		102	66.923	7.200	
		103	45.103	3.025	
	SECOND TO FOURTH	201	63.337	7.222	
		202	66.923	7.320	
		203	61.060	7.165	
	FIFTH	501	78.106	2.867	
		502	79.185	3.582	

PARKING AREA STATEMENT

PARKING REQUIRED 14 TENAMENT HAVING CARPET AREA BETWEEN 40.00 TO 80.00 SQ.MT
7 CAR + 35 SCOOTER
PROVIDED VISITOR PARKING 5%
0 CAR + 2 SCOOTER
PROVIDED PARKING IN MULTYFLING FACTOR (0.9)
6 CAR + 33 SCOOTER
HERE 4 CAR PROVIDED INSIEAD OF 24 SCOOTER
10 CAR + 9 SCOOTER

SCHEDULE OF OPENING

NO	SIZE	REMARK
D	1.000 X 2.100	T.W. PANNEL DOOR
D1	1.000 X 2.100	T.W. PANNEL DOOR
D2	0.750 X 2.100	T.W. PANNEL DOOR
W	1.500 X 1.200	T.W. GLAZED WINDOW
W1	1.200 X 1.200	T.W. GLAZED WINDOW
W2	2.100 X 1.800	T.W. GLAZED WINDOW
V	0.600 X 0.600	M.S. VENTILATOR
S.F.D.	1.200 X 2.100	T.W. SLIDING FLODING DOOR

INDEX

PLOT BOUNDARY SHOWN IN
PROPOSED CONAST. SHOWN IN
EXIST.CONAST. TO BE DEMOLISHED SHOWN IN

PROFORMA-I AREA STATEMENT

PROPOSED S.NO	COMPLEX ON C.T.S. NO , PLOT NO GAT NO/F.P. NO OF VILLAGE MAUJE	DRAWING SHEET NO/X/Y
STAMP OF APPROVAL OF PLANS:		
AREA STATEMENT		SQ.MT
1 . AREA OF PLOT		
(MINIMUM AREA OF A,B,C TO BE CONSIDERED)		
(a) AS PER OWNERSHIP DOCUMENT (7/12,CTS EXTRACT)		417.934
(b) AS PER MEASUREMENT SHEET		417.934
(c) AS PER SITE		417.934
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))		
(a) REQUIRED-		
(b) PROPOSED		
7 INTERNAL ROAD AREA		
8 PLOTABLE AREA (IF APPLICABLE)		
9 BUILT UP AREA WITH REFERANCE TO BASIC F.S.I. AS PER FRONT ROAD WIDTH (SR. NO. 5XBASIC FSI)		41.793
10 ADDITIONAL OF FSI ON PAYMENT OF PREMIUM		208.967
(a) MAXIMUM PERMISSIBLE PREMIUM FSI-BASED ON ROAD WIDTH/TDR ZONE		
(b) PROPOSED FSI ON PAYMENT OF PREMIUM	20 % 417.934	83.586
11 IN-SITU FSI/TDR LOADING		
(a) IN-SITU AREA AGAINST D.P. ROAD [2.0XSR. NO.2 (a)],IF ANY		
(b) IN-SITU AREA AGAINST AMENITY SPACE IN 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		752.28
(a) [9+10(b)+11(d)] OR 12 WICHEVER IS APPLICABLE		
(b) ANCILLARY AREA FSI UPTO 60% OR 80% WITH PAYMENT OF CHARGES		451.368
(c) TOTAL ENTITLEMENT		1203.648
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)		
(a) EXISTING BUILT-UP AREA		
(b) PROPOSED BUILT-UP AREA (AS PER 'P-LINE)		1201.482
(c) TOTAL (a+b)		1201.482
16 F.S.I. CONSUMED (15/13) (SHOULD NOT BE MORE THAN SERIAL NO.14 ABOVE)		0.99
17 AREA FOR INCLUSIVE HOUSING , IF ANY		
(a) REQUIRED (20% FO SR. NO.5)		
(b) PROPOSED		

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 RECORDS/LAND RECORDS DEPARTMENT/CITY SURVRY RECORDS.

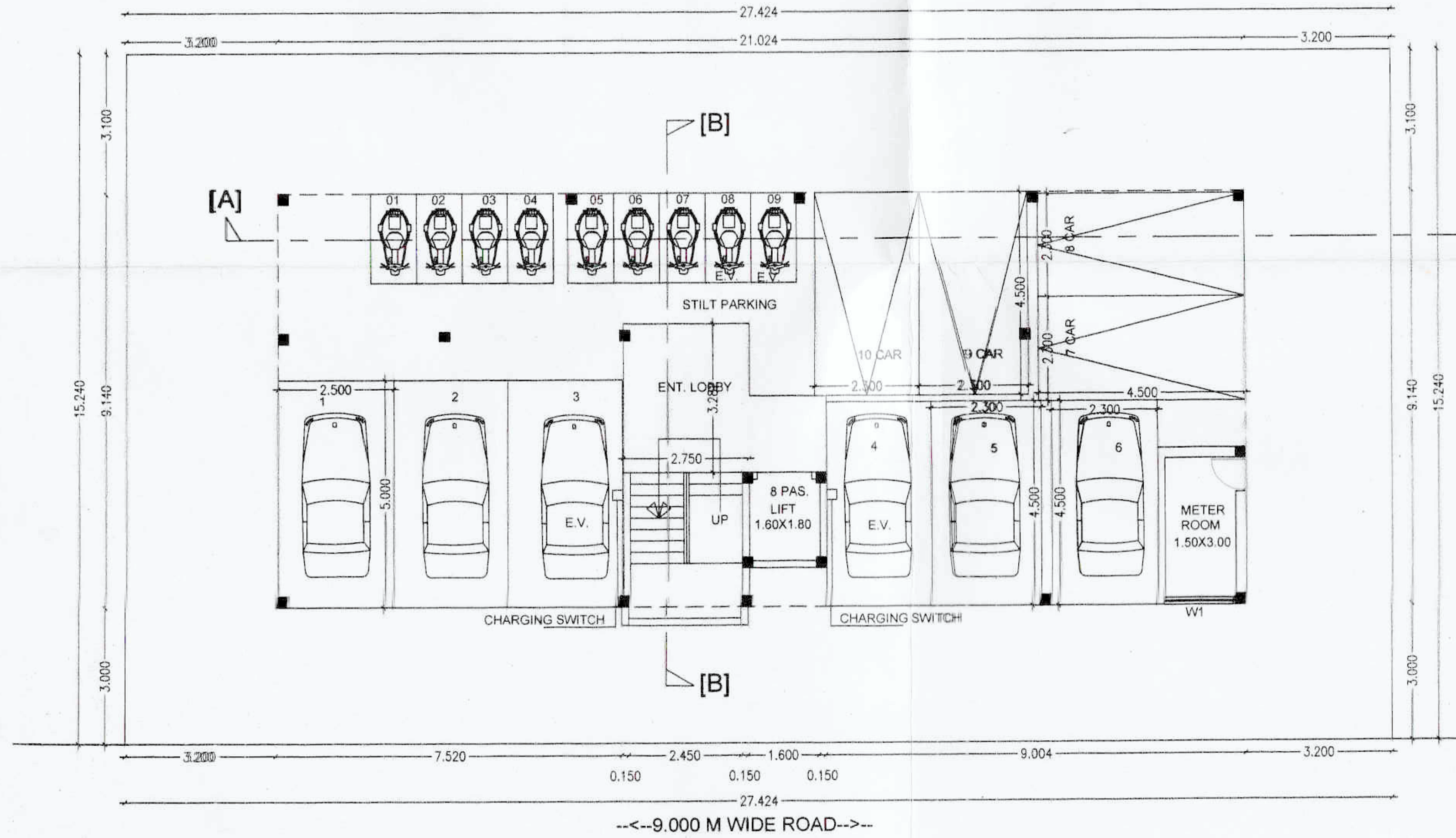
JITENDRA INGULKAR
(D.C.R.E.)
NIT Reg. No.: 1714
NMC Reg. No.: 557
SIGNATURE
(NAME OF ARCHITECT/LICENSED ENGINEER/ SUPERVISOR)

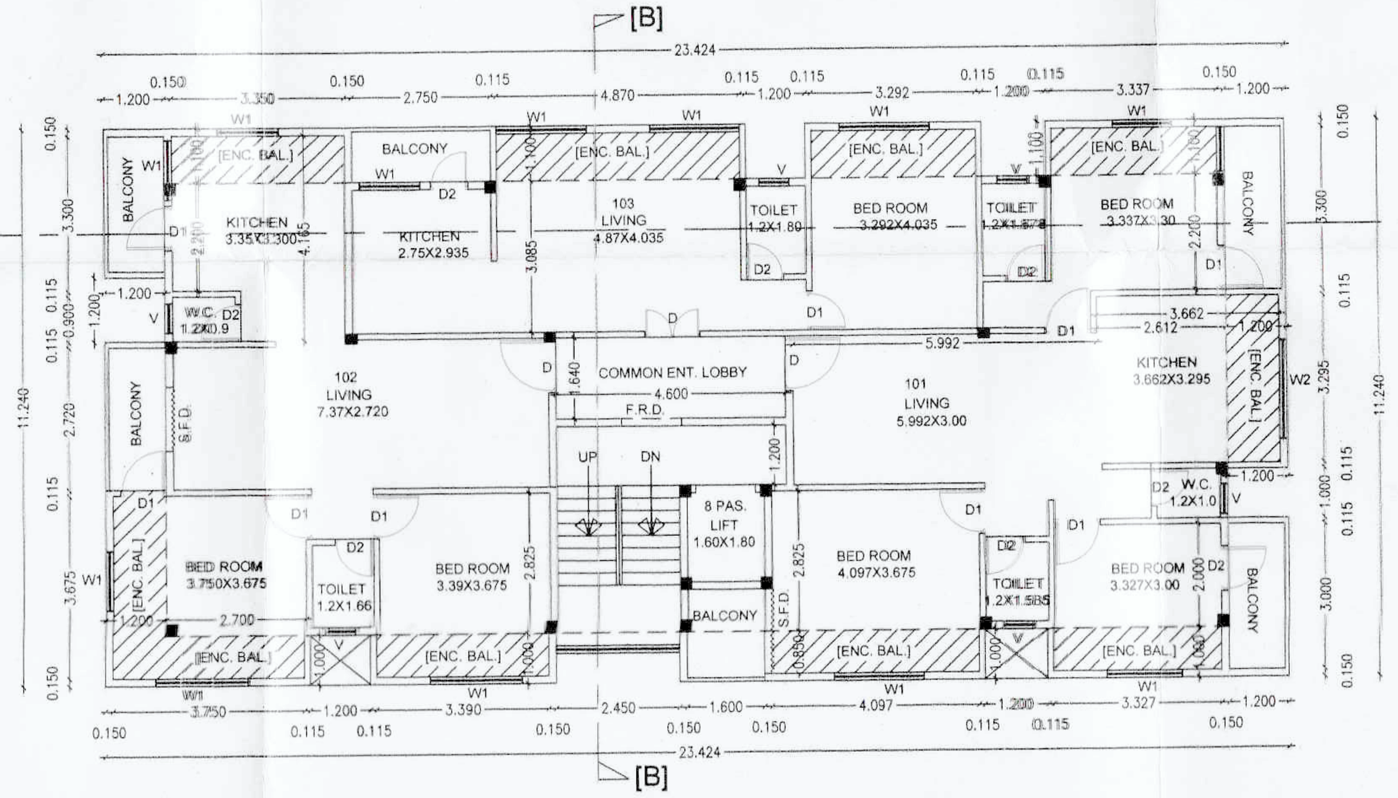
OWNER'S DECLARATION-
I/WE UNDERSIGNED HEREBY CONFIRM THAT I/WE WOULD ABIDE BY AUTHORITY/ COLLECTOR. I/WE WOULD EXECUTE THE STRUCTURE AS PER APPROVED PLANS. ALSO I/WE WOULD EXECUTE THE WORK UNDER SUPERVISION OF PROPER TECHNICAL PERSON SO AS TO ENSURE THE QUALITY AND SAFETY AT THE WORK SITE.

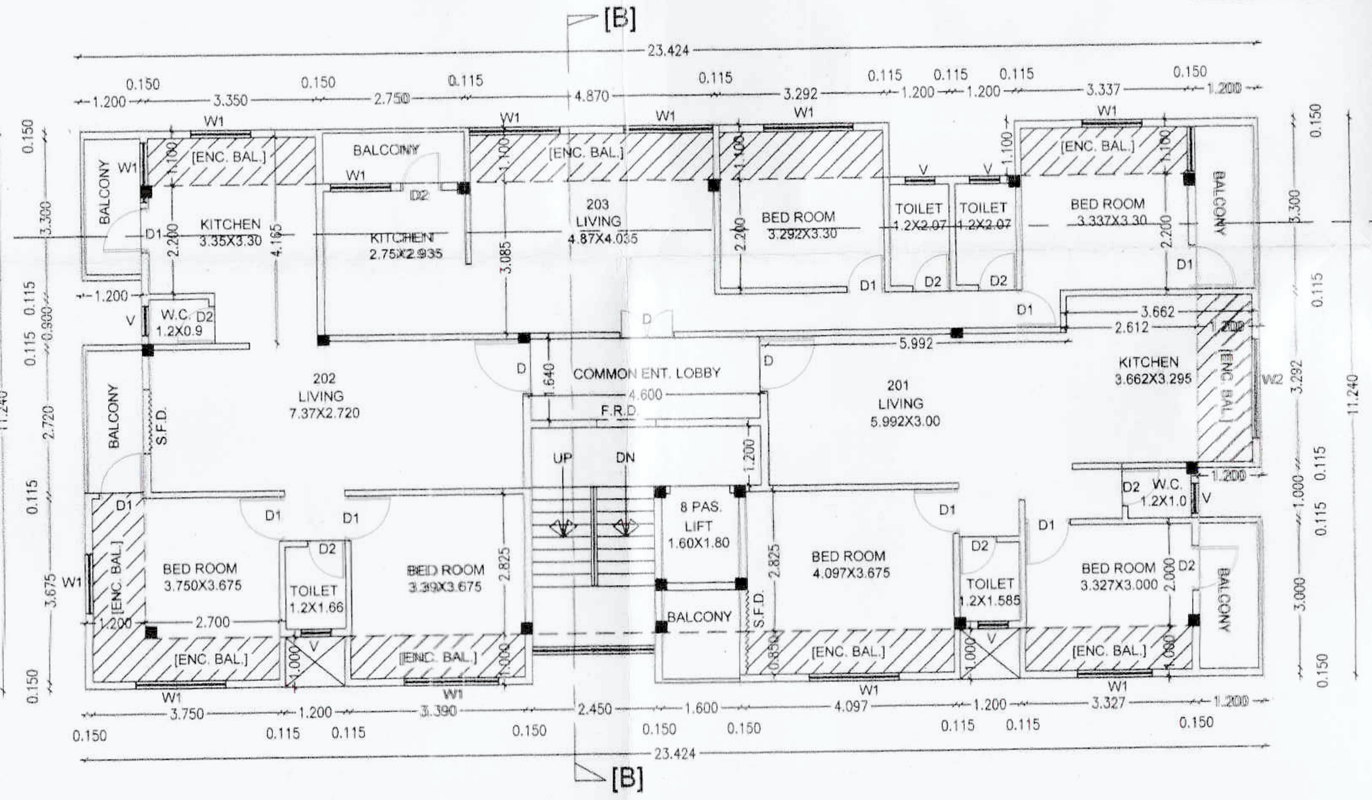
SHREE PARTH DEVELOPERS
THROUGH IT'S PARTNER
SHRI-HITESH BABULAL MANSATA
OWNER (s) NAME AND SIGNATURE

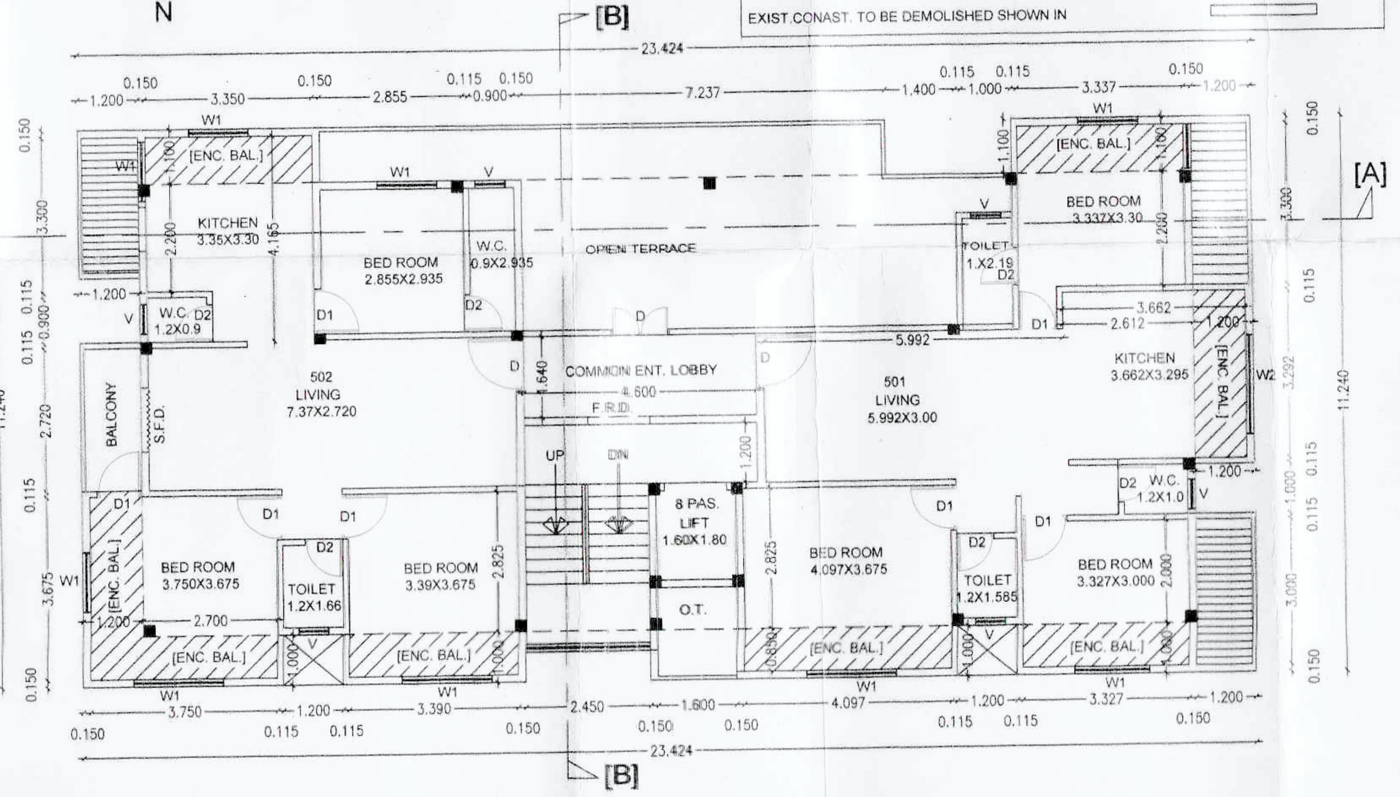
ARCHITECT/LICENSED ENGINEER/SUPERVISOR NAME AND SIGNATURE

JOB NO.	DRAWING NO.	SCALE	DRAWN BY	CHECKED BY	REGISTRATION NO. OF ARCHITECT/LICENCE NO. OF LICENCED ENGINEER/ SUPERVISOR
1	1	1:100 1:200	ROSHAN	PRAKASH	557


--<--9.000 M WIDE ROAD-->--
GROUND FLOOR PLAN
(SCALE-1:100)


FIRST FLOOR PLAN
(SCALE-1:100)


TYPICAL FLOOR PLAN
SECOND, THIRD & FOURTH
(SCALE-1:100)


FIFTH FLOOR PLAN
(SCALE-1:100)

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