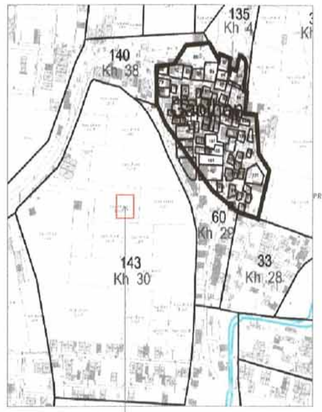
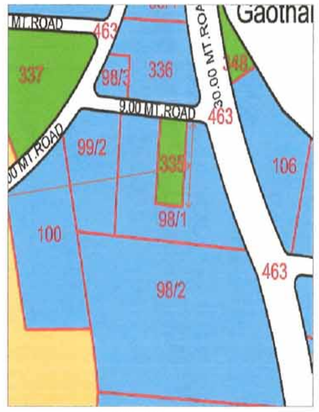
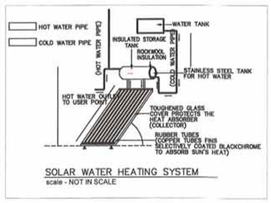
PROPOSED RESIDENTIAL ROW HOUSING ON PLOT BEARING NO. 18,19, 20 AND 21 IN THE LAYOUT OF SHAYONA CO-OPERANT SITUATED IN FINAL PLOT NO 98/1 (PT.) KH. NO.30/3 (PART), CTS NO. 143 OF MOUZA PUNAPUR, NAGPUR



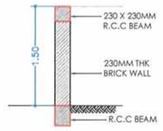
DP LOCATION



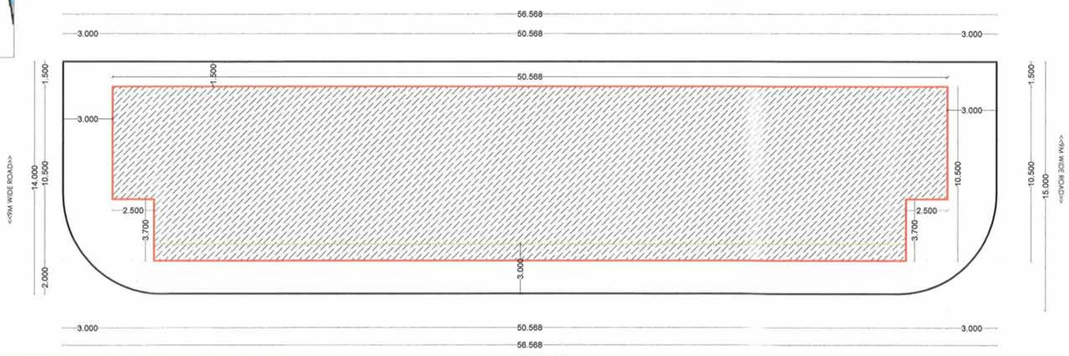
LAND USE PLAN



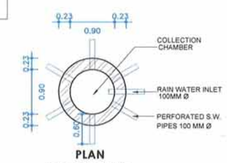
SOLAR WATER HEATING SYSTEM
scale - NOT IN SCALE



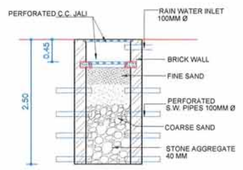
SECTION
COMPOUND WALL
(SCALE : 1:50)



SITE PLAN
(SCALE : 1:200)



PLAN
RECHARGE PIT
(SCALE : 1:75)



SECTION
RECHARGE PIT
(SCALE : 1:75)

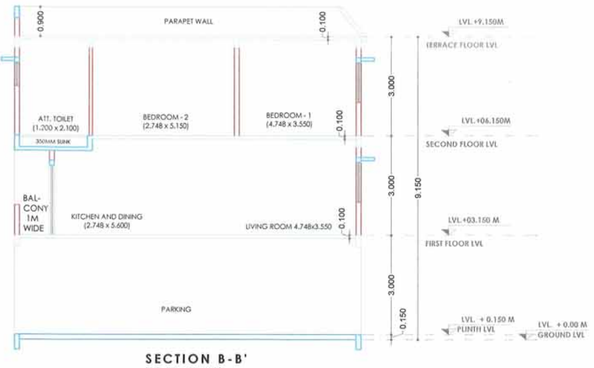


<<9M WIDE ROAD>>
SITE PLAN(Before Amalgamation)
SCALE : 1:200

<<9M WIDE ROAD>>
SITE PLAN(After Amalgamation)
SCALE : 1:200

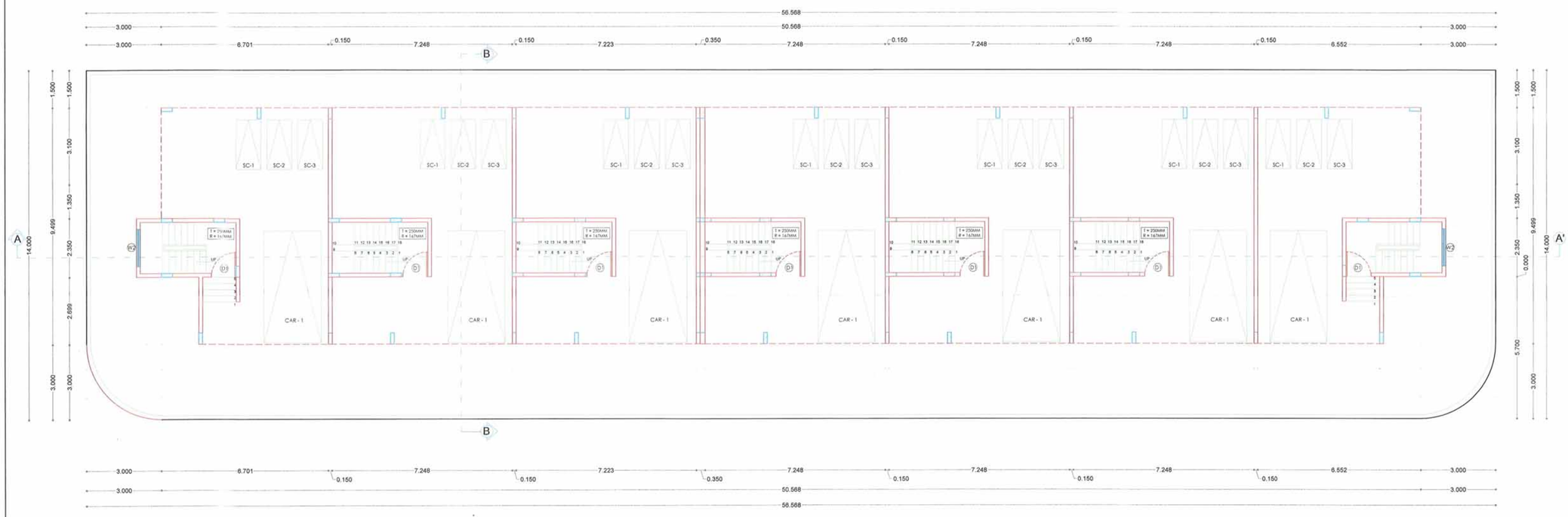
The Rain Water Harvesting is required to be provided as per Direction of Govt. of Maharashtra No. TPB 4320001/2133 CR-230/01/UD-11, dated 10th March, 2005 as per schedule for every 300 sq. mtrs. built-up area. The system may be by open well 1 mtr. dia, 6 mtrs. deep with filtration chamber for every 300 sq. mtrs. built-up area. Other options mentioned in the schedule may be adopted a) The authority may impose a levy of Rs. 1000/- per annum for every 100 sq. mts. of built-up area for failure of the owner of the building.

Sr. No.	Plot no.	Area (in Sq.mt.)	Total Amalgamated Area (in Sq.mt.)
1	18	192.256	776.512
2	19	196.00	
3	20	196.00	
4	21	192.256	



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





GROUND FLOOR PLAN
(SCALE : 1:100)

FLOOR WISE FSI STATEMENT

FLOOR	PROPOSED BUILT UP AREA		TOTAL BUILT UP AREA
	COMM	RESI	
GROUND FLOOR	0.00	0.00	0.000
FIRST FLOOR	0.00	544.270	544.270
SECOND FLOOR	0.00	533.464	533.464
TOTAL	0.00	1077.734	1077.734

PARKING AREA STATEMENT

FOR EVERY TENEMENT HAVING CARPET AREA BETWEEN 80SQ.M. TO 150 SQ.M.(TABLE 8B)

CAR	SCOOTER	BICYCLE	VISITOR
1	3	0	5%

PROPOSED PARKING FOR 7 TENEMENTS

CAR	SCOOTER	BICYCLE	VISITOR
7	21	0	CAR=0,SCOOTER-0

AFTER CALCULATING PARKING FOR ENTIRE BUILDING MULTIPLY BY MULTIPLYING FACTOR 0.9(TABLE 8B) NOTE i)

CAR	SCOOTER	BICYCLE	VISITOR
7	19	0	CAR=0,SCOOTER-0

PROVIDED PARKING FOR 7 TENEMENTS

CAR	SCOOTER	BICYCLE
7	21	0

SCHEDULE OF OPENING

DOORS

SR.NO.	TYPE	SIZE	DESCRIPTION
1	D1	1.000X2.100	TW FRAME AND FLUSH DOOR
2	D2	0.900X2.100	RCC FRAME AND FLUSH DOOR
3	D3	0.750X2.100	RCC FRAME AND FLUSH DOOR
4	D4	1.451X2.100	ALUMINIUM SLIDING DOOR
5	D5	1.5480X2.100	ALUMINIUM SLIDING DOOR
6	D6	1.448X2.100	ALUMINIUM SLIDING DOOR
7	D7	1.422X2.100	ALUMINIUM SLIDING DOOR
7	D8	1.402X2.100	ALUMINIUM SLIDING DOOR

WINDOWS

1	W1	1.800X1.200	WINDOW
2	W2	1.500X1.200	WINDOW
3	W3	1.200X1.200	WINDOW
4	W4	1.200X0.900	WINDOW

VENTILATORS

1	V1	0.500X0.700	ALUMINIUM LOUVERED VENTILATOR
2	V2	0.800X0.700	ALUMINIUM LOUVERED VENTILATOR
3	V3	0.570X0.700	ALUMINIUM LOUVERED VENTILATOR

PLINTH AREA ON GROUND FLOOR

CALCULATIONS	AREA IN SQ.M.
50.568X9.500	480.396
DEDUCTION	
2X1.500X2.700	8.100
TOTAL AREA TO BE DEDUCTED	8.100
TOTAL BUILT UP AREA (480.396-8.100)	472.297

STAMPS OF APPROVAL FOR PLANS:

Nagpur Smart and Sustainable City Development Corporation Limited, Nagpur. (NSSCDCL)
Building Permit No. 10/BP/PD/NSSCDCL/2022
Date 25/11/2022
SANCTIONED
Subject to conditions mentioned in the building permit
Chief Planner NSSCDCL, Nagpur.
Architect NSSCDCL, Nagpur.

Provisions For Solar Water Heating Systems
Solar Water Heating System should be installed in the building for the following uses as per the capita capacity mentioned as under:

Type of Buildings	Per Capita Capacity Recommended
1) Hospitals	--100 Ltrs./ day / person.
2) Hotels	--150 Ltrs./ day / person.
3) Hostel & other such building	-- 25 Ltrs./ day / person.
4) Resident	-- 25 Ltrs./ day / person.

If the provisions as above is not made, the occupancy certificate will not be issued from NSSCDCL.

PERFORMA-I:AREA STATEMENT

AREA STATEMENT		
1.Area of Plot	791.950 SQ.M.	
(a) As per ownership document (7 / 12,CTS Extract)	791.950 SQ.M.	
(b) As per measurement sheet	791.950 SQ.M.	
(c) As per site	791.950 SQ.M.	
2.Deduction for (tangent)	15.440	
(a) Proposed D.P / D.P. Road widening Area/Service Road / Highway widening	-N.A.-	
(b) Any D.P. Reservation area	-N.A.-	
(Total a+b)	15.440	
3.Balance Area of plot (791.950-15.440)	776.512	
4.Amenity Space (if applicable)	-N.A.-	
(a) Required	-N.A.-	
(b) Adjustment of 2(b), if any - (c) Balance Proposed	-N.A.-	
(c) Balance Proposed -	-N.A.-	
5.Net Plot Area (3-4 (c))	776.512	
6.Recreational Open space (if applicable)	-N.A.-	
(a) Required -	-N.A.-	
(b) Proposed -	-N.A.-	
7.Internal Road area	-N.A.-	
8.Plotable area (if applicable)	-N.A.-	
9.Built up area with reference to Basic F.S.I. as per front road width(Sr. No. 5xbasic FSI)	1.1X776.512	854.163
10. Addition of FSI on payment of premium (a)Maximum permissible premium FSI - based on road width / TOD Zone. (b) Proposed FSI on payment of premium.	-N.A.-	
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 or1.85 x Sr. No. 4 (b)and /or(c)]. (c)TDR area (d) Total in-situ / TDR loading proposed (11 a)+(b)+(c))	-N.A.-	
12.Additional FSI area under Chapter No. 7	-N.A.-	
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.	854.163X60%	512.498
(c) Total entitlement (a+b)	854.163+512.498	1366.661
14.Maximum utilization limit of F.S.I. (building potential) Permissible as per Roadwidth (as per Regulation No. 6.1 or 6.2 or 6.3 or 6.4 as applicable) i.e.1.6 or 1.8	1.1	
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')	Ground floor built up area	0.000
	First floor built up area	544.270
	Second floor built up area	533.464
c) Total (a+b) (00.00+544.264+533.464)	Total	1077.734
16.F.S.I. Consumed (should not be more than serial No.14 above.)	1.3900	
17.Area for Inclusive Housing, if any (a) Required (20% of Sr.No.5) (b) Proposed	-N.A.-	

INDEX

PLOT BOUNDARY SHOWN IN	
PROPOSED CONSTRUCTION SHOWN IN	

PROJECT

PROPOSED RESIDENTIAL ROW BUILDING

BELONGING TO :PRAVIN PATEL

SUBMISSION DRAWING

DATE	SCALE	DRAWING BY	DRAWING NO.
11/10/2022	1:100,1:200	SP	R1

AR. SARJU PRAVIN PATEL
B.ARCH M.A. (URBAN DESIGN)
NAGPUR-440009.
REGN. NO.- CA/2018/62103.
NMC/R-856, NIT L.S. No.- 4031.
SIGN OF ARCHITECT

M/S SHAYONA CO. OPERANT
Partner
SIGN OF OWNER