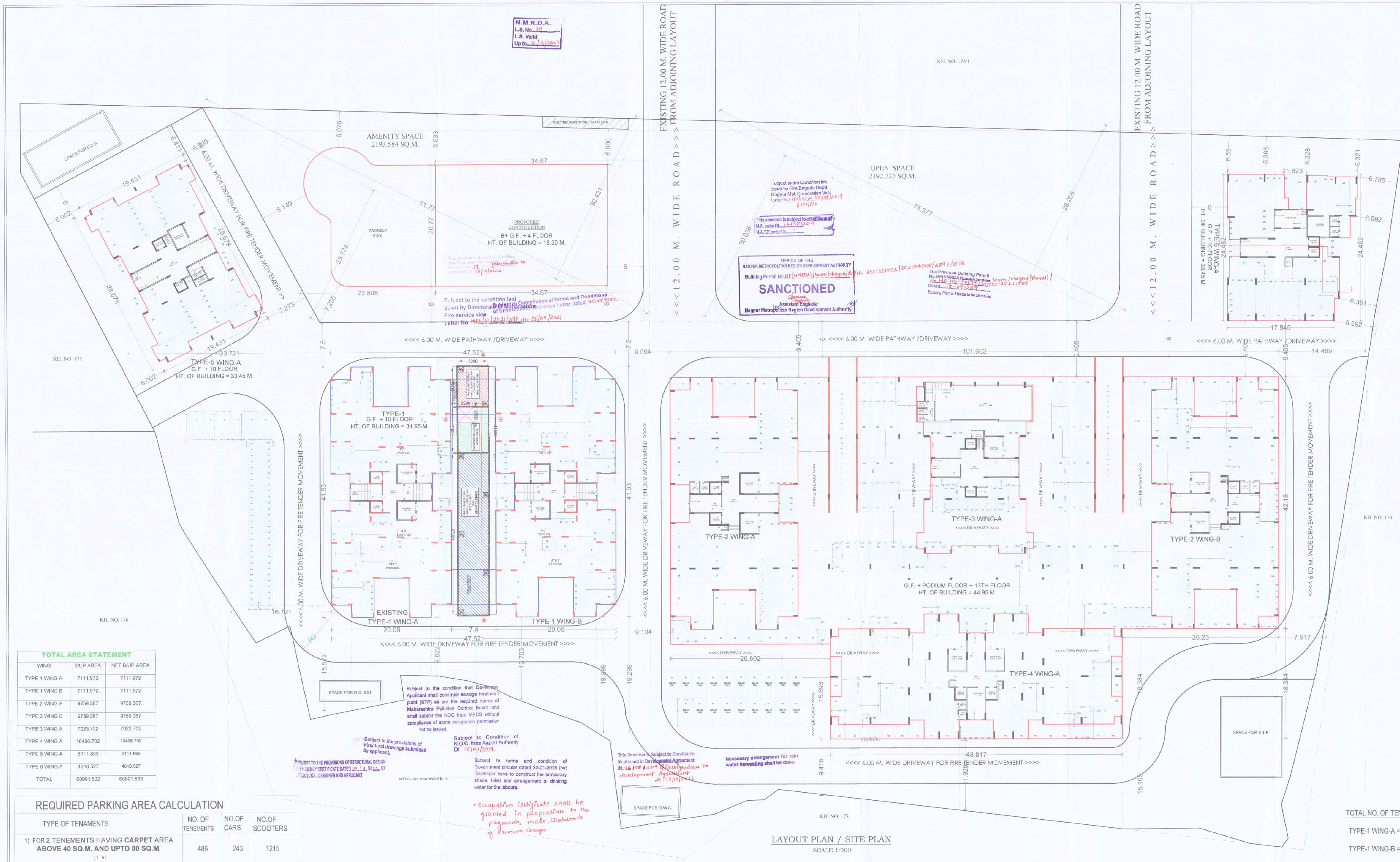
# LAYOUT / SITE PLAN

01/17

**PROJECT :-**
PROPOSED MULTIFAMILY RESIDENTIAL BUILDING PLAN FOR GROUP HOUSING SCHEME ON KH. NO. :- 174/2, P.H. NO. 12A MOUZA BHOKARA , TAH. NAGPUR (R) DIST. :- NAGPUR.

**BELONGING TO :-**
M/S SUPREME URBAN REALITIES PVT.LTD.
THROUGH ITS AUTHORIZED
DIRECTOR MR. MURTAZA HAMZA KOTHAWALA



LAYOUT PLAN / SITE PLAN
SCALE 1:200

## FINAL AREA STATEMENT

| | | | PERMISSIBLE | PROPOSED |
|---|---|---|---|---|
| A) | NET PLOT AREA AREA FOR F.S.I. CALCULATION ( Clause no.3.9 of UDCPR-2020) or as per layout plan | = | 19733.315 SQ.MT | |
| B) | NET P-Line Built up Area ( Clause no.6.6 of UDCPR-2020) | = | 60991.532 SQ.MT | |
| C) | Dividing Factor 1.6 / 1.8 to arrive Basic FSI + Premium FSI + TDR :- P-line Area / 1.6 or 1.8 | = | 38119.707 SQ.MT | |
| D) | Permissible Ancillary FSI:- ( Clause no.6.3, Table No.6G , Note-(i) of UDCPR-2020) (B-C) | = | 22871.825 SQ.MT | 22871.825 SQ.M. |
| E) | Permissible Basic FSI/B/up Area :- (1.1 x A) (1.10 X 19733.315) ( Clause no.6.3, Table No.6G of UDCPR-2020) | = | 21706.646 SQ.MT | 1.1/21706.646 SQ.M. |
| F) | Permissible Additional FSI on premium :- (0.30 x A)( 0.30 X 19733.315) ( Clause no.6.3, Table No.6G of UDCPR-2020) | = | 5919.994 SQ.MT | 0.23/4573.072 SQ.M. |
| G) | Permissible TDR :- (A X Permissible TDR) ( Clause no.6.3, Table No.6G of UDCPR-2020) 0.60 X 19733.315 | = | 11839.989 SQ.MT | 0.60/11839.989 SQ.M. |
| H) | Permissible TDR for Road Widening with compliance of Clause no.7.2 & proforma - I of UDCPR-2020) | = | 0.000 SQ.MT | NIL |
| I) | Total entitlement of FSI (D+E+F+G) | = | 62338.454 SQ.MT | 60991.532 SQ.M. |
| J) | maximum Building Potential on Plot/Land | = | 63146.608 SQ.MT | 60991.532 SQ.M. |

## TOTAL AREA STATEMENT

| WING | B/UP AREA | NET B/UP AREA |
|---|---|---|
| TYPE 1 WING A | 7111.972 | 7111.972 |
| TYPE 1 WING B | 7111.972 | 7111.972 |
| TYPE 2 WING A | 9759.367 | 9759.367 |
| TYPE 2 WING B | 9759.367 | 9759.367 |
| TYPE 3 WING A | 7023.732 | 7023.732 |
| TYPE 4 WING A | 10496.702 | 10496.702 |
| TYPE 5 WING A | 5111.893 | 5111.893 |
| TYPE 6 WING A | 4616.527 | 4616.527 |
| TOTAL | 60991.532 | 60991.532 |

## REQUIRED PARKING AREA CALCULATION

| TYPE OF TENAMENTS | NO. OF TENEMENTS | NO.OF CARS | NO.OF SCOOTERS |
|---|---|---|---|
| 1) FOR 2 TENEMENTS HAVING **CARPET** AREA **ABOVE 40 SQ.M. AND UPTO 80 SQ.M.** ( 1 , 5 ) | 486 | 243 | 1215 |
| 2) FOR EVERY TENEMENTS HAVING **CARPET** AREA **ABOVE 80 SQ.M. AND UPTO 150 SQ.M.** | 118 | 118 | 354 |
| TYPE4 WING A & TYPE3 WING A & TYPE-6A ( 1 ,3 ) 26 NOS. 52 NOS. 40 NOS. TOTAL | 604 | 361 | 1569 |
| 3) FOR EVERY 100 SQ.MT. **CARPET** AREA FOR SHOP AREA ( 2 , 6 ) | 218.366 | 4 | 13 |
| ADD 5% FOR VISITOR PARKING | | 18 | 79 |
| TOTAL REQUIRED PARKING | | 383 | 1661 |
| AS PER 8C TOTAL PARKING REQUIRED(0.7) FACTOR | | 268.1 | 1163 |
| TOTAL PROVIDED PARKING | | 269 | 1170 |

## TOTAL CONSTRUCTION AREA STATEMENT

| WINGS | PROPOSED B/UP AREA | COVERED PARKING AREA SLAB | DEDUCTION B/UP+METER ROOM+TOILET+DUCT | NET COVERED PARKING SLAB | STAIRCASE TOWER & LIFT ROOM | WATER TANK O.H.W.T. & U.W.T. | PARKING SLAB AT PODIUM FLOOR | REFUGE AREA | STP AREA + WATCHMAN CABIN+E.S.S.+ O.W.C.+ D.G. SET | B/UP AREA FREE FROM FSI | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| EXISTING TYPE-1 WING - A & B | 14223.944 | 1482.908 | 116.598 | 1366.310 | 118.368 | 405.197 | 0.000 | 39.356 | 485.3160 | 192.210 | 16345.3853 |
| PROPOSED TYPE-2 WING - A & B | 19518.734 | 4994.059 | 499.598 | 4494.462 | 274.918 | 332.951 | 3439.280 | 272.942 | | 320.000 | 46482.371 |
| PROPOSED TYPE-3 WING - A | 7023.732 | | | | | | | | | 147.659 | |
| PROPOSED TYPE-4 WING - A | 10496.702 | | | | | | | | | 160.991 | |
| PROPOSED TYPE-5 WING - A | 5111.893 | 453.296 | 105.404 | 347.892 | 67.306 | 48.513 | 0.000 | 14.588 | | 115.030 | 5705.222 |
| PROPOSED TYPE-6 WING - A | 4616.527 | 415.043 | 116.598 | 298.446 | 71.921 | 46.731 | 0.000 | 18.885 | | 111.373 | 5163.883 |
| TOTAL | 60991.532 | 7345.307 | 838.197 | 6507.110 | 532.512 | 833.393 | 3439.280 | 345.771 | 485.316 | 1047.263 | 74182.178 |

**TOTAL COVERED AREA :-**

PROPOSED CONSTRUCTION AREA ON AMENITY SPACE = 4194.832 M²
PROPOSED CONSTRUCTION OF RESIDENTIAL = 74182.178 M²

**TOTAL PROPOSED CONSTRUCTION AREA = 78377.010 M²**

## TOTAL NO. OF TENEMENTS

TYPE-1 WING-A = 80 NOS.
TYPE-1 WING-B = 80 NOS.
TYPE-2 WING-A = 104 NOS.
TYPE-2 WING-B = 104 NOS.
TYPE-3 WING-A = 52 NOS.
TYPE-4 WING-A = 104 NOS.
TYPE-5 WING-A = 40 NOS.
TYPE-6 WING-A = 40 NOS.

TOTAL NO OF FLATS = 604 NOS.

**LEGEND :**
PLOT BOUNDRY SHOWN AS
PROPOSED CONSTRUCTION SHOWN AS
EXISTING CONSTRUCTION SHOWN AS

**NOTE :**
ALL DIMENTIONS ARE IN METERUNLESS MENTIONED.

**OWNER :**
For Supreme Urban Realities Pvt. Ltd.
Director/Authorised Signatory
M/S SUPREME URBAN REALITIES PVT.LTD.
THROUGH ITS AUTHORIZED
DIRECTOR MR. MURTAZA HAMZA KOTHAWALA

**ARCHITECT / ENGINEER :**
Pawan Ramprasad Gupta
B.E. (CIVIL)
PLANNERS, BUILDERS AND DEVELOPERS

EMAIL ID - pawan_r_gupta@yahoo.co.in MOBILE NO.9923432949

| DRG. NO. | SCALE | DATE | DRAWN BY |
|---|---|---|---|
| SUB-01 | 1 : 200 | 19/11/2022 | P.GUPTA |